

Community Partnership Group Meeting 2-10/1/23

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

1.0 Welcome	1.1 Introductions were made so everyone was aware of who is attending the meeting	Note
2.0 Action review	2.1 Landlord document has been circulated as of Friday 6/1 2.2 JS going to gather information about the trees on the Ebury Estate. 2.3 Going to be reaching out to new members to from subgrouo for community projects	Note Note Note

<p>3.0 Action List Review</p>	<p>2.4 KR to update the group about the access issues residents have been having trying to get into the estate.</p>	<p>Action</p>
	<p>2.5 March's CPG meeting Councillor Noble should be attending.</p>	<p>Note</p>
	<p>2.6 Will send out a email regarding the dates for the site visit. offer document- processes in moving into the new properties.</p>	<p>Action</p>
	<p>2.7 Invite Adnan from Relocations to next CPG.</p>	<p>Action</p>
	<p>2.8 Local Lettings Plan should be produced in March.</p>	<p>Note</p>
	<p>3.1 Been more activity between Donerail and Chelysmore house</p>	<p>Note</p>
	<p>3.2 It was reported that Chelysmore House are receiving the Ebury newsletter later than Donerail House. This is due to the newsletter not being on the distribution list as the newsletter gets mailed. Going to investigate putting Chelysmore House on the distribution List.</p>	<p>Action</p>
	<p>3.3 Section 73 planning- application to amend tenure changes. This allows restart looking at the of service charge and management of estate. Once the Section 73 Is submitted the team are in a good place to restart work on the service charge and how the estate is likely to be managed, This will be fed back to the CPG.</p>	<p>Note</p>
	<p>3.4 If we get an overall yes vote ballot it will allow us to increase the amount of social housing. Won't be any more homes however less homes will be private and more will be affordable.</p>	<p>Note</p>
	<p>3.5 Done work so far this year on the landlord offer document the Ballot and also the local lettings plan.</p>	<p>Note</p>
<p>4.0 Matters Arising</p>	<p>4.1 Went through previous actions on the Action Tracker which we spoke about on the Action Review</p>	<p>Note</p>

5.0 Phase 2 Consultation	5.1 The Detailed Planning Application for Phase 2 of the Ebury Bridge regeneration project is due to be submitted in Summer 2023.	Note											
	5.2 The Design Team will work closely with the local community to gather feedback on the current proposals for Phase 2. The feedback gathered will be used where possible to refine the current proposals.	Note											
	5.3 The Communications and Engagement team are organising a series of consultation events and activities for this. Which will include specific activities based around the community space coming forward at Phase 2.	Note											
	5.4 The consultation is taking place for the new community space as part of Phase 2. There will be workshops taking place with the design team and the CPG to get feedback on the current plans for the future community space.	Note											
	5.5 The Ebury team wants to understand what the community space wants to be used for. What facilities we need to build to maximise usage in the community.	Note											
	5.6 The logistical design aspects is what we want to be finalised by summer 2023.	Note											
	5.7 Below shows the dates for the different workshops/events that will be taking place for Phase 2 Consultation.	Note											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Date</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">21st Feb 23</td> <td></td> </tr> <tr> <td style="text-align: center;">28th Feb 23</td> <td></td> </tr> <tr> <td style="text-align: center;">2nd Mar 23</td> <td></td> </tr> <tr> <td style="text-align: center;">Apr-May 23</td> <td></td> </tr> <tr> <td style="text-align: center;">May 23</td> <td></td> </tr> </tbody> </table>	Date		21 st Feb 23		28th Feb 23		2 nd Mar 23		Apr-May 23		May 23	
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5.8 First 3 dates above are focused on Phase 2 as a whole. The last 2 dates are focused on the community space.	Note												

<p>6.0 Local Lettings Plan</p>	<p>5.9 Ebury Ballot: Timeline Landlord Offer Document Launched (6th Jan 23) Weekly door knocking sessions & drop-in surgeries- Between 1-4pm (11th Jan-15th Feb) Ballot Information Event 1- Between 6-7pm (16th Jan 23) Ballot Information Event 2 -Between 6-7pm (17th Jan 23) Ballot Opens (23rd Jan 23) Ballot Closes (16th Feb 23) Results announced Ebury residents(17th Feb 23)</p>	<p>Note</p>
	<p>5.10 All residents/leaseholders should have received the landlord offer document in Friday the 6/1.</p>	<p>Note</p>
	<p>5.11 From 11/1 the Ebury team will be knocking on residents/leaseholders door to answer any questions people have regarding the ballot.</p>	<p>Note</p>
	<p>5.12 After the 23/1 the Ebury team may look at Evening/weekend slots to engage with residents/leaseholders about the Ballot.</p>	<p>Note</p>
	<p>5.13 Every resident/leaseholders should have received a poster regarding the drop in session at the Ebury Regeneration Office. These sessions will be taking place every Wednesday from 1-4 to answer any quires people have regarding the Ballot.</p>	<p>Note</p>
	<p>5.14 The aim is for the Ebury team to be able to speak to every eligible voter wither in person or on the phone.</p>	<p>Note</p>
	<p>5.15 As long as we get over 50% vote yes the GLA will grant us the money. There isn't a minimum number of votes needed.</p>	<p>Note</p>
	<p>5.16 The impact of what a yes vote will mean is in the Landlord Offer document. Scheme wide more affordable housing would be implemented.</p>	<p>Note</p>
	<p>5.17 Section 73- social, affordable units would be in and separate block to the private units. If we get GLA funding some of the private units will turn into the social units.</p>	<p>Note</p>
	<p>6.1 Once complete, the Ebury Bridge regeneration scheme will see an increase of approximately 200 new council homes for social rent.</p>	<p>Note</p>
<p>6.2 The additional new homes will be available to families and individuals registered on the Westminster Council housing waiting</p>	<p>Note</p>	

	<p>list and will be offered in line with the current Council Housing Allocations Policy.</p> <p>6.3 There is an opportunity for the council to develop a criteria for a Local Lettings Plan (LLP) which, with your help, sets out how people living within a defined radius of Ebury Bridge can benefit from the new homes being delivered.</p> <p>6.4 If approved, the Ebury LLP will complement the Allocations policy and will apply specifically to the new homes at Ebury once they are built.</p> <p>6.5 Draft survey for the Local Lettings Plan was given to members to read.</p> <p>6.6 One of the questions is around what percentage of the additional housing would you want to be offered locally. This question is going to be changed to ask if people are happy with the councils proposed percentage of housing being offered locally. We will be asking for feedback on this question.</p> <p>1.What do you consider to be 'local' to Ebury? (Please tick)</p> <p>Roads and estates within a 1 km radius of the Ebury Bridge Estate (see Map A)</p> <ul style="list-style-type: none"> <input type="radio"/> The Knightsbridge and Belgravia Ward (see Map B) <input type="radio"/> South Westminster (see Map C) <input type="radio"/> Other (please state below) <p>2a. What percentage of the additional homes would you like to see offered locally as a priority? (Please tick)</p> <ul style="list-style-type: none"> <input type="radio"/> 0% <input type="radio"/> 25% <input type="radio"/> 50% <input type="radio"/> 100% <input type="radio"/> No local priority <input type="radio"/> Local priority only <input type="radio"/> Housing list only <p>2b. Why?</p> <p>6.7 The Local Lettings Plan is going to lay out that local people who are registered on the housing register for over a year. As after the allocations of people who are currently coming back to the estate there will be remaining properties available. Need to establish what is considered as local area?</p> <p>6.8 The Survey is designed to understand what people see as local in terms of how far away can you live away from the development as part of the social housing list and be eligible to get a property at Ebury. The council has a duty to house people however people have to be on the housing register for at least 12 months to be eligible for a property.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Needs to be put as an option</p> <p>Note</p> <p>Note</p>
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<p style="text-align: center;">7.0 BYUK Update</p>	<p>6.9 Housing Team keep note of antisocial behaviour and rent eras. Antisocial behaviour is defined as someone having a formal ASBO/Behaviour agreement.</p>	<p>Note</p>
	<p>7.1 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 • Services installation 	<p>Note</p>
	<p>7.2 The GSHP boreholes are now complete, and the rig has now moved back onto site. The acidization process has been carried out for the Northern wells and has commenced in the Southern wells over the coming weeks. 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 late January '23.</p> <p>7.3 Dedicated traffic marshals stationed outside site entrance No vehicles idling or stacking outside site, scheduled just in time deliveries. Use of delivery management system for booking of deliveries on site. Access/Egress vehicle gates set back from highway, WCC - Code of Construction Practice. Construction Logistics & Community Safety (CLOCS) & Fleet Operations Recognition Scheme (FORS) registered haulage Wheel wash facilities on site.</p> <p>7.4 BYUK meets with WCC noise monitoring team regularly. BYUK has received a dispensation by WCC noise monitoring team for some earlier and later working elements. BYUK has not exceeded the noise levels for this month. BYUK is to continue monitoring the noise levels and deepen their investigative protocol.</p>	<p>Note</p>

<p>8.0 Ebury Returning Residents</p>	<p>8.1 Will begin contacting returning leaseholders for informal sessions towards the end of the month, this will be to confirm Phase 1 or Phase 2 allocations.</p> <p>8.2 Relocations Team are starting to reach out to returning families to confirm their desire to return and their housing needs (Housing Needs Assessments).From the above we will begin to informally allocate properties on the basis of, the draft Local Lettings Plan.</p> <p>8.3 Final allocations for both Phase 1 Leaseholders and Tenants will be agreed post Local Lettings Plan implementation.</p> <p>8.4 Part of the local lettings plan I finding out who would trump who if 2 people wanted the same property for example. However it is unlikely this will happen due to the amount of housing that Ebury is producing.</p> <p>8.5 In previous draft local lettings plan we have said that whoever has lived on the Ebury Bridge Estate the longest would get their preference.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p>
<p>9.0 Ebury Edge Update</p>	<p>9.1 New model – To increase the SV activity in the area, and to track more effectively the positive impact on the community and local economy.</p> <p>9.2 In dialogue with Meanwhile Space – Selection process both for the short-term café pop-ups, and the long-term café/training provider. The preferred option for the latter would be the <u>Old Spike Roastery</u>, so to concentrate the offer on coffee and baristas training sessions for local people (with a guaranteed job at the end of the placement).</p> <p>9.3 Below is the timeline outlined by Meanwhile Space, which should give a high-level view of what to expect in the upcoming months.</p> <p>Current tenant set to leave – 17 Feb 2023 Recruitment for long-term operator – 6 weeks, starting 20 Feb to 27 March 2023 . Use the space as exhibition space, community events, workshops – 3 weeks, starting 27 Feb to 13 March 2023. Pop-up café providers – 5 weeks, starting 20 March, 17 April 2023 Considering 4 potential pop-ups.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p>

	<p>Longstanding café/F&B training provider (potentially Old Spike), will provide training opportunities for the local community – Starting 24 Apr 2023.</p> <p>9.4 The Reason there is going to be a large amount of pop ups while the current café tenant has left, is so the space isn't left vacant and is being used positively.</p> <p>9.5 The long-term cafe provider is going to operate within the time frame of for Ebury Edge being around. The reason why there is going to be a change in model is because we want to increase the amount of social value activity in the area. The purpose is to have the café providing local business/people training in the hospitality industry.</p> <p>9.6 Social value and the local community model are now a priority when it comes to having a café provider.</p> <p>9.7 Ebury Edge will be around until 2026.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p>
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