

Community Partnership Group Meeting 10 - 3rd October 2023

Held at BYUK Cabins

ATTENDEES	APOLOGISES
CPG Members Tom McGregor (TMc) – Chairperson George Panayioudou (GP) Online Joanne Winterbottom (JW) inperson Christina Pasantes (CP) inperson Ayssar Hanza (AH) inperson	Ida Moore (IM) Amelia Alves (AA)
WCC James Staton (JS) inperson Niamh Riordain (NR) inperson Emilia Ievolella (EI) inperson	Martin Crank (MC)
Communities First Louis Blair (LB) inperson	
BYUK Niya Borissova	 Peter Doherty (PD) Katherine Ridyard (KR)

1. Introduction

Niya introduced herself as the representative from BYUK.

Rumour Buster

No items on the rumour buster.

2. Outstanding Items

2.1 **Local Lettings Plan** is an agenda item.

2.2 **Leaseholder Workshops:** A letter will be sent out to all returning leaseholders to confirm their RTR and with information on the progress of Phase 1. The 121 sessions for leaseholders will take place once the service charges are finalised for Phase 1. The session will look at affordability, valuations and the equity loans. The council understands that individuals' circumstances may have changes since they sold their properties especially due to the current issues including interest rates in mortgages. NR confirmed the presentation to the May workshops had not been released as some of the figures had to be corrected due to the corrupted formula. NR apologised to JW over the misunderstanding from the previous meeting about the presentation. JW asked if the previous presentation could be circulated.

ACTION: Send CPG the previous presentation.

2.3 Service Charges: The council is still working on finalising the service charges with the affordability as a key issue. Any changes in design due to the Building Safety Act and the outsourcing of the estate management have to be taken into account. SAY, the council's consultants will attend a future meeting to take CPG through the service charge once they are finalised.

2.4 CPG members would still like to extend the invitation to Gilbert Ash (contractors of the old garage site) to attend a meeting. IM wanted to know if there were any revisions to the planning application. NR would provide information of the planning application with the minutes. **Action: Reissue invite.**

2.4 Window Cleaning for Cheylesmore House: There are no anchor system on the roof and so an abseiling license cannot be obtained. **RESOLVED**

2.5 **Right to Light at Cheylesmore House.** All enquiries from Cheylesmore House residents need to be directed through Cheylesmore House's surveyor. **RESOLVED.**

3. BYUK Update

3.1 Current Programme

Building 7

- Concrete frame completed
- Roof work has commenced
- Façade precast, insulation and second steel work is ongoing
- Internal walls and Mechanical & Engineering in progress with 50% of floor completed.
- Lift installation started

Building 8

- Concrete work completed and roof steels fitted to roof
- Drainage, duct work and façade ready for installation
- SFS framework and windows being installed to Level 4

Ground Heat Source Pump

A 24 hour testing will take place on 7/8th October. The pumps will be running throughout the night. Acoustic measures have been put in place to reduce noise issues.

3.2 Forward Programme

October – December

- Completion of RC
- Internal fit out continues
- Installation of BMU
- Completion of precast façade

January – March

- Removal of the tower cranes and hoist
- Completion of façades and lifts
- Ongoing internal fitout

3.3 Complaints & Enquires - none

3.4 Social Value activities

- Attend Career Fair
- Donated materials to Carly's Angels for the refurbishment of their outdoor space
- Support Energy Garden in the delivery of soil for the planters in the community space at Ebury Edge
- Attended the hot meals service at the Abbey Centre.

4. Project Update

4.1 Demolition of phase 2

- Hard demolition is ongoing – Bridge House has been demolished.
- All asbestos has been removed.
- Scaffolding erected at Westbourne and Rye House.
- No further ASB incidents reported.
- Lorries will be removing the debris from site over a two-week period.

4.2 Expanded Phase 2 – Design

- Preparation for reserved matters consultation and submission ongoing.
- Due to changes required by the Building Safety Act, additional changes are required for the building included a second staircase in Buildings 1 – 4.
- Consultation events expected late November / early December.

5. Ebury Bridge Local Lettings Plan

5.1 The document shared with the group explains the current process going ahead for the Local Lettings Plan. It explains the criteria in terms of the current drafted levels of priority depending on their circumstances.

5.2 The document contains the following information:

- Background & Context
- Priority allocations for each phase
 - Priority 1 – to offsite residents.
 - Priority 2 – onsite residents.
 - Priority 3 – Temporary accommodation.
- Allocating the remaining new homes
 - Option 1 – return to allocation process.
 - Option 2.1 & 2.2 – Catchment area with or with a minimum residency.
 - Exceptions to the plan.

5.3 It was noted how everyone who has currently expressed an interest in Phase 1 can be rehoused in Phase 1 but will depend on preference and flat availability to meet housing need. There are onsite and offsite residents who want to wait for later phases.

The Local Letting plan identifies who takes priority if two or more households qualify for the same flat.

5.4 NR explained that it had been a long-term commitment that offsite tenants would have priority to return to Phase 1 as some tenants have been off the site for over eight years. The CPG members expressed their concern that off-site tenants would have priority over Bucknill and Doneraile tenants who have lived with the building works in Phase 1. Issues were raised about the anxiety and the impact on the tenants who are remaining on the estate during the building process.

5.5 Members liked the option of the remaining homes being available for residents living in the local area. It was stated that this could be for a limited time and then the allocation be open for all the borough.

5.6 A discussion was held on how homes are to be allocated and the various issues that can arise. Members wanted to know more about what the pinch points would be on the allocating of flats in Phase 1. Adnan Rahim, Regeneration Manager in charge of the Rehousing Team would be invited to the next meeting to go through the issues with CPG. **ACTION: Adnan to attend the next meeting.**

5.7 Members asked who would be consulted on the draft plan. NR explained that current off and onsite tenants would be consulted but as the allocation of EB had an impact on people on the waiting list, the consultation would be a public consultation, which any person could contribute to.

5.8 CPG asked if the plan would come out back to them before the start of the consultation. NR stated that the plan would be on the next months' agenda. The discussion and suggestions by CPG members will be considered in the next revision of the plan.

5.9 The consultation will include a survey, which will be available online and in print. It and the draft plan will be sent to all EB tenants. The consultation will be supported with in person and online events to encourage people to be engaged. Comments can be submitted via email, online, letter or by phone. The feedback on the draft plan will come back to CPG. **ACTION: Revised plan to be presented at next meeting.**

5.10 Timeframe: The revised draft plan will be presented at the next CPG meeting. The consultation period will take up to six-weeks. It is hoped that this can be done before the end of the year.

6. Section 105 Consultation- Management Services for Ebury Bridge

6.1 The council is required to carry out statutory consultation on the proposed Estate Management Services on the new estate as it is a change to how WCC will manage the homes tenants live in. The Housing Act 1985, section 105 requires a 28-day consultation period for affected secure tenants on any major changes to housing management, refurbishment and regeneration.

6.2 The consultation will cover the proposals and all the potential services to be included in the estate management contract. This includes services up to the front door such as landscaping, cleaning, M&E, security, recycling, metering, H&S, day-to-day enquiries, tenant engagement etc. At this stage, it is proposed that WCC continues to manage service beyond the front door i.e tenancy services and internal repairs. This consultation is for secure tenants, but leaseholders will be informed of the consultation and welcome to attend consultation events. Consultation of leaseholders is carried out in the section 20 consultation.

6.3 The document is currently being prepared. A separate online session will be held with CPG members to look at the consultation material. The dates of the consultation are to be confirmed. This consultation could be dovetailed with the Local Lettings Plan.

7. Social Value Update

7.1 WCC has withdrawn the Greening of Ebury Bridge project, which will realise £10k back to the Community Chest Fund.

7.2 Groundwork carried out a corporate volunteering day for Carly's Angels in their outdoor space. They built planters and some play equipment as well as painting and clearing up.

7.3 Three residents have requested applications and we are encouraging them to submit them shortly. Energy Garden who are a Community Interest Company based in Ebury Edge has expressed an interest in applying.

8. A.O.B

8.1 CPG members asked who was now in charge of the Regeneration as Gelina was not available. NR explained that although Gelina was Head of Regeneration for the Ebury scheme, there was other officers involved at its various stages. Antonio x was leading on the development of Phase 1 and overseeing Phase 2 and Adnan Rahim was responsible for rehousing in Phase 1. Members would like Antiona to attend a future meeting. **ACTION: Invite Antiono Martin to a future meeting.**

8.2 Members would like to send Gelina a card. **ACTION: This would be organised by CP.**