

Community Partnership Group Meeting 11 5th December 2023

Held at Ebury Edge Community Space

ATTENDEES	APOLOGISES
CPG Members Tom McGregor (TMc) – Chair Christina Pasantes (CP) Joanne Winterbottom (JW) Ida Moore (IM)	Amelia Alves (AA) George Panayioudou (GP) Charlotte Pragnall
WCC Niamh Riordain (NR) Emilia Ievolella (EI) Adnan Rahman (AR)	Martin Crank (MC)
Communities First Louis Blair (LB)	
BYUK Peter Doherty (PD) Katherine Ridyard (KR)	

1. Introduction

None required

Rumour Buster

No items on the rumour buster.

2. Outstanding Items

2.1 IM raise the continuation of the Window Cleaning for Cheylesmore House throughout the Ebury Bridge phases. It was explained that the previous cleaning company employed by Cheylesmore had carried out cleaning abseiling although they were no abseiling points and so any future cleaning would be required to be conducted from the ground. IM stated that it has been in Chelsea Barracks contact to regularly clean their windows. It was explained that the last cleaning had been an one off by BYUK. IM requested that WCC continue the practice. **ACTION:** The issue to be raised with the EB Project team.

2.3 Service Charge: Finalising the services charges is linked to the procurement of the Estate and Block Management. **ACTION:** Request for a project plan for the service charge to be provided to CPG.

3. BYUK Update

3.1 Current Programme

Building 7

- Windows fitted
- SFS has been completed
- Terracotta completed to Level 2 to Level 10
- Curtain walling on the ground floor
- Completion for BBU Mid January 2024
- Screeding is completed
- MEP- 2nd fix ongoing and the pre-plumbing of kitchen on Level L3
- Ceilings works is being carried out on Level 4 to Level 7
- Painting on Level 2
- Blockwork is completed
- Waterproofing for the roof and terraces

Building 8

- SFS has been completed
- Terracotta completed on level 2-Level 7 & Level 9
- Lifts firestopping
- Screeding is being completed on Level 16 .
- MEP- 2nd fix ongoing and the pre-plumbing of kitchen on Level Level 2
- Dry lining on going on Level 16
- Tape and Joint on Level 2
- Painting carried out on Level 2
- Blockwork has been completed
- Waterproofing for the roof and terraces

The Benchmark flat – the kitchen, worktop, hard flooring, shower tray, bathtub in place

ACTION: CPG to visit the benchmarking flat in Building 7 once completed

Upcoming works January

There are no upcoming dispensations forecasted.

CP asked if all the safety works had been tested. PD explained the inspection process that included five inspections including the Project Team, , contractor, Building Control and independent inspection.

JW asked about the metal work issues. PD explained the tension needed to be aligned and this has been completed.

LB raised the issue of contractor's vehicles parking outside of Bucknill House. It was felt that this was likely to JF Hunt vehicles, but PD would raise it with his staff. It would be raised with Mike from JF Hunt,

IM raised the issues of cars parking outside of Cheylesmore House. It was explained that this was not contractor staff from Phase 1 or 2 and it was the Blenheim House contractors using this road.

The site will close for Christmas on 22 December at midday. The site will open on 2nd January 2024.

3.2 Forward Programme

January – March

- Removal of the tower cranes and hoist
- Completion of façades and lifts
- Ongoing internal fitout: The flooring, tiling, carpentry, kitchens, sanitaryware and vanity units.
- Civil and hard landscaping to start
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3.3 Complaints & Enquires - None

3.4 Social Value activities – Update at next meeting

4. Project Update

4.1 Phase 1

- 32 households visited the show flat
- Residents visit to Building 8 roof – two sessions 6 Dec
- Extended the dog patrols to include the rest of the estate and Ebury Edge

4.2 Phase 2

- A NoSP is required to be served on Bucknill House
- Current retailers can remain up October 2024
- Hard demolition is ongoing – Westbourne demolition and Rye is being demolished by end of December

4.3 Expanded Phase 2 – Design

- This week submission of changes due to the Building Safety Act
- Preparation for reserved matters consultation and submission ongoing.
- Consultation events will take place in the New Year

CP and JW requested a brick from their own blocks. **ACTION:** EI will contact the demolition team and arrange the bricks to be moved to the EE office for pick up.

5. Ebury Bridge Local Lettings Plan and s105 consultation

5.1 **Local Lettings Plan (LLP)**– consultation on the LLP will be on hold until the Council's concludes its consultation on the Allocation Policy as the LLPs form part of the overall allocation policy. 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 consultation document has been revised incorporate the CPG comments and option 1 has an A and B option. LB stated that inter-estate term may not be understood and needs to be explained.

5.3 Section 105 Consultation- Management Services for Ebury Bridge

S105 consultation document for the Estate and Block Management has been drafted and will be circulated to CPG members for their comments. The consultation will take place between 17 January and 16 February 2024 and the outcome reported back to the March meeting. It was asked what is the timetable for the procurement process. **ACTION:** Circulate the consultation document and procurement timetable

6. Rehousing Process

AR explained the rehousing process, which will be influenced by the LLP policy. There are 116 flats to be allocated and currently enough homes to house everyone who has indicated they wanted to return except for one-bedroom flats, which are over-subscribed. Tenants will receive a direct offer based on their housing need and where possible on their preference, gained through the keeping touch sessions.

There was a discussion when viewings could commence and would this be below hand over period. JW asked for confidence about the process and the timeframe. AR stated that the council had carried out this process several times and we could provide an example of the project plan from another project. **ACTION:** Provide CPG members with a benchmarking schedule for rehousing process.

7. Social Value Update

7.1 Energy Garden has submitted four applications with a total value of £39k and there is one application from Westminster Bangladeshi Welfare Trust for £9,700.

7.2 Energy Garden provided additional information on the clarification question late on Monday so there has not been time to compile the information for the meeting. Energy Garden had been asked to prioritise the application forms as the amount requested exceeded the amount of funding left in the Community Chest funds.

7.3 Westminster Bangladeshi Welfare Trust application is for funding trips for residents who are isolated and excluded who would not be able to afford a holiday. They also wanted funding for their youth activities. CPG members requested further information about the work the Trust do and examples of the people who would benefit. **ACTION:** Request further information.

Meeting closed at 7.30 p.m.