

Meeting 1 Community Partnership Group

6/12/22

Attendees	Apologies
<p>CPG members Tom McGregor (TMc) – Chairperson Christina Pasantes (CP) George Panayioudou (GP) Charlotte Pragnell (CPr) Joanne Winterbottom (JW) Mohammed Deisa (MD) Ida Moore (IM) Karen Nelson (KR)</p> <p>WCC Officers Gelina Menville (GM) Martin Crank (MC) Eve Mouser Smith (EMS) Emilia leovella (EI) James Staton (JS)</p> <p>Communities First (ITLA) Louis Blair (LB)</p> <p>BYUK Officers Kathryn Ridyard (KR) Peter Doherty (PD) Gary Rooney (GR)</p>	<p>CPG members Jo Winterbottom (JW) Tammy Dowdall (TD) Lauren Castle (LC) Laura Buttigieg (LB) Amelia Alves (AA) Ayssar Hanza (AH)</p> <p>BYUK officers Gary Rooney (GR) Peter Doherty (PD)</p>

1.0 Welcome	1.1 The Chair introduced the meeting.	Note
2.0 Landlord Offer draft (for review/comment)	2.1 The Ebury Landlord Offer document is Still in draft. EMS will be sending around draft to the CPG towards the end of Dec.	Action
	2.2 The Ebury Engagement team have been doing resident engagement relating the Ballot. This includes door knocking and telephone calls.	Note
	2.3 The Group were informed that the result from when the ballot closes on 16 th Feb 23, residents will be informed of the result shortly after.	Note

3.0 Local Lettings Plan update	2.4 Members were informed that there are 147 eligible voters. These voters are broken down into Ebury Bridge residents, leaseholders and temporary accommodation residents that have lived on the estate for more than one year.	Note
	2.5 Eligible voters can vote either online, on paper or on the phone.	Note
	2.6 The timeline for the landlord document processes is as seen below: <ul style="list-style-type: none"> • End of Dec: Landlord Offer draft circulated to CPG. • 6th Jan: Landlord Offer document launches. • 6th Jan – Mid Feb: Resident engagement activities: <i>drop in surgeries, door knocking, in person events.</i> • 23rd Jan: Ballot opens • 16th Feb: Ballot closes 	Note
	3.1 The council has a published Housing Allocations Scheme, which sets out how council accommodation in Westminster is allocated.	Note
	3.2 To ensure a timely, fair and consistent approach to rehousing residents we will produce a local lettings plan – specifically for Ebury.	Note
	3.3 This is supplementary to the council’s Housing Allocation Scheme and sets out who are the priority residents for the new Ebury Homes	Note
	3.4 The plan will initially ring-fence the newly built homes for the purpose of rehousing existing Ebury residents in first instance, then addressing local need thereafter.	Note
	3.5 EMS explained that there are different Local Lettings plans within the council and these vary per project.	Note
	3.6 The Engagement team will consult with the CPG and Ebury residents on setting the priorities for the Local Lettings Plan	Note
	3.7 EMS showed the group the priorities that were made in the local lettings Plan at Tolgate	Note

<p>4.0 Returning residents pre-allocations</p>	<p>Gardens. With the first priority to existing social housing tenants and resident leaseholders.</p>	
	<p>3.8 The second priority was to sons and daughters of council tenants who are overcrowded</p>	<p>Note</p>
	<p>3.9 The third priority was to anyone on the council's social housing waiting list.</p>	<p>Note</p>
	<p>3.10 The fourth priority to any other resident of Tollgate Gardens who also works in Westminster.</p>	<p>Note</p>
	<p>3.11 GM discussed how there is still work to be done in understanding the priority ranking in the Local Lettings Plan, with her mentioning how we need to work out how far out from Ebury is still considered as "local".</p>	<p>Note</p>
	<p>3.12 GM explained that we need to have a score system in place to know who takes priority in taking the property in the event that two residents bid for the same property.</p>	<p>Note</p>
	<p>3.3 GM explained how the Westminster Housing Waiting List incorporates people from all over the borough. The Ebury Bridge Local Lettings Plan is separate to this.</p>	<p>Note</p>
	<p>3.4 There was a discussion regarding tenants who have adult children living with them on a large salary, and where these individuals would sit in the priority order.</p>	<p>Note</p>
	<p>4.1 RH went through the returning residents pre allocation slide which provided the following information:</p>	<p>Note</p>
	<p>4.2 Work is ongoing to pre-allocate properties on the basis of, the information provided by leaseholders and social tenants, that attended the events held.</p>	<p>Note</p>
	<p>4.3 The Regen Team will be in touch early in the new year, to discuss potential allocations with leaseholders on a one-to-one basis.</p>	<p>Note</p>
	<p>4.4 Meetings have been taking place with legal colleagues to create 'reservation agreements' for leasehold properties.</p>	<p>Note</p>

	<p>4.5 The team hope to have reservation agreements in place by Spring 2023, after the agreement and adoption of the Local Lettings Plan.</p> <p>4.6 From the information displayed on the Returning resident's pre-allocations slide the overarching message is that we want to try and keep community together as much as we can.</p> <p>4.7 GM explained that the team are focused on pre-allocations for both onsite and offsite leaseholders, so that these can be held before the properties are marketed by our Sales team around Spring 2023.</p>	<p>Note</p> <p>Note</p> <p>Note</p>
<p>5.0 New Member Welcomes</p>	<p>5.1 Member Welcomes and Introductions were made.</p>	<p>Note</p>
<p>6.0 Action review list / Rumour buster</p>	<p>6.1 TM explained to new members the purpose of this agenda item.</p> <p>6.2 Below are what was discussed in action list review:</p> <p>6.3 We want to set up a sub-group to assess community project applications for funding. This is an ongoing action.</p> <p>6.4 The draft Local lettings Plan is scheduled to be circulated to the CPG in the new year.</p> <p>6.5 Following a query from a CPG member about a removed tree. JS will take photographs of all trees on the estate and provide an update to the CPG about what is happening with each tree.</p> <p>6.6 The team have invited Councillor Noble to attend a CPG meeting in the new year.</p> <p>6.7 JS is going to liaise with BYUK to organise a site visit with the CPG</p> <p>6.8 Suzanne in the Engagement Team has now spoken to and enrolled the new members into the group. EMS reminded all previous CFG members</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Action</p> <p>Action</p> <p>Action</p> <p>Note</p>

<p>7.0 BYUK Update</p>	<p>to ensure they've read and signed the new terms of reference for the CPG.</p>	
	<p>7.1 KR went through site updates from September-November this year. She also displayed what the key objectives will be from now until April 2023. The following updates were presented.</p>	<p>Note</p>
	<p>September to October 2022</p> <ul style="list-style-type: none"> • Central core and podium deck installation • Ground floor slab and column installation • Floor slabs GF –Level 1 • Completion of GSHP wells 	<p>Note</p>
	<p>November to January 2023</p> <ul style="list-style-type: none"> • Ground source heat pump infrastructure installation • Cores ongoing • Floor slabs 2-8 • Water main connection – Ebury Bridge Road 	<p>Note</p>
	<p>February to April 2023</p> <ul style="list-style-type: none"> • Complete core B7 • Floor slabs 8-17 • Service installation 	<p>Note</p>
	<p>7.2 KR showed pictures and a timelapse video of the site progress.</p>	<p>Note</p>
	<p>7.3 KR provided an update on the Ground Source Heat Pump Boreholes.</p>	<p>Note</p>
	<p>7.4 Below is the information she shared with the CPG:</p>	<p>Note</p>
	<p>7.6 The GSHP boreholes are now complete, and the rig has now moved back onto site.</p>	<p>Note</p>
	<p>7.5 The acidization process has been carried out for the Northern wells and will commence in the Southern wells between now and Christmas.</p>	<p>Note</p>
<p>7.6 Acoustic fencing is in place and a noise monitoring regime has been agreed to minimise the impact on residents as much as possible. The GSHP infrastructure is due to commence in January '23</p>	<p>Note</p>	
	<p>Note</p>	

<p>8.0 AOB</p>	<p>7.11 KR mentioned how they can try and make an exception and get the gate opened for him.</p>	<p>Note</p>
	<p>7.12 GM explained that there are security guards monitoring the estate night-time due to break ins into vacant flats.</p>	<p>Note</p>
	<p>7.13 Once all of the flats are Cytexed security won't be required.</p>	<p>Note</p>
	<p>7.14 The CPG queried what the blue containers outside Bridge House were used for. It was confirmed that these are being used as storage for the Food Pantry.</p>	<p>Note</p>
	<p>8.1KR is going to get more information about schools outside Westminster that have Westminster residents going to from CP. This is so BYUK can potentially help with social value work in other schools outside Westminster.</p>	<p>Action</p>
<p>Next meeting: Tuesday 10th January 2023.</p>		