

<p>3.</p>	<p>BYUK Phase 1 Update</p> <p>3.1 PD went updated on BYUK progress on Phase 1 to date.</p> <p>3.2 Building 7 external</p> <ul style="list-style-type: none">• Building 7 is currently at level 11 with the next pour due on 5 April.• The core of building 7 is presently at level 14 and is due to be poured on 5 April.• The bricklayers are preparing to commence the NWR boundary wall this month.• Precast façade is now installed on NWR elevation to level 2. <p>3.3 Building 7 internal</p> <ul style="list-style-type: none">• <u>The</u> substation is being screeded ready to receive the transformers on 24th April.• Drainage and insulation are ongoing throughout. Window frames are being loaded out for installation WC 11-4-23. <p>3.4 Building 8 external</p> <ul style="list-style-type: none">• Currently at level 10 with the next pour due 12-4-23• The core of building 8 is presently at level 13 and is due to be poured 11-4-23. <p>3.5 Building 8 internal</p> <ul style="list-style-type: none">• Drainage is ongoing with ductwork and facades being loaded out ready to install and the SFS frames are being installed on level 2.• Roadworks are planned by UKPN on the main connection at the junction of Ebury bridge for July. BYUK are currently working through this with UKPN. <p>3.6 Ground Source Heat Pump (GSHP) Infrastructure</p> <ul style="list-style-type: none">• The GSHP boreholes are now complete, and the rig has now moved back onto site. The Fencing will remain in place whilst the testing regime is completed.• The GSHP infrastructure commenced on 23 January and is due to continue for 20 weeks in sections around the estate. <p>3.7 Ground Source Heat Pump (GSHP) Boreholes</p> <ul style="list-style-type: none">• Infrastructure pipework is currently being installed.• They have now completed the testing of all boreholes, and no further wells are required. They are planning to carry out the combined testing. Once this is completed, they start to plan the main testing, which will see all the wells linked up for a period of 72hrs. This will have an impact on access to Doneraile House during this time. Notification will be sent to residents. <p>3.8 Gilbert Ash (GA)</p>	
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	<p>Site opposite GM suggested Gilbert Ash (GA) should be invited to attend a CPG meeting to respond to CPG members enquires and concerns about the development opposite Ebury Phase 1.</p> <p>IM was concerned about the size. of the development being too big for the site it is on. WCC staff explained they are working within their site boundaries and are not making any encroachments.</p> <p>JS spoke to a GA Painters to make sure the relevant signage is in place when painting the hoardings. CPG members recently brought up the issue of getting paint on their clothes while walking past the GA site.</p> <p>3.9 RLO Resident Update Previously KR had reported to the CPG that a resident who lives in Harrow Point had complained about the light on the cranes during late working hours.</p> <p>The resident had previously complained the issue and working after hours. PD explained the lights on the cranes have to be on while the drivers climbs down the crane, this is part of health and safety procedures.</p> <p>PD explained how BYUK are working on a website they hope to get released before the next CPG meeting. The website includes updates and information about Phase 2, for example work later than normal on site as part of the S61 regulation.</p>	<p>Action – Member of the Gilbert Ash team to attend a future CPG meeting.</p>
<p>4.</p>	<p>Project Update</p> <p>4.1 Remaining Households on Phase 2</p> <p>GM explained that there are currently 11 households remaining on Phase 2. All of these households are required to leave by 31 May, that was set by the CPO granted in August 2022.</p> <p>Only Westbourne, Rye, Victoria and Bucknill are now occupied with one Temporary Accommodation Tenant, six secure Tenants and four leaseholders. Residents will remain in Bucknill House until Phase 1 I completed, when they will all move directly into the new homes.</p> <p>GM was explained that the biggest challenge is delays with Leaseholders’ solicitors. However, WCC are doing all they can to try and not have any households be required to vacate due to the CPO.</p> <p>4.2 Sal’s Café</p> <p>There have been several issues with Sal Café move to Lupus Street. WCC are working closely with him to locate a new shop and he is happy with the outcome.</p> <p>4.3 Community Workshop</p>	

	<p>On 17 April, a community space workshop will take place on how residents would like the community spaces to be used. CPG members have worked with the Design team and provided comments and suggestions for the exhibition and workshop. The workshop will be run by A Studio and WCC</p> <p>4.4 Ebury Edge</p> <p>GP was informed that Ebury Edge will remain in operation until 2026.</p> <p>4.5 Phase 2 Main Contractor</p> <p>It was discussed if BYUK will be the main contractor for Phase 2. GM explained how they are currently going through the appointment process for the phase 2 contract. The CPG will be kept up to date on the progress of the appointment of a main Contractor for Phase 2.</p>	
5.	<p>Social Value - Ebury Community Chest</p> <p>5.1 NR provided an overview of the Social Value programme and the current status of the Community chest programme, which has £68,000 in the fund. The fund is required to be spent by the end of the Phase 1 contract. JW asked what the £2k incurred had been spent on. It was explained it had been used for the Christmas event. PD stated he was okay with the fund reverting back to £70k.</p> <p>Grants have two limitations, which include maximum individual grants are limited to £10k and cannot fund salaries.</p> <p>5.2 NR explained that BYUK had identified a number of organisations that could benefit from funding. These were a range of organisations that operate in the south Westminster area. They were delivering a range of activities for residents similar to EB residents. An option for the CPG, was to fund some or all of these groups.</p> <p>5.3 NR also suggested that a dedicated amount of the funding could be put aside for onsite events up to the end of the contract.</p> <p>5.4 The other option is CPG to set up an Ebury Community Chest with a funding application form. This could attract a broader and wider range of organisations to have access to the money available as part of the criteria.</p> <p>5.5 CPG would be required to agree the funding criteria, geographical operating area, who can apply and what could be funded. Due to the small number of onsite residents, the group could favour groups delivering activities to residents similar to those living in EB. The fund could also be extended to include off-site residents and include areas where off-site residents are temporary or permanently being rehoused.</p> <p>5.6 It was explained how 5k was allocated to St Barnabas school which did not come out of the Community Chest money. There is also a further £5k allocated for the school.</p>	

<p>6.</p> <p>7.</p>	<p>5.7 JW asked what decisions the council wanted the group to make. It was agreed to set up a small working group, which would look at a draft Community Chest programme. This would then come back to the group for ratification. JW and CP volunteered.</p> <p>Forward planning</p> <p>6.1 A forward plan will be developed to identify agenda items and issues for discussion for future meeting. The council would include key issues requiring CPG involvement. CPG was asked to suggest issues that they would like to be included.</p> <p>6.2 LB asked to include the process for Leaseholder’s moving into Phase 1.</p> <p>6.4 JW asked for that the key milestones so be included in the forward plan, so the group knows what they key topics are coming up.</p> <p>6.3 NR suggested that some topics are better places as a workshop rather than meetings. This was agreed.</p> <p>Any Other Business</p> <p>7.1 LD asked about the leaseholder choice in Phase 1. GM explained that due to delays they would to be a choice in Phase 1 as delays had meant the council had missed the deadline. For Phase 2, this needed to be timetable into the programme.</p>	<p>Action- Arrange a working group meeting.</p> <p>Action- Circulate the forward plan and request suggested topics.</p> <p>Action- To be included in the forward plan.</p>
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DATE OF EXT MEETING – 2 May 2023 at 6 p.m. to 8 p.m. BYUK Portcabins