

Church Street Regeneration Community Group minutes

Date: 28 May 2026, 5.30pm-7.00pm

Location: 35/37 Church Street

Chair – Safira Afzal

Attendees:

- Achim Von Maloki (AVK) Chair TARA
- Safira Afzal (SA) Co-chair of CSRCG & Site B resident
- Alan Stirling (AS) Lisson Grove resident
- Natasha May (NM) Co-chair CSWNF Neighborhood Forum
- Louise Hall (LH) KSA School Governor
- Marilyn Courtney (MC) Sailsbury Street stakeholder
- Carolyn Keen (CK) Vice Chair of WAES Board
- Glenys Arthur (GA) Friends of the Library
- Carole Spedding (CS) Four Rivers
- Barbara Graham (BG) Friends of the Library
- Amy Evans (AE) Community Engagement Executive Mount Anvil (online)
- Effie Robinson (ER) Housing Manager
- Devrim Zarif (DZ) Regeneration Manager
- Trisha Husbands (TH) Communication & Engagement Co-Ordinator
- Antricia John (AJ) Project Officer
- Jamie Robinson (JR) Associate Director Augarde & Partners
- Daniel McCarthy (DM) Consultant Augarde & Partners

Apologies:

- Dave Wybrow (DW) Director of Cockpit Theater
- Pamela Kovachich (PK) Resident Engagement Consultant - PPCR
- Hamza Taouzzale (CD) Co-chair CSWNF
- Sean Kelly (SK) Project Manager Mount Anvil
- Diana Grisales (DG) Comms & Engagement Co-Ordinator
- Paul Hutchinson Simpson (PHS) Comms & Engagement Manager

Item no:	Notes:
1.	<u>Welcome and Introductions</u> 1.1 SA welcomes everyone to the meeting and introductions
2.	<u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u> 2.1 NM raised the point to add the chair to the meeting minutes and people who attend online
3.	<u>Site A Update</u> 3.1 AE provided update on Site A construction. The latest on construction and Name the Digger competition 3.2 SA Broadley Street has been narrowed, how long will it last? 3.3 AE I will raise with Sean and get an update for you
4.	<u>Church Street Commercial Strategy Presentation</u> 4.1 DM introduces Augarde & Partners and explains their role 4.2 JR presents slides outlining the brief, previous feedback, high street vision & future commercial offers 4.3 LH when you look at doing this, are we looking at the kind of shops? It's not a high street we don't want bougie shops to come in 4.4 AVM we want a local bank branch. It's a sad impression on the area that we don't have a bank 4.5 CS this market was built to service the local people 4.6 SA Is the Tesco's going? 4.7 DM There will be a supermarket in Church Street, it may not be 4.8 JR we are not at that stage yet of identifying individual businesses. We haven't worked on that. Currently it's about flexibility and the right conditions 4.9 BG do you consider Edgware Road and how is that incorporated 4.10JR the masterplan has set that out 4.11CK the council is the landlord of over 80% of commercial space it has the power to tailor leases to the needs of the local community e,g rent free periods, subsidized lease 4.12CS some shops are already serving as supermarkets, and we want to make sure we keep shops 4.13JR it's good that everything is on the table which allows flexibility 4.14SA will there be workshops for people to attend?

- 4.15 NM my concern is that the market is being dealt with separately and where is that scope of work, why are the market team not here at the meeting?
- 4.16 DZ as it stands, the physical market improvement are part of public realm works which is phase 4 (after Site C completes)
- 4.17 GA the market keeps being kept on one side, there are traders who have been here for a long time. You have to think of the history of the market and the shops. We hope this will be included when looking at the market. It was successful and we want that back. This is not a place for restaurants and late nights; it's a residential area. You must think about the history.
- 4.18 DZ we can invite the market team to a meeting for an update if required
- 4.19 CS don't forget, there are people who live in flats above the market
- 4.20 JR storage is a big part of the market
- 4.21 NM this vision of having open air events and a nighttime economy is an issue because of the residents, how does that work?
- 4.22 DM there are other examples that we have worked on where it has worked
- 4.23 AVM how much do you expect rent to rise for new commercial space?
- 4.24 JR we don't know, we are not at that stage yet
- 4.25 DM the council will be the landlord and rents will be staggered
- 4.26 AVM will you not recommend to the council what rent to choose?
- 4.27 JR the council can set the rents, but we hope it reflects the types of business
- 4.28 LH We have a nice quiet area, if we want to eat on Edgware Road we can go there, we are not a high street
- 4.29 LH We have heard from another engagement that Church Street will be part of Paddington Basin and making people from other areas join Church Street.
- 4.30 GA it's a residential area, please don't forget that we have two education services at either end of Church Street
- 4.31 JR It is a residential area but there is also an economy here, people can start-up businesses
- 4.32 NM when I was a kid, everyone got a part time job on the market, we don't have that anymore
- 4.33 CS you can see from today how much we respect the market
- 4.34 DZ Hunters have spoken about the market in B&C co-design workshops. They are aware how integral the market is
- 4.35 DM we have worked on sites where commercial units have sat empty, its not just about rent but business rates
- 4.36 NM Stoke Newington has completely changed and has all chains such as Pret a Manger and Gail's, we don't want that
- 4.37 JR it may be that the council don't own the commercial space which is why that may have happened

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| | <p>4.38 DZ we are focusing on independent retailers as a priority for Church Street</p> <p>4.39 AVM Why isn't a bank considered in these plans</p> <p>4.40 DM there are banks that use spaces with other banks to offer services</p> <p>4.41 CS We need a launderette</p> <p>4.42 CK suggested the council's Economy Team could be engaged in solving issues</p> <p>4.43 CK suggested that perhaps the new cabinet member responsible for regeneration projects be invited by the chair to attend one of the meetings to be introduced to members</p> <p>4.44 AS this design doesn't cover the whole of Church Street and blocks off the western side of the street</p> <p>4.45 JR we are taking that into consideration</p> <p>4.46 NM the idea of a cinema will go down like a lead ballon. There are a lot of young people in Church Street, why not have a youth space</p> <p>4.47 DM an event space could work</p> <p>4.48 DM I went to Greenhouse sports which has just reopened and is well used</p> <p>4.49 LH it's a great space for under 10's but not for older kids, they seem to miss out</p> <p>4.50 CS young people want their own space</p> <p>4.51 JR and young people need to be protected</p> <p>4.52 LH Having a place where people can meet. The café, the pharmacy used to be the place where people would meet, now people are more segregated</p> <p>4.53 NM I don't trust the council will look after and maintain the area, just look at the Triangle It's always an after thought</p> <p>4.54 LH it's not just about the noise; it's about the people who live here</p> <p>4.55 LH just looking at socializing and leisure. I work for Mosaic and we ask the women if they left the area and they said no</p> <p>4.56 AVM what helps keep people here is that it is relatively cheap. Tesco is too expensive</p> <p>4.57 SA can we have some comms about 13 June market stall</p> <p>4.58 For the purpose of members not at the meeting, the commercial strategy is long term and to be integrated within the various phrases of development</p> |
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Engagement & Action Tracker

- 5.1 TH updates on latest Site B & C workshop
- 5.2 CS can we look at how we can make the room better during the workshop
- 5.3 DZ gives update on Daventry House works
- 5.4 DZ gives regeneration round up on Thames Water, Lisson Grove project and open application for new Chair & Co-chair
- 5.5 NM the document to apply for chair is worded badly
- 5.6 TH we will review the document
- 5.7 NM can we agree on the minutes being circulated and agreed before being published on the website
- 5.8 TH Yes