Church Street Regeneration Community Group minutes

Date: 2 July 2026, 5.30pm-7.00pm

Location: 35/37 Church Street

Chair – Safira Afzal

Attendees:	**Apologies:**
• 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 • Sean Kelly (SK) Project Manager Mount Anvil • Amy Evans (AE) Community Engagement Executive Mount Anvil (online) • Ed Dyhouse (ED) Technical Team Mount Anvil **WCC** • Paul Hutchinson Simpson (PHS) Comms & Engagement Manager • Antricia John (AJ) Project Officer • Florina Fulop (FF) Parking Team Officer • Diana Grisales (DG) Senior Comms & Engagement Co-Ordinator • Effie Robinson (ER) Housing Manager	• Pamela Kovachich (PK) Resident Engagement Consultant - PPCR • Hamza Taouzzale (CD) Co-chair CSWNF • Trisha Husbands (TH) Communication & Engagement Co-Ordinator • Lena Choudary-Salter (LCS) Chair Mosaic Community Trust

Item no:	Notes:
	<u>Welcome and Introductions</u> 1.1 SA: Welcomed everyone to the meeting and introductions were made. 1.2 PHS: Announced that, following a discussion, that Louise Hall has put herself forward to become one of new Co-Chairs of the group. This was supported by the rest of the group.
	<u>Minutes and matters arising from previous meeting not covered elsewhere in the agenda.</u> 2.1 NM: Asked that the chair and attendees are added to the minutes. 2.2 NM: Requested that draft minutes are not uploaded online before approval by the CSRCG, and that any draft version includes a watermark which is removed once approved. **CSRCG Terms** 2.3 PHS: Recapped that as discussed in an earlier meeting, CSRCG Terms of Reference should be reviewed, as they are around three years old. The review should check that they remain fit for purpose, reflect how the group currently operates, and remind members of agreed ways of working. The current Terms of Reference will be shared with active members, and comments will be discussed with the chairs to agree any updates required. 2.4 NM: Suggested adding a standing agenda item to review different sections of the Terms of Reference at future meetings. 2.5 CK: Asked whether there is a tried-and-tested model, template or proforma for Terms of Reference that the group could use, rather than starting from scratch. 2.6 PHS: Agreed that the current Terms of Reference should form part of the conversation. 2.7 DG: Asked whether members were happy for a microphone to be used to support more accurate minutes. DG confirmed that the transcript and recording would be deleted once the minutes had been issued. 2.8 AS: Asked whether this would involve a recording or a transcript. 2.9 DG: Confirmed that the purpose was to produce a transcript only and asked whether members were content for the microphone to be used from that meeting. 2.10 ALL: Agreed. 2.11 PHS: Confirmed that minutes would continue to be typed up and cross-referenced with the transcript for accuracy. The Church Street team will check the minutes before they are shared with members.
	<u>Site A Update</u> 3.1 PHS: Mentioned that, before the meeting, some members had viewed façade panels, external windows and brickwork as part of a large visual mock-up, PHS will send photos to the group as not everybody was able to attend. **Archaeological and Structural Findings:** 3.2 AE: Provided an update on Site A construction. 3.3 GA: Asked whether anything of archaeological interest had been found, given the history of the area. 3.4 SK: Confirmed that investigations are ongoing, but nothing significant had been found to date. 3.5 SK: Explained that existing vaults had been found beneath some footpaths near the site. Structural integrity testing was carried out and an engineer confirmed they were

	safe. In some areas, works were needed to address the vaults. 3.6 MA: Confirmed that archaeologists had also been involved as part of the planning and demolition works. 3.7 GA: Highlighted the knowledge held by the Friends of the Library group and residents about the area's history. GA said the group had not met since 2024 and requested a face-to-face meeting to discuss the library and related findings. 3.8 PHS: Noted that a brief library update was included later in the agenda as part of the engagement roundup. 3.9 NM: Asked whether photographs had been taken of the vaults. 3.10 SK: Confirmed that there are likely to be some photographs. SK explained that the vaults sit outside the development boundary but were checked to confirm structural safety. SK agreed to look for photographs and share them in the office if available. 3.11 CS: Said previous findings in the area had been covered up and represented a missed opportunity. CS asked how any future findings could be used to support the promotion of identity and heritage of Church Street. 3.12 AE/SK: Provided a construction update, including progress from enabling works into reconstruction. Piling rigs are being brought onto site, with further mobilization expected in June. Members will be kept updated through Section 61 notices and related communications. **Access and Safety Concerns around Hoarding Line** 3.13 NM: Asked how long the Broadley Street hoarding would remain in place, noting that it currently takes over the pavement. 3.14 SK: Explained that the hoarding is expected to remain for the duration of the works, likely until 2029, because the development boundary and large façade panels require space for safe construction and logistics. 3.15 GA: Raised concerns about pedestrian access near the Post Office, particularly for older people and people using mobility aids. GA/NM said the closure creates a much longer route and asked whether the opposite pavement could be made clearer and safer. 3.16 SK: Explained that the hoarding is required for safety because the development sits close to the kerb edge and large panels need to be installed. SK agreed to review wheelchair and pedestrian access, including the corner of Broadley Street and Penfold Street. **Name the Digger Competition** 3.17 AE: Provided an update on the Name the Digger competition. LH asked how many schools participated, and AE confirmed that three or four schools had submitted around 20 entries. **New Street Gardens Design & Better Coordination across projects** 3.18 ED: Provided an update on New Street Gardens, a new green space connecting Broadley Street and Church Street within the final development. MA proposed engagement workshops starting in September with the landscape architect to discuss planting, seating, play features, bins, cycle parking and opportunities for community input. ED noted that some elements, including tree locations, are constrained by planning requirements, but feedback will be reviewed and shared more widely through the Regeneration Office. 3.19 GA: Raised concerns about the proposed green space, including access to the library, maintenance arrangements, lighting and the need for police input. 3.20 NM/CS/GA: Asked whether tree species and allergens would be considered as part of the planting discussions. 3.21 MA: Confirmed that the landscape architect would share species information at the workshop and that planting options would be discussed with the community where possible. 3.22 NM: Asked whether the Site A landscape architects were speaking with the

	designers for Sites B and C and Lisson Grove. NM said members had already raised points about planting, allergens and related issues in other workshops, and did not want to repeat the same feedback if it could be shared between teams. 3.23 PHS: Agreed that this was a useful point and said notes from the Sites B and C and Lison Grove sessions would be shared with the Site A team where relevant. PHS also confirmed that the design team for Sites B and C are meeting with the MAL team for Site A to share notes and approaches. 3.24 NM: Raised concern that public seating, public realm and café uses are increasing without a clear plan for public toilets. NM said this should be considered across the whole area rather than site by site. 3.25 PHS: Noted that businesses selling food and drink are required to provide toilet facilities, although older premises may not always be accessible. PHS said new buildings will have to be fully accessible, and that market traders will have enhanced facilities within Sites A and B. 3.26 NM: Said the concern is that each site may solve one problem while creating another if the area is not considered holistically. NM asked where toilet provision will be located and how future demand will be assessed. 3.27 PHS: Confirmed that this issue could be considered through the co-design process and committed to ensure that it was fed into the process. 3.28 CK: Said that issues such as toilets, trees, servicing and public realm arrangements need to be considered together as town planning matters across the whole area, including public spaces such as the library. CK felt this should not be dealt with separately by each developer or project team, as different developers may be working to their own requirements. CK/GA/NM/CA said there needs to be a clear master plan and wider strategy, coordinated by the City Council, bringing together the relevant agencies and Council departments. CK also linked this to previous discussions about the retail offer and the need for a joined-up approach. 3.29 NM/CS/GA: Asked whether the community center will have toilets and whether they will be available to the wider public. 3.30 PHS: Confirmed that the community center would have toilet facilities for users, but management arrangements and wider public access would need to be determined. 3.31 GA: Asked that the experience of Broadley Street Gardens and affected residents is considered in future discussions about the new public spaces. 3.32 ED: Agreed to find out who will be responsible for maintenance and to confirm whether the same arrangements will apply across Sites A, B and C. 3.33 NM/GA: Reiterated the need for a joined-up approach across the whole neighborhood, so that decisions on one site are understood in relation to the others.
4	**<u>Parking</u>** 4.1 PHS: Explained that FF had been invited to provide a baseline overview of how parking currently operates in the ward. PHS noted that this would not resolve every parking concern but would help build a shared understanding and identify questions for future follow-up. 4.2 FF: Provided an overview of how parking permits are granted, including supporting documentation, eligibility checks, permit renewals and enforcement processes. 4.3 LH/SA: Raised concerns that permit renewals are stressful and require residents to resubmit several documents even when their circumstances have not changed. They said the system feels outdated and should be easier for renewals. 4.4 FF: Explained that there is a grace period after a permit expires and that applications must be completed with the required documents. FF agreed to pass on feedback about the renewal process. 4.5 AS: Raised concern that residents may pay for a permit but lose the payment if the application is not completed within the required period. AS said, this has happened to him and asked for clearer information in the process. 4.6 LH: Raised similar concerns about Blue Badge renewals, saying the process can be

	long-winded and difficult for disabled residents. 4.7 FF: Confirmed that there is no overall cap on the number of resident parking permits per household, but each vehicle must meet eligibility requirements and be linked to the applicant through ownership, insurance and related checks. 4.8 ACM: Asked why this policy applies when parking space is already scarce. 4.9 PS: Said this is current Council policy and reflects the rules in place at present. 4.10 LH: Raised concerns about suspected misuse of parking spaces and asked how residents should report this and whether enforcement is taking place. 4.11 FF: Provided an overview of enforcement in Lisson Green, showing an improvement of 600% parking tickets issued in the past two years. FF said enforcement is affected by threats to marshals and vandalized or missing signage. Residents were encouraged to report missing or vandalized signs through the Westminster reporting tool so that signs can be cleaned or replaced and enforcement can take place. 4.12 ACM: Said how TARA had pushed hard for stronger parking enforcement in Lisson Green and that increased enforcement figures showed the need for it. 4.13 FF: Explained that body-worn cameras and joint patrols with the police had helped enforcement officers feel safer, although safety concerns remain. FF said further joint working with the PAT team and police is being explored for afternoon and evening patrols. 4.14 LH: Reflected that parking pressures in the area are long-standing, with high demand from households with multiple vehicles leading to congestion and some vehicles parking on footways or in unsuitable locations. 4.15 FF: Noted that, while residents' difficulties finding parking are recognized, parking that blocks footways, fire exits or other access routes cannot be permitted. FF said refreshed double yellow lines have improved enforceability, but vandalized signage remains a key issue. FF encouraged residents to report signage problems and said CCTV and housing teams may be able to support where evidence is available. 4.16 NM: Said the Lisson Green update was useful but did not reflect the whole ward. NM raised concerns about a lack of enforcement around Site One, Church Street and Salisbury Street, including WCC contractors and shop loading activity, vehicles parked outside bays, bikes and cars obstructing spaces, and a van that has remained in place for several months. 4.17 FF: Agreed to review enforcement activity and visit data for the areas raised. FF encouraged use of the illegally parked vehicle reporting tool, explaining that reports form part of contractor KPIs and require feedback. 4.18 NM: Said residents should not be expected to report issues many times a day and that more proactive enforcement is needed across the area, not only in selected locations. 4.19 LH: Asked what is being done about vehicles with removed or changed number plates. 4.20. FF: This is an ongoing issue and haven't found a solution as you can't enforce without a numberplate. 4.20 NM: Raised safety concerns about the considerable amount of vehicles and WCC contractors parking in the central courtyard, particularly where children play and how dangerous this is. 4.21 PS: Noted that time was limited and that the meeting needed to move on, while acknowledging the importance of the parking issues raised.
5	**<u>Site B & C Update</u>** 5.1 PHS: Provided an update on Sites B and C and reminded the CSRCG about the upcoming Design Day on Saturday 11 July. 5.2 PHS: Explained that the Design Day will help share feedback from previous workshops with the wider Church Street community. Invitations were included in the latest newsletter, and posters will be displayed locally. Community groups will provide activities to encourage wider participation and discussion about Sites B and C.

6	**Engagement & Action Tracker** 6.1 DG: Presented the engagement tracker. Recent engagement included two resident-focused workshops, a workshop with Women of Mosaic, a session with young people at Four Feathers, and a Saturday pop-up stall with market traders and shops. Around 50 people took part in conversations about the potential retail offer. **Play and Gym Equipment Consultation and Feasibility** 6.2 DG: Explained that two flyers had been sent to WCC residents about proposals to install exercise and play equipment in several Westminster locations, including Broadley Street Gardens as a potential location. DG said the Localities team is leading the project and that no installation will take place before residents are consulted. Contractors will organize sessions for residents to view the equipment, ask questions and provide feedback on possible locations. 6.3 CS: Asked which companies would provide the equipment. 6.4 DG: Confirmed that the companies are Swing and Equip Sport. 6.5 NM: Asked how the group could be told that no decisions had been made when the flyer appeared to identify Broadley Street Gardens as a location. 6.6 DG: Clarified that a feasibility exercise will be carried out first. The intention is to consider local parks initially, but the exact location within any park would need to be informed by community feedback. 6.7 PHS: Explained that the project is being led by another Council team. The Regeneration team raised it at the meeting so members were aware and said they would share consultation details as soon as they are available. 6.8 NM: Asked whether the Regeneration team could feed back the concerns raised by members, including concerns about internal coordination and the need to involve people with local knowledge earlier. 6.9 PHS: Confirmed that feedback had already been shared and would continue to be passed on. 6.10 GA: Asked whether the police or neighborhood team had been consulted, and raised questions about safety, security and management of the equipment. 6.11 PHS: Said the Regeneration team was not best placed to answer detailed questions about the project but had brought the information to the group so members were aware and could feed into the consultation. 6.12 CK: Asked that the minutes clearly record the committee’s concern that the proposal had come to light without clear coordination or earlier engagement with the group. 6.13 ALL: Noted that flyers had reportedly been distributed, but several members said they had not received them physically. LH said she had seen the flyer on WhatsApp.
7	**Action Tracker** **Water works** 7.1 AJ: Provided an update on Thames Water works. AJ said there was no confirmed date yet for the planned disconnection works along Penfold Street. Members will be updated once the date is confirmed. 7.2 LH: Said Thames Water works appeared to have finished on Salisbury Street, but new signs had been put up indicating parking bay suspensions from 6 July into August. LH asked what works were planned and why bays were being suspended again. 7.3 AJ: Agreed to find out what the new signs and parking suspensions relate to. 7.4 AJ: Also mentioned the monthly community market as an opportunity for WCC

	organizations to engage with the community.
8	**Regeneration Round-up** **Lisson Grove Programme** 8.1 PHS: Provided an update on the Lisson Grove Programme. PHS said the latest update was included in the newsletter and that, following the change in administration, the project has been reviewed. Residents are expected to receive a further update in September. **Library** 8.2 PHS: Said the plans presented in 2024 would be brought back to the next meeting so members can revisit what was agreed at that stage. PHS confirmed that engagement on the library fit out is likely to take place in 2027, as the library is not expected to open until late 2029 or early 2030. **Engagement venue** 8.3 PHS: Explained that the current engagement space at 35/37 Church Street will no longer be available from the end of the month, as the Council's corporate property team intends to let it as a retail unit. 8.4 LH: Asked where future meetings would take place. 8.5 PHS: Said the next CSRCG meeting had been booked into the pop-up space on the triangle, near 56 Church Street, and future meetings had been tentatively booked there to secure a venue. PHS said the team remains open to other suggestions, including KSA, WAES and other suitable spaces. Smaller groups may be able to use Derry Hall. 8.6 PHS: Noted that future venues may offer better accessibility and comfort. PHS also said corporate property believes the current unit could provide employment or a community-benefiting service if let as retail. **Parks / public realm follow-up** 8.7 MC: Referred to a February meeting with the parks team about putting a board back up and enclosing a street, and said residents had not received a follow-up. 8.8 PHS: Agreed to chase the parks team and provide an update. PS noted that Dev may have had further information but was unable to attend the meeting. **ASB** 8.9 PHS: Mentioned that we are having a meeting with the Police and the ASB team in WCC to discuss the issues that Sean mentioned in his email. An update will be provided at the next meeting. 8.10 CK: Informed the group that she is stepping down from her post as vice-chair of WAES board and also from the CSRCG. 8.11 PHS: Thanked her for her contribution and commitment to the group for the past years.