

Community Partnership Group Meeting 7/2/23

Ebury Edge Community Hall, 43 Ebury Bridge

Attendees	Apologies
<p>CPG members Tom McGregor (TMc) – Chairperson George Panayioudou (GP) Joanne Winterbottom (JW) Charlotte Pragnell (CPr) Ayssar Hanza (AH) Ida Moore (IM) Christina Pasantes (CP) Charlotte Pragnell (CPr)</p> <p>WCC Officers Emilia Leovella – (EI) James Staton (JS) Martin Crank (MC) Adnan Rahim (AR) Niamh Riordain (NR)</p> <p>Communities First (ITLA) Louis Blair (LB)</p> <p>BYUK Officers Peter Doherty (PD)</p>	<p>CPG members Tammy Dowdall (TD) Lauren Castle (LC) Laura Buttigieg (LB) Amelia Alves (AA) Mohammed Deisa (MD)</p> <p>WCC Officers Gelina Menville (GM)</p>

1.0 Welcome	1.1 Introductions were made so everyone was aware of who is attending the meeting	Note
2.0 CPG Standing Action List	1.2 MC explained how WCC have been having problems with the hybrid meetings due to us not having the quality of equipment to facilitate hybrid meeting.	Note
2.0 CPG Standing Action List	2.1 PD said he is happy for the CPG to use the BYUK cabins in order to facilitate the Hybrid meetings due to them having the right quality of equipment in order to facilitate operating hybrid meetings every day.	Action-CPG
2.0 CPG Standing Action List	2.2 BYUK to assist with JS getting a plan of all the trees on the estate.	Action-BYUK/JS
2.0 CPG Standing Action List	2.3 CP been updated about the Social Value work BYUK can do for resident who go to school outside of Westminster.	Note

	<p>Access Issues</p> <p>2.4 GP has been having issues with the gate between site and Bucknill House. BYUK boulders and pebbles to be removed by the 10/2</p>	Action-BYUK
3.0 BYUK Phase 1 Update	<p>3.1 PD goes through the main activities that BYUK will be going through in the next few months:</p> <p>3.2 January to March 2023 Ground Source Heat Pump Installation Cores ongoing Floor 6-10 Water main connection- Ebury Bridge Road</p> <p>3.3 March to June 2023 Complete core building 7 Floor Slabs 8-17 Installation of precast panels and Facade</p> <p>3.4 PD explained the Situation that JW and MC witnessed looking into the BYUK Site where a concrete skip was banging into the building. PD explained how they will review the situation to see what went wrong and to see if part of the building has been damaged so they can rectify any damages if they have occurred.</p> <p>3.5 IM asked if Cheylesmore House would be able to receive a new Thames Water connection as part of the water connecting works that BYUK have undergone recently.</p> <p>3.6 PD explained due to the location of Cheylesmore House it means that no water connecting works can be done until Phase 3, as water connection works won't be done where Cheylesmore house is until Phase 3 as the works that were recently undergone only cover the area of phase 1 which Cheylesmore House isn't in.</p> <p>3.7 IM was made aware that BYUK have funding to do some works to do Cheylesmore House. IM to think about what resident of Cheylesmore house would like to get done.</p> <p>3.8 There will come a time when new water connection is required at Bridge house as their water connection is currently fed by Ebury Bridge Road.</p> <p>3.9 BYUK have completed all the required Boreholes except the one inside the BYUK Site that is currently stuck. There is a machine coming from Germany to try and pull out the Drill, however BYUK are considering if trying to pull the drill bit out the ground will be worth it as there is a chance it could snap and would leave the Borehole Void. They have been given permission</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Action-IM</p> <p>Note</p> <p>Note</p>

	<p>to be able to leave the drill bit in the ground. All the other Boreholes have got all the flowrates so far.</p> <p>4.1 GP expressed his confusion around when he will need to</p>	
<p>4.0 Project Update</p> <ul style="list-style-type: none"> • Estate Occupancy • Preparing for Phase 2 	<p>move out of his current house. MC explained how People who live in Bucknill House don't have to move until May 2024 if they want to move to Phase 1. However, if people from Bucknill House want to move to the front of Ebury Bridge Road as part of Phase 2 they will have to move 2 times.</p> <p>4.2 MC explained that Mike Smith Food Pantry will be leaving the Ebury Estate in March.</p> <p>4.3 Mike Smith has set up community interest company however still has a couple of admin issues WCC are working through with him when it comes to moving across to Lupus Street.</p> <p>4.4 The new model Mike Smith will be adapting will mean he will have to pay for some of the cost of the utilities he will be using, this means that he will need to be generating money from the Community Interest Company in order to pay for some of the Utilities in the new facility that has been found for him.</p> <p>4.5 There is a funding pot waiting for him to use when he gets to his new facility to help him grow his Community Interest Company. Part if his new conditions will mean that he will only be giving away food and not be giving away Clothes and Furniture.</p> <p>4.6 BYUK working with the other construction sites to try and limit the amount of mud/dirt that is being left on roads. Due to BYUK being the biggest Site on Ebury Bridge Road it means they are looked at first when conditions on the roads are left bad. This is why they are working with the other sites on/off Ebury Bridge Road in order to try and mitigate the roads being left in a bad state.</p> <p>4.7 There was a water leak on the Ebury Bridge Estate that left some residents with no running water. It was reported by CP that BYUK worked very well to resolve the water leak and to get peoples water back up and running.</p> <p>4.8 BYUK have been doing social value work with a number of schools/colleges in the local area.</p> <p>4.9 BYUK have been asked by a number of schools/colleges to help them with works in their facilities. BYUK would like to work with WCC to decide what works they should undertake as part of their social value contract they have with WCC.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Action-BYUK/WCC</p>
<p>5.0 Ebury Call-In</p>	<p>5.1 Members were informed about what the Ebury Call in means. The key take aways are that:</p>	<p>Note</p>

	<p>5.2 The Section 73 planning application is there to address the legal obligations that come with changing plans for the scheme.</p>	Note
	<p>5.3 All Intermediate homes will no longer be on the development with Social and Market Sale properties the only tenure types that will be on the Ebury Estate.</p>	Note
	<p>5.4 If the Ballot is successful, it means there becomes a reduction in the number of market sales homes as WCC will have enough money to deliver more social housing.</p>	Note
	<p>5.5 The Section 73 will mean a segregation of tenders which is different to what was decided when the scheme was finalized to happen. The blocks were originally mix tenure which would have meant that social tenants would have been living in the same block as Private Tenants.</p>	Note
	<p>5.6 Due to feedback that WCC received from over 60 social tenants it was been decided that the Social Tenants will have their own block. The reason for this is to try and mitigate the high costs of service charge as in the feedback we received from social it was apparent a lot of people are concerned about the higher cost of Service Charge being in a block that would be for private buyers.</p>	Note
	<p>5.7 The Ballot result determines if the Section 73 is granted as the Ballot is what decides the Tenure Mix of the scheme. If the Ballot results are no, it would mean WCC would have to go back to the drawing board.</p>	Note
	<p>5.8 The Call in has been made by the opposition party for 2 main reasons. Number 1 is due to the full removal of intermediate housing which is said to limit the different type of people who can live on the estate. For example, Intermediate rent has been a good model for teachers, doctors ext as it means they don't have to pay full market rent and can pay between 70-80% of that.</p>	Note
	<p>5.9 The increase in social Housing is mainly due to Labours Manifesto which is to try and sort out the social housing</p>	Note
	<p>5.10 The problem within Westminster is that the Waiting Lists are currently over 20 years to receive a flat and Labour want to try and cut that down as much as possible.</p>	Note
6.0 Break	<p>6.0 Everyone had a break.</p>	
7.0 Ballot Update	<p>7.1 Ballot was launched on the 23 January and the vote will close on the 16 February 2023</p>	Note
	<p>7.2 Door knocking, telephone and postcard campaign have been ongoing.</p>	Note

<p>8.0 Returning Tenants for Phase 1 – Process</p>	<p>7.3 on the 17 February WCC will receive Results from Civica.</p> <p>7.4 Postal voted deadline has been extended to 20/1.</p> <p>7.5 On the 24 February Civica will send out results to residents.</p> <p>8.1 AR set out the returning residents plan for phase 1. The Plan consists of 4 main steps with the first step being a Housing Needs Assessment which sets out the following:</p> <ul style="list-style-type: none"> • Your House size 	<p>Note</p> <p>Note</p> <p>Note</p>
<p>9.0 AOB</p>	<ul style="list-style-type: none"> • Adaptations • Floor/Phase Preference <p>Final assessments will occur 6 months prior to moving</p> <p>8.2 Step 2: New Build</p> <ul style="list-style-type: none"> • Selecting your home • Based on your priority, you will select your home from the available supply across phases <p>8.3 Step 3: Supporting you move</p> <ul style="list-style-type: none"> • Dedicated Relocations Officer • Removal Services • Disturbances (agreed in advance) <p>8.4 Step 4: Right to Return End:</p> <ul style="list-style-type: none"> • Your right to return will end once the council has offered suitable housing in one of its various phases. <p>9.1 Any Other Business.</p> <p>None</p>	<p>Note</p>