

Ebury Bridge Community Partnership Group

Meeting 6 – 2 May 2023

Held at the BYUK Cabins

ATTENDEES	APOLOGISES
CPG Members	
Tom McGregor (TMc) – Chairperson George Panayioudou (GP) Online Ida Moore (IM) Amelia Alves (AA) Ayssar Hassan (AH) Charlotte Pragnell (CP)	Christina Pasantes (CP) Jo Winterbottom (JW)
WCC James Staton (JS) – Notes Niamh Riordain (NR) Emilia Ievolella (EI) Gelina Menville (GM)	
BYUK Katherine Ridyard (KR)	Peter Doherty (PD) Gary Rooney (GR)
Communities First Louis Blair (LB)	

Item	Notes	Action
1.	Welcome and Introductions 1.1 The Chair welcomed the members and officers to the meeting.	
2.	CPG Standing Items <ul style="list-style-type: none">• Matters Arising No matters raised• Action List Review 2.1 A meeting happened to discuss what works BYUK are going to do at Cheylesmore House. 2.2 PD waiting to hear from the window cleaning companies on the estimates for the window cleaning works to Bridge, Cheylesmore and Doneraile House. 2.3 Cheylesmore House residents to meet with BYUK to decide what works to carry out to the block as part of BYUK Social Value programme.• Rumour Buster Nothing reported	

<p>3.</p>	<p>BYUK Phase 1 Update</p> <p>3.1 KR presented the time lapse video of the buildings works for April.</p> <p>3.2 KR provided an update on works to date on building 7:</p> <ul style="list-style-type: none"> • Currently at level 11 with the next pour due 5-5-23. <ul style="list-style-type: none"> • The core of building 7 is presently at level 14 and is due to be poured 5-5-23. • Bricklayers are preparing to commence the NWR boundary wall this month. • Precast façade is now installed on NWR elevation to level 4. • Substation is being fitted out and transformers are on. Drainage, insulation and blockwork are ongoing throughout. • Window frames are being loaded out for installation. <p>3.3 KR provided an update on works to date on building 8:</p> <ul style="list-style-type: none"> • Level 11 Slab 1st pour having took place on the 27-4-23. • Further road works are planned by UKPN on the junction of Ebury bridge in July for the main connection to the Ebury Bridge Estate. BYUK are currently working through this with UKPN. • Currently at level 11 slab with 1st pour having taking place on the 27-4-23. • Drainage is ongoing with ductwork and facades being loaded out ready to install and the SFS frames are now being installed on level 2. <p><u>3.4 Ground Source Heat Pumps (GSHP) Infrastructure</u></p> <ul style="list-style-type: none"> • The GSHP boreholes are now complete, and the rig has now moved back onto site. • Fencing will remain in place around the boreholes whilst the testing regime is completed. • The GSHP infrastructure works commenced on 23-1-23 and are due to continue for the next 20 weeks in sections around the estate. Signs and fencing continue to be used in the areas of infrastructure work that are remaining. • Bridge house is now vacant and fenced off for security reasons. BYUK will be clearing the items left at the back of the block in the next coming weeks. 	
<p>4.</p>	<p>Project Update</p> <p>4.1 Sitex will be installed in upcoming weeks to secure vacant properties as we prepare for vacant possession of Phase 2 (Bridge, Westbourne, Rye and Victoria Houses) as we approach the end of the month.</p> <p>4.2 The Regen Base and Studio will close on 19thMay to the public, with the offices closing permanently on the 26th of May. Residents will be able to contact the Regeneration Team, who will still be on hand to provide support and assistance. Residents will still have the option to make in person appointments with the team or come to our monthly surgeries on the first Tuesday of every month between 4pm-7pm at Ebury Edge. The Regeneration Team are</p>	

	<p>relocating to City Hall, which only 10 minutes' walk from the estate and will still be around on the estate.</p> <p>4.3 A further workshop on the community space will take place on Monday 5 June.</p> <p>4.4 Vehicular access to Bucknill House is currently being agreed and access arrangements for refuse collection and emergency vehicles will be clearly communicated to all remaining residents.</p> <p>4.5 There was some discussions around Cheylesmore House and the Hollis', the Council's appointed rights of light surveyors. IM and GM to follow up.</p> <p><u>Re-housing Update</u></p> <p>4.6 There are a small number of tenants, leaseholders and temporary accommodation household in Westbourne, Rye and Victoria Houses, with a number of moves due to take place over the next few weeks.</p> <p>4.7 WCC are continuing to work with the longstanding retailers to relocate to commercial premises away from the Ebury Bridge Road.</p> <p><u>Vacant possession of phase 2</u></p> <p>4.8 On target to have vacant possession complete by the end of the month.</p> <p><u>Expanded Phase 2 – Design</u></p> <p>4.9 Preparation for reserved matters consultation and submission ongoing.</p> <p>4.10 A second workshop will take place on the Community space on 5 June.</p>	<p>Action- IM/GM to follow up regarding rights of light contact at Hollis</p>
<p>5.</p>	<p>Service Charge</p> <p>5.1 GM presented to the group the latest position on the estimated service charge for the new homes at Ebury. It was asked how many residents (secure tenants and Leaseholders) will be returning. GM confirmed that 21 leaseholders and 113 secure tenants, including both current onsite and offsite leaseholders and secure tenants.</p> <p>5.2 GM outlined the different Management Options being explored by WCC following the tenure redistribution early in the year and how this will help to offer to residents more affordable services It was asked if service charge will change in price depending on the level of service they will receive. Resident leaseholders will have a choice of moving into a private or affordable block, however most returning leaseholders have confirmed their preference to return to the affordable block.</p> <p>5.3 It was explained that the Council still intend to provide an inclusive, high-quality services across estate providing an excellent baseline for all tenures.</p> <p>5.4 A sustainable approach to managing the new estate benefitting everyone with quality and good value services is being sought and the change of tenure enhances the Council's opportunity to provide this.</p>	

<p>6.</p>	<p>5.5 Service charges depend on the size of the flat, as they are apportioned by the block and estate charges. The service charge will include grounds maintenance services across the estate as well as block maintenance etc.</p> <p>5.6 The management office at the bottom of Block 7 will manage estate issues for all tenures. It is proposed to have a 24hr a day presence including an out of hours security patrol of the estate. There is the options to include blocks patrols and the costs would be include in the block service charge for all residents who live within it.</p> <p>5.7 WCC are working to update the benchmark data on services charge for similar new builds in the area and against existing WCC owned estates for 2023/24.</p> <p>5.8 WCC has launched a rent support fund, which could help tenants who don't get universal credit. Further information on this is needed to see if this applies to help with Tenant service charges.</p> <p>5.9 AH wants there to be more boundaries to allow antisocial behaviour to not take place in the new Ebury.</p> <p>5.10 GM explained there will be a series of workshop for returning residents and leaseholders in the forthcoming months, starting with detailed workshop for CPG members.</p> <p>Social Value</p> <p>6.1 The Ebury Community Chest fund has £68k available to be spent by the end of Phase 1. As the CPG SV sub-group was unable to meet before this meeting, the CPG were asked for their views on the eligibility criteria, with a view of launching at the end of the month.</p> <p>6.2 The existing themes within BYUK Phase 1 contract for Social Value are; employment & skills, environment, health & wellbeing and neighbourhoods. It was agreed to keep to these themes for the Community Chest as they were wide ranging.</p> <p>6.3 NR asked if there were any particular projects that CPG would like to prioritise for funding such as - cost of living projects, arts, community events etc.</p> <p>6.4 CPG Members decided they want to fund projects that have a positive impact to the local EB residents (onsite and offsite) and help rebuild the community feel within the area. Suggestions of types of projects from members are cooking courses for residents, events around cultural diversity and events to draw returning residents into coming back to the community before they move back to Ebury to help build the community back up.</p> <p>6.5 AH suggested encouraging residents/returning residents in bring food/drink for example to future events to make the events have more of a community feel.</p> <p>6.6 NR asked what was the geographical area CPG members would be happy to accept applications to fund projects from. It was agreed by the CPG that the catchment area should only include residents of Ebury and returning residents who live in clusters of areas of Westminster.</p> <p>6.7 The CPG decided that Churchill Gardens wouldn't be included in the catchment area for the funding as they want the money to directly help returning and current Ebury residents (all tenures) and that a smaller more local catchment area was easier to manage and more appropriate.</p>	<p>Action- Get dates for a series of workshops for returning residents and leaseholders.</p> <p>ACTION: CPG agreed the</p>
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		Community Chest to be launched by the end of the month, a draft programme for up to July 2024 to be brought back to the next meeting for agreement.
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DATE OF NEXT MEETING – Tuesday 6th June 2023 at 6 p.m. to 8 p.m. BYUK Phase 1 - Portacabins