

Ebury Bridge Community Partnership Group

Meeting 4 (7/3/22)

Held at the BYUK Cabins

ATTENDEES	APOLOGISES
<p>CPG Members Tom McGregor (TMC) – Chairperson George Panayioudou (GP) Online Joanne Winterbottom (JW) Ayssar Hanza (AH) Ida Moore (IM) Amelia Alves (AA) Christina Pasantes (CP)</p>	
	<p>Mohammed Deisa (MD)</p>
<p>WCC James Staton (JS) Martin Crank (MC) Niamh Riordain (NR) Emilia Ievolella (EI) Cllr Matt Noble (MN)</p>	
	<p>Gelina Menville (GM)</p>
<p>Communities First Louis Blair (LB)</p>	
<p>BYUK Peter Doherty (PD) Kathryn Ridyard (KR)</p>	

Item	Commentary	Action
1.	<p>Welcome and Introductions</p> <p>1.1 The group went around and gave individual introductions. 1.2 The group gave a special welcome to Councillor Noble, Cabinet Member for Client Action, Regeneration and Renter. Cllr Noble explained his portfolio, which includes the regeneration programme.</p>	
2.	<p>CPG Standing Items</p> <p>2.1 Local Lettings Plan MC explained what the local lettings plan would cover and the need to prioritise the rehousing of the temporary accommodation tenants, who have lived on Ebury Bridge for many years. The plan would also need to consider what constitutes as ‘local and impact on those on the waiting list and TA in other parts of the borough’. The council is looking at the issue of TA in</p>	Action

	<p>regeneration areas as this was a manifesto commitment. The local lettings plan will come to a future meeting for discussion. WCC will also need to review the allocation policy as well as the tenancy policy on regeneration schemes.</p> <p>2.2 The Pebbles/Boulders removal The pebbles next to the access barrier opposite Bridge House were removed the day after the last CPG meeting. This will make it easier for residents and to get into the estate.</p> <p>2.3 Social Value/Community Chest Fund The CPG will be part of the delivering the Community Chest, agreeing the criteria/funding/monitoring process. WCC will come back to the group with a draft programme.</p>	Action
3.	<p>BYUK Phase 1 Update</p> <p>3.1 PD updated the current and future activities from January to June 2023.</p> <p>Jan-March 2023:</p> <ul style="list-style-type: none"> • Ground Source Heat Pump infrastructure in place. • Cores ongoing. • Floor slabs 6-10. • Water main connection from Ebury Bridge Road. <p>March to June 2023</p> <ul style="list-style-type: none"> • Complete Core B7. • Floor Slabs 8-17. • Service Installation. • Installation of precast panels and façade. • Commence internal fit out. <p>July 2023</p> <ul style="list-style-type: none"> • Further road works are planned by UKPN on the junction of Ebury bridge in for the mains connection. BYUK are currently working through this with UKPN. <p>Status of current works</p> <p>3.2 Building 7</p> <p>External</p> <ul style="list-style-type: none"> • Is currently at level 9 with the next pour due 9 March. • The core of building 7 is presently at level 11 and is due to be poured 9 March. <p>Internal</p> <ul style="list-style-type: none"> • Substation is now formed and drainage and insulation is being installed throughout. <p>3.3 Building 8</p> <p>External</p>	

- Currently at level 8 with the next pour due 9 March.
- The core of building 8 is presently at level 10 and is due to be poured 10 March.
- UKPN installation of ducts was completed a week early this has meant less disruption to the surrounding area.

Internal

- Drainage with ductwork and facades being loaded out ready to install.

3.4 Ground Source Heat Pump (GSHP) Infrastructure.

- The GSHP boreholes are now complete, and the rig has moved back onto site.
- 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 commenced on 23 January 2023 and will continue for 20 weeks in sections around the estate.
- Access to Bridge House and the food bank will be maintained throughout.

Ground Source Heat Pump Boreholes

- Infrastructure pipework is being installed and the area is being back filled over the coming days.
- The 3rd borehole to the south is being tested, and if further wells are required. Once completed, the plan for the main testing can be agreed, which will see all the wells linked up for a period of 72hrs.

3.5 Vehicle and pedestrian access

BYUK has put various measures in place to keep pedestrians safe.

- There are dedicated traffic marshals stationed outside site entrance.
- Vehicles are scheduled in time for their deliveries.
- Follow WCC's - Code of Construction Practice.
- Construction Logistics & Community Safety (CLOCS) & Fleet Operations Recognition Scheme (FORS) registered haulage.
- Wheel wash facilities on site to limit amount of mud on the roads.

3.6 Noise Enquires

- BYUK meet with WCC Noise monitoring team weekly.
- BYUK have received a dispensation by the WCC noise monitoring team for earlier and later working elements.
- BYUK has not exceeded the lower set noise levels in March.
- BYUK is to continue monitoring the noise levels and deepen their investigate protocol.

3.7 Social Value programme

- Enterprise Advisor work with Ormiston Beechcroft and Paddington Academy.
- Design Future London workshop with King Solomon Academy.
- 15 hours of volunteering at The Abbey Centre and donations of raffle prizes.

	<ul style="list-style-type: none"> • Clothes donation to Mary Smith's Pantry for the Turkey and Syria Earthquake appeal. • Careers event at King Solomon Academy <p>3.8 Complaints There has been one complaint from a resident from a nearby building about the lights being on after 6:30pm. This was due to waiting for the work to be completed on the concrete pour. It was noted that the cores of Building 7 and Building 8 have to have lights as a required health and safety measure.</p> <p>3.8 Responses to CPG enquires to BYUK</p> <ul style="list-style-type: none"> • Window cleaning - BYUK have agreed to undertake window cleaning services to Cheylesmore and Doneraile House. GP asked if BYUK could window clean Bucknill House as well and PD agreed. • Right to Light - There was an enquiry made at the CPG about the Right of light surveys at Cheylesmore House. MC explained how Hollis was the contractor and they would have contacted individuals if there right to light measurement meant they were eligible for compensation. WCC action- will follow up on the process of right to light and sunlight to daylight report and the statutory and non-statutory payments that can be made. • Liaison with surrounding developments - Due to the high level of activity going on at Ebury Bridge GP asked about BYUK are liaising with Gilbert Ash who are the contractor for the other development site. PD assured that they were in constant contact and the work on the frame should be complete in the next few months. • AH raised the issue of paint on the frames opposite the regeneration site, which had damaged their clothes. • Consultation on internals - JW asked when the consultation will take place on internal decorations. MC explained how there will be a limited choice in the spec. Action- WCC will report back with a timeframe to take place for returning residents. 	<p>ACTION</p> <p>ACTION</p> <p>ACTION</p>
4.	<p>Project Update</p> <p>4.1 MD provided the update on the project since the last meeting.</p> <p>4.2 Rehousing Update</p> <ul style="list-style-type: none"> • There are four secure tenants and eight leaseholders' remaining in Rye House Westbourne House and Victoria House. • Premises have been identified for two retailers, and the Ebury Team are working to make the move them to make the move go swiftly. <p>4.3 Vacant possession of phase 2</p> <ul style="list-style-type: none"> • The General Vesting Declaration letters have been issued. <p>4.4 Expanded Phase 2 – Design</p>	

	<ul style="list-style-type: none"> • Preparation for reserved matters consultation and submission. • Workshop on Community spaces to be held March/April. • Section 73 has now been submitted. 	
5.	<p>Ebury Call-In</p> <p>5.1 Cllr Nobel and MN provided an update on the outcome of the call in on 8 February 2023.</p> <p>5.2 Cllr Noble explained the Call-In process and feedback on issues raised. There will be no impact on the current scheme as vote was 4-3 on party lines in favour to keep the original decision.</p>	
6.	<p>Ballot</p> <p>6.1 NR provided feedback on the ballot results.</p> <p>6.2 The ballot closed on 16 February. The turnout was 67% of eligible voters with 92% of the voters in favour of the Regeneration project. Every eligible voter received a letter from Civica sent out on 23 February.</p> <p>6.3 The Yes vote means Ebury will receive over £41 million pounds in GLA funding, which 38.5 million had been received by WCC.</p> <p>6.4 The result means that there will now be an additional 172 new social rent homes, and that the tenure mix of the scheme turns to 56%. This is over all phases.</p>	
7.	<p>Service Charge</p> <p>7.1 MD presented the Service Charge presentation (available).</p> <p>7.2 Tenure Distribution Due to the new tenure distribution all the affordable homes be will council social rent homes. The returning 21 Leaseholder have the option of buying in a private sales block or an affordable rented block. This has enabled the council to look at the chargeable services the affordable rented block, which would reduce the service charge element for those tenants and leaseholders.</p> <p>7.2 Management options recap The council has looked at three options for the future management of the new neighbourhood:</p> <ul style="list-style-type: none"> • Westminster to manage the entire development. • The management is fully outsourced to an external provider. • A mixed approach with WCC managing the social rented units. (This is the most likely option.) 	

	<p>MC explained the council’s approach to delivering an inclusive new neighbourhood through a commensurate management approach.</p> <p>7.3 Since the council reported on the service charges to the CPG in September 2023, the council has identified how the charges can be reduced for both tenants and leaseholders. MC presented the indicative service charge figures for the market sales blocks and the affordable rent blocks. With an average saving of £461 in the affordable block. The majority of the reductions have been achieved though the reduction in staffing costs and removing non-essential / like to have services e.g. access to meeting rooms in the management block. Although theses may be opt in items.</p> <p>7.4 The council has carrying out soft market testing for the management contract and will be putting the tenue out for procurement. The CPG could have a role in the future monitoring of the management contract and the services to be delivered.</p> <p>7.5 Areas for consultation – Defining the Specification</p> <ul style="list-style-type: none"> ● Responsive repairs; (Service Level Agreements (SLAs) and Standards) ● Lift maintenance and repairs. ● Cleaning of internal communal areas of residential blocks ("block cleaning") ● Cleaning of external areas of residential estate ("estate cleaning"); and Grounds maintenance. ● Energy Suppliers, Maintenance and Management. <p>7.6 Next Steps A meeting to take place within couple weeks, solely discuss service charge.</p> <ul style="list-style-type: none"> - Current service charges, specification, and cost. - Future service charges, specification, and indicative costs. - Comparable information on other WCC schemes. - <p>7.7 GP asked about what his current service charge covers and the cost. WCC to conform- Action.</p>	
<p>8.</p>	<p>Any Other Business</p> <p>8.1 Home User Guide - PD confirmed that there will be a pack on how to work with the different technologies in the flats.</p> <p>8.2 Pet policy - AH asked about what the pet policy will be in the new blocks. Action- WCC to confirm.</p> <p>8.3 WCC to respond if flexible and introductory tenancies will be issued be continued on Ebury Bridge.</p>	<p>NOTED</p> <p>ACTION</p> <p>ACTION</p>

Dates of next meetings

4 April 2023 6 p.m. – 8 p.m.

2 May 2023 6 p.m. – 8 p.m.

6 June 2023 6 p.m. – 8 p.m.

4 July 2023 6 p.m. – 8 p.m.

Venue: Till further notice, BYUK cabins at Ebury Bridge Estate, a hybrid meeting link is located in the email invite.