

# Community Partnership Group Meeting 9

5<sup>th</sup> September 2023

Held at the BYUK Cabins.

## 1. Introduction

- TMC started the meeting officially.

## 2. Standing Items

Information to be inserted:

## 3. BYUK Phase 1 Update

### 3.1 Current status of building work is:

- The topping out ceremony will be taking place shortly (date to be confirmed) as the buildings now up to the final floor. CPG members will be invited to the event and refreshments afterwards.
- Works are completed to the substation at Ebury Bridge Junction. The development now has the right infrastructure in place for power to be used within the estate.
- BYUK is going to get the walls connected for the two main utilities into the buildings.
- Building 7 – the brickwork, the ground floor and the basement are complete.
- The mechanical plant in the basement is ongoing. Items such as the sprinkler tanks are being installed.
- Freshwater tanks will be installed in the basement.
- Ground floor brickworks done rooms are being used for storage for all the subcontractors,
- All the facade elements on the precast side are up to a level 16.
- Block 7 Frame is complete.
- Mechanical frame is complete.
- Level 11 on terracotta frame
- Window and façade are at level 12 on Building 7 and level 8 on Building 8
- Level 2 closing up walls.
- Working on two floors at a time to complete the internal works.
- Mask climbers have been installed, basket is used to go up on the mask which allows operatives to install terracotta around network rail elevation
- GR explained how all 18 floor buildings have wet risers and buildings below 18 meters have dry liners. These are some of the measures that have been implemented for the safety of the building.

3.2 The sales show flat - It is noted that the white goods and finishing of the show flat is for sales. The internal size of the flat and rooms are the same spec as the council units. The show flat is longer due to the thickness of the walls. Currently, the viewing of the show flat is by appointment only. Returning residents can view the flat but need to contact JLL

3.3 IM queried the height of block 9. It was conformed that the size of the block had not changed since planning permission was granted. IM was of the impression that only 8 floors would be facing Cheylesmore. MC suggested to have a look at the model for clarification of the size and position of Block 8.

3.4 BYUK confirmed that they believe they will meet the official handover date for July.

### 3.5 **Window Cleaning Cheylesmore House**

- IM noted that the window cleaning at Cheylesmore House was only done with water, not with any soap or liquid. Although the company attended twice, IM felt the cleaning was not up to standard. BYUK to investigate what the method statement was for the window cleaning that took place at Cheylesmore. **BYUK Action**
- AA noted that the contractor that was selected didn't clean the ground floor due to access issues to their gardens.
- IM to forward the Building Managers details to regarding the inspection and certificate for the awnings for a valid abseiling licence. This would enable better cleaning of the windows to take place. **IM Action**

## **4 Project Update**

### **4.1 Local Letting Plan**

The Local Letting plan is being developed for the letting of the new homes on the estate. A draft will be presented to CPG shortly. It is on the forward plan.

### **4.2 Managing Agent**

The council is required to carry out as105 consultation on the management of the new estate. Although the consultation is for secure tenants, leaseholders will be included in the discussion.

Residents will be involved in the tender process for the procurement of the managing agent. CPG and residents will be updated on the procurement timetable. Once the bids come in, there will be a greater understanding of what the service charge will look like.

MC stated that Cheylesmore may be interested in the management agent as a Managing Agent Services for Cheylesmore House.

It was stressed that Estate Management services outside the home will be the same standard for both leaseholders and tenants. This is services for communal areas including gardening, communal repairs, and the exterior of the buildings.

**Action - Specification of the communal services can be shared.**

### **4.3 Service Charge**

Gelina held two workshops for CPG in April & May on the service charges on the tenants and leaseholders service charges. There is still some work to be completed on them. MC suggested that SAY, the consultants who have been working on the service charge can attend a future CPG meeting. **ACTION – SAY to attend a future CPG meeting.**

### **4.4 Returning leaseholders.**

Due to the change of the mortgage market and interest rates some leaseholders may have problems with affordability and obtaining a mortgage. WCC will need to explore what support can be provided to leaseholders wanting to return who do not have the right level of equity to invest as well as affordability issues of service charge. WCC is currently looking into the potential options and

eligibility for housing benefit for leaseholders. The leaseholder CPG will be updated with the set of options people will have when coming back to Ebury.

#### **4.5 Phase 2 Demolition**

The soft strip demolition is being completed and the demolition of Bridge House will soon start. The Welfare Cabins are now located next to Bridge House and JFH will move there from their current location in Rye House.

CCTV has been installed by JF Hunt and BYUK has relocated theirs to cover Bucknill House as ASB has been taking place. WCC is providing seven days security from 6pm to 6am including a dog handler.

#### **4.6 Phase 2 consultation**

The next round of consultation for Phase 2 consultation has been postponed to the end of year, as designs changes are required due to the new Building Safety Act. This includes a second staircase in all buildings over 18 metres.

### **5 Keeping In Touch Sessions**

5.1 Six Keeping In Touch Sessions with returning tenants have been held, with over 80 households attending. Tenants who have not been in contact will be contacted by phone, email and letter with an update.

The sessions were generally positive. A FAQ has been produced (included as part of the September newsletter). There will be further keeping in touch session at the end of the year.

### **6 Community Chest**

- 6.1 BYUK have been in contact with Carly's Angels and completed the form for the next stage if the funding.
- 6.2 Fromm WCC, BYUK will require a nominated person, which will be Martin Crank and WCC to provide invoices for the projects with amount required, which needs to be under £9,999. These can then be passed onto to the legal department for processing.
- 6.3 Groundwork has offered a corporate day (worth c£2k) to Carly's Angels to help deliver improvements to the external space. This will take place on 19 September.
- 6.4 Three residents have requested a Community Chest application form and the Communication and Engagement team will work with them to complete if they require.
- 6.5 Any future application will be presented to CPG as when they are received.

**Meeting ended at 7.45 p.m.**

**Next meeting is on Tuesday 3 October 2024.**