

Ebury Bridge Community Partnership Group

Meeting 7 – 6 June 2023

Held at the BYUK Cabins

ATTENDEES		APOLOGISES
CPG Members		
Tom McGregor (TMc) – Chairperson George Panayioudou (GP) Online Amelia Alves (AA) Ayssar Hassan (AH) Christina Pasantes (CP)		Jo Winterbottom (JW) Ida Moore (IM) Mohammed Deisa (MD) Charlotte Pragnell (CP)
WCC Niamh Riordain (NR) Emilia Ievolella (EI)		James Staton (JS) Gelina Menville (GM)
BYUK Peter Doherty (PD) Katherine Ridyard (KR)		
Communities First Louis Blair (LB)		
Item	Notes	Action
1.	<u>Welcome and Introductions</u> 1.1 The Chair welcomed the members and officers to the meeting.	
2.	<u>CPG Standing Items</u> Matters Arising No matters raised. Action List Review 2.1 PD spoken with three window cleaning services and is expected to have quotes back in June. 2.2 Workshops on service charges have been held. 121s will be arranged for all returning leaseholders and workshop for the returning and existing tenants in June and July.	Action- PD to confirm the window cleaning contract at the next CPG meeting.
3.	<u>BYUK Phase 1 Update</u> <u>3.1 Block 7</u> <ul style="list-style-type: none"> • Currently on level 15. • Core is complete. • Jump form has now gone from the site. • Precast balconies are all fitted. • Steer Frame system is up to level 6. • Precast panels up to level 8. • Window installation is ongoing. • Screed is installed up to level 3. • Drylining is up to level 5. 	

3.2 Block 8

- Still has jump form, removal will take on w/c 13 June and should take around a week.
- Currently on level 16.
- June- continue of intrarenal fit out.
- Steel framing system up to level 6.
- Precast panels up to level 7.
- Window installation is ongoing.
- Screed is installed on Level 2.
- Drylining is installed up to Level 4.

3.3 GSHP (Ground Source Heat Pump)

Works are completed on the north side of site.

There is about two weeks to go for the works on the south of the site.

The test results have come back for the GSHP and there were no negative effects reported on the Chelsea Barracks development.

An Interpretive report is being produced and this will take around six weeks to complete, due to the number of processes that must be gone through. It will then be sent off to the Environmental agency who decide if to approve the licence to for the GSHP to be used for the project.

3.4 Demolition works

John F Hunt is the contractor for the Phase 2 demolition, they carried out phase 1 demolition so have worked with WCC and BYUK on this scheme. The site is being prepared for the first stage of the demolition, which is the soft strip. A letter has been sent out to residents and they will be notified of the key dates for each stage in advance. The hoarding is being put up around the site including Victoria House.

3.5 Substation

The connection for the substation is likely to take place around August/September time.

3.6 Access

The access between Bucknill and Westbourne will be the access road for the demolition and main access for lorries to Ebury Bridge Road. Work is being carried out to make this useable. The residents at Bucknill will access the homes from the lefthand side.

GP and AH raised the access issues for residents. As there are problems of deliveries and complaints from repairs contractors who have refused to attend leaseholder properties because of the lack parking. The contractors and Ebury Edge users are parking on the access road although residents are not allowed to.

Parking has only allowed for contractors who need to do works with the GSHP and that should now have ended as the GSHP is in place.

BYUK will look to support GP with his food deliveries.

The access road by Bucknill House and BYUK site will be closed for connection works. This means BYUK vehicles will have to be parked on site.

3.7 Complaints

There have been two complaints regarding the overrunning on site due to concrete supply delay. Due to the traffic restrictions for the site and to do with proximity of Victoria station, the lorries

	<p>must arrive before 7 a.m. and cannot until after 6 p.m. It is difficult to offer an alternative solution. The complaint about access and uploading (see access above).</p> <p><u>3.8 Dispensations</u></p> <p>BYUK has received dispensation to start work earlier and finish later. This will run to 6 p.m. however the crane lights may still show after 6 p.m. to provide additional time for the crane drivers to climb down the crane. This is a health and safety requirement.</p> <p><u>3.9 Noise Monitoring</u></p> <p>Continuing to monitor noise levels however more noise monitoring will be needed once JKH start demolition due to the increase amount of noise being generated.</p> <p><u>3.10 Show flat</u></p> <p>The show flat will be delivered at start of July. It will be located at the front of Phase 1 site entrance. The area is currently being prepared.</p>	
<p>4.</p> <p>5.</p>	<p><u>Project Update</u></p> <p>4.1 Vacant Possession was achieved for Phase 2 within the 31 May deadline.</p> <p>4.2 JF Hunt is currently using the Regeneration Ebury office as their base until further notice. The removal of asbestos and the soft strip are the two main activities taking place over the next two months. Residents will be informed in advance of when the work will commence.</p> <p>4.3 2 The CPG Service Charge Workshops took place and the CPG's comments will be taken into account in the revising of the presentation. 121 sessions will be held for all 21 returning leaseholders and surgeries and drop in held for the returning tenants. 4.4WCC will review the staffing costs for the service charges for the private sale blocks to see other potential options e.g. reducing the level of cover.</p> <p>4.5 LB stated that leaseholders will want to see valuations of flats and diameters of flats. NR stated that leaseholders will receive a pack, which will cover all the issues.</p> <p><u>Social Value</u></p> <p>5.1 At the last meeting, the CPG agreed that the funding should be for the direct benefit for EB residents (onsite and returning). Activities should be looking at community cohesion and building on the previous community spirit.</p> <p>5.2 The application form has been cross referenced with BYUK requirements to include all the information required to fulfil their due diligence.</p> <p>5.3 The team will be working with residents on the estate to encourage them and support them in applying to the Community Chest.</p> <p>5.4 CPG has the Communication and Engagement team to provide a programme of activities and projects which could be funded by the Community Chest and deliver on CPG's criteria.NR presented the three themes' projects to the meeting.</p> <p>5.5 Voices from Ebury bridge- This project is based on the Radio 4's Listening Projects', the voices of former and current residents of Ebury Bridge will be captured. The project will capture their experiences of living at EB as well as their aspirations of what they want Ebury to become. Once completed, the project will be donated to the British library as part of their national aural history programme. This could be accompanied by a spoken word workshops to capture resident's views in prose.</p>	<p>Action- Dates to be confirmed for 121 and workshops for returning residents.</p> <p>Action- CPG agreed the Community Chest to be launched.</p>

	<p>5.6 Views from Ebury Bridge- This project would be a photographic / video project. Can capture old and current photos of Ebury and its residents. This project would produce an eBook as well as physical exhibition.</p> <p>5.7 The Greening of Ebury Bridge-This project will be looking at environmental improvements of the open area of Ebury including outside the Ebury Edge, Muga, community garden at the back of Doneraile . It could include bee and butterfly conservation, helping people create an edible garden, how they can green their future new balconies.</p> <p>5.8 A working group of residents will be recruited to work with the team in developing and delivering the projects.</p> <p>5. The team will come back to the next meeting with work up plans for CPG to decide on the funding of the projects.</p> <p>5.10 It was agreed that the Community Chest would be launched at the end of June.</p> <p>5.11 A working group of residents will be recruited to work with the team in developing and delivering the projects.</p> <p><u>5.10 Next steps</u></p> <p>Any further comments of the application form to be sent to WCC team. Launch of the community chest fund. Agree to set up a resident working group for onsite and offsite residents to work on the three projects with the Communication and Engagement Team.</p> <p>WCC to work with the resident group to see what projects they would want to fund. The three projects to be presented at the next CPG for funded.</p>	<p>Action: the three projects be presented for consideration to the next meeting for agreement.</p>
<p>6.</p>	<p><u>Any Other Business</u></p> <p>6.1 No other business was spoken about.</p>	

DATE OF NEXT MEETING – Tuesday 4TH July 2023 at 6 p.m. to 8 p.m. BYUK Phase 1 - Portacabins