

hEbury Bridge Community Partnership Group

3/06/2025

Held at Ebury Edge Community Hall

Attendees	Apologies
<p>CPG Members: Cristina Pasantos (CP) Claire Chin-Sue (CCS) George Panayiodou (GP) Amelia Alves (AA) Joanna Winterbottom (JW) Shaheen Khan (SK) Ayssar Hassan (AH) Annie Townshend (AT) Viviane Voho (VV) Tammy Dowdall (TD) Ida Moore (IM)</p> <p>Louis Blair (LB) – Chair</p>	<p>All: Alex Clarke (AC) Charlotte Pragnell (CP) Richard Debenhams (RD) Emilia Ievolella (EI)</p>
<p>Westminster City Council: Brian Arscott (BA) Lukas Holden (LH) Gail Lawrence (GL) Michael Melpous (MM)</p>	
<p>Communities First: Louis Blair (LB)</p>	
<p>Rendall & Rittner: Anna Toreschi (AT)</p>	
<p>McLaren: Maisie Newman (MN) Amanda Winder (AW) Zak Carroll (ZC)</p>	
<p>JFH Reinis Verbickis (RV)</p>	

Item	Commentary	Action
1.	<p><u>Welcome and Introductions</u> 1.1 LB welcomed CPG members and other attendees. A round of introductions took place</p>	

1.2 Apologies – AC, CP, RD, EI	
1.3 ‘Rumour Buster’ – The CPG were asked before meeting when the agenda was shared if there were any items for Rumour Buster. No items were shared.	

Item	Commentary	Action
2.	<p>CPG Action Tracker</p> <p>LH went through the actions from last week, that are complete and in progress. These were updated on the action tracker. Key Items include:</p> <p>2.1 – Doneraile House and Cheylesmore House ASB, repairs to external and communal areas and the concerns about the work and move in of recent residents into Doneraile.</p> <p>LH said that whilst repairs to the entrance road, the shutting off of the fence between the playground area and Cheylesmore House have been raised with the South Area Maintenance Team, these have now also been escalated within the council to the Head of Repairs. LH is in conversation with AA for a Senior Surveyor to be assigned to the job. AH said the works of move-ins into Doneraile House have been conducted with a lack of security, which enables ASB and questioned residents do not feel fully informed who is moving in and for how long.</p> <p>LH updated that PC Sgt Napper has been informed of local ASB reports with the intention to support with future patrols on the estate.</p> <p>2.2 Blinds, and options to fix curtains for windows – Letter was distributed to residents of Mandeville House and the team is currently carrying out the work with residents and booking appointments. Approximately 60% of residents have had the work completed to date.</p> <p>2.4 Additional signage for the Bucknill House Walkway was requested to assist movement of residents and to remind residents to give way when required, particularly if old or vulnerable. RV has ordered the sign which will go up on site this week.</p> <p>2.5 TD requested further information about setting up a resident's association. WCC will provide TD with initial information and support to help set up from the Council’s Resident Engagement Team</p>	<p>Action: WCC to escalate issues to multiple teams within ASB, Temporary Accommodation and Repairs to report back to CPG action to be taken</p> <p>Action:WCC to share details with TD for</p>

		Resident Association support within the council.
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Item	Commentary	Action
3.	<p>JF Hunt</p> <p>RV presented the JF Hunt Update for Demolition of Bucknill House.</p> <p>3.1 During the last month (May 2025), John F Hunt has commenced the structural demolition of Bucknill House with the high reach excavator.</p> <p>Additionally the following works have been carried out in May 2025:</p> <ul style="list-style-type: none"> - Completed the hand demolition of the roof and chimney structures in Bucknill House -Completed 70% of UXO surveys (to check for unexploded bombs). The remaining surveys will be completed following the demolition of Bucknill House. -Commenced the obstruction removal in various areas. -Completed the trial pit / sample collection for contamination testing of soil. Samples sent to the lab for testing. - 10 Chimneys of Bucknill House have now been demolished by hand. <p>AH asked if the testing is similar or comparisons to the previous phase of demoiton</p> <p>RV said the previous phase was completely clean and not contaminated. There are currently 25 samples that have been sent to the lab for testing to see if this would be similar for phase 2.</p> <p>3.2 Roof demolition of Bucknill House now taken place and the team is working to demolish the building floor by floor. The scaffolding will be removed around the building as it lowers.</p> <p>3.3 The UXO surveys go 8m down into the ground and the team is also carrying out obstruction removal 4m into the ground for anything that needs</p>	

	<p>removing before phase 2.</p> <p>TD asked if pooling of water under the site is an issue because of the underlying canal at Ebury. RV said this hasn't been an issue, the team have seen the canal wall below ground level. BA added that future development will be on piled foundations and embedded membranes which ensure this seals the ground level from any water seepage like phase one.</p> <p>3.4 The target is that demolition will reach the ground floor by the end of the month. Prior to this the extractator crane will be removed off site (this will be prior to 6am to allow for removal during less road traffic)</p> <p>3.5 No complaints have been reported over the last month and no exceedance of noise,dust and vibration levels recorded.</p> <p>3.6 CP asked if the weather impacts the dust levels. RV said rain can help water down dust and contain it- however the team also sprays down demolition material at all times to help contain dust.</p> <p>3.3 JJ showed photos of the pedestrian access pathway tunnel, as well as photos of the roof being removed.</p> <p>3.4 JJ gave an overview about the marketing suite being uninstalled and removed, creating a new section of hoarding.</p>	
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Item	Commentary	Action
4.	<p><u>McLaren</u></p> <p>4.1 ZC,AM and MN gave an overview of the key progress updates from last month.</p> <p>4.1 Design Progress</p> <p>Currently in the early works stage of design and procurement for the second phase works.</p> <p>The team is gathering the required information from partners to be submitted into the BSA (building safety act).</p> <p>Procurement of works and services continue to take place. ZC expressed the importance of engaging early to enable the team to be ready to start on site.</p>	

	<p>4.2 Enabling works including measurements surveys for the boundary lines of the new buildings in phase 2 is underway and utility surveys.</p> <p>4.3 A construction pack is being put together and McLaren as part of this are engaging with highways to anticipate logistics in preparation for the site such as traffic suspensions.</p> <p>4.4 AT asked if there would be traffic suspensions. ZC said yes there will be and when there is further information, we will be able to explain what these look like. The suspension will help with cranes and onsite deliveries.</p> <p>4.5 IM asked if the works will be coordinated with Chelsea Barracks? ZC yes for all future site preparation and logistics across the site this will be considered with the Chelsea Barracks development. ZC gave an example on another project working in the proximity of three large sites that there was regular engagement and planning in the local area to handle capacity of vehicles, pedestrian access and significant deliveries.</p> <p>Social Value</p> <p>AW and MN presented their update on social value</p> <p>4.6 Sponsored “walk to end homelessness” to raise £520 for The Passage took place by the McLaren team</p> <p>4.7 Volunteer day for Carly’s Angels to clean and restore use of the garden for the nursery took place</p> <p>4.8 The team will volunteer at Languages Café with WAES on Fridays from now until mid-July to support ESOL.</p> <p>4.9 Meeting with WAES Pimlico – Green Living Lab to provide sustainability skills/ expert talks to students is in discussion</p> <p>4.10 Ada Digital College – digital skills workshops for residents to be involved in – a questionnaire will be provided to residents to understand what support residents would like to see.</p> <p>4.11 BA stated that WCC is also working with McLaren on Social value pledges in the forward plan that come from sub-contractors</p> <p>4.12 LH raised that the team is also looking to hold a summer event with residents and further plans will be shared over the next few meetings.</p>	<p>Action: Updates on Ebury Summer Festival</p>
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	<p>4.13 AT asked if schools would be involved in social value and St Barnabas? AM explained that they are working with Pimlico Academy, Kingsway college in wanting to provide students opportunity to engage with the project and benefit for activities. Also the importance of careers advice and upskilling support was mentioned by the schools.</p> <p>4.15 St Barnabas we would also like to further engage with in phase 2. Over the course of the Ebury project St Barnabas has been involved in several social value projects and initiatives to date.</p> <p>5. Retail</p> <p>5.1 LH provided an overview and context of the retail provision for phase two of Ebury.</p> <p>5.2 Context provided the consultation to date and the class use (A1-A4) of the retail units for retail such as convenience and services.</p> <p>5.3 A need to provide local convenience offer and services came from existing consultation and to enhance the public squares for residents to use and encourage the local use of shops on Ebury Bridge Road.</p> <p>5.4 To date WCC has asked JLL to provide further recommendations based on the pre-existing information to date including from planning application information.</p> <p>5.5 The JLL Report highlighted the current curation Strategy to include:</p> <ul style="list-style-type: none"> -Provide a strong amenity for the residents in Ebury Bridge -Quality of the amenity provided can draw from the wider catchment, there is an opportunity to create a stronger identity and sense of place by generating greater pedestrian flow and awareness of Ebury Bridge. -Key to attracting the best occupiers is the landscaping and public realm which should allow the residents and visitors to enjoy the open spaces and gardens between the buildings. <p>Likely End Users:</p> <ul style="list-style-type: none"> - Characteristics of the location and the need to provide a strong amenity for the residents in Ebury Bridge - Examples: Grocery stores, bakery, wine merchant, delicatessen, dry cleaners, hairdressers, florists, cafés and restaurants 	<p>to be provided</p>
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6.1 This month:

- Section 20 Notice of Intention for the re-procurement of a managing agent for Phases 1 and 2 on a long-term contract sent to all qualifying leaseholders.
 - First Stage complete – 30-day observation period has ended
 - Invitation to tender (for phase 2 estate management) due to be issued mid-June for responses by mid-July

6.2 **Feedback from the CPG – Cleaning of the lifts completed**

You said:

'The metal surfaces of the lift are very smeared'

We did:

After testing a handful of products, a suitable solution has been found and has very much improved the finish of the lifts.

Photographs of the work were shared with the CPG.

6.3

AT updated on other works this month:

- The fob access control is now fully operational on the lifts
- Doorstops have been installed to the externals of the building front doors to prevent these from extending their opening and causing a fault to the system
- All terrace doors are now operational, and the spaces are now open with staff locking these in accordance with the opening hours.
- The Mandeville Podium Door access control is now working as it should
- Residents can now access the smaller podium from the resident hub and via the other podium via Sutherland Apartments. This area was restricted while final snagging was completed.
- MyPlace resident's portal is now live for all residents

BA asked when the bollard at the front entrance is fully fixed? AT said the physical bollard is now replaced but the system control needs to be further reviewed to be fully operational.

6.4

Updates were provided on the below estate management items:

Veolia refuse and recycling collections	Bulky Waste collections have now started. Cages to separate waste will be installed shortly.
Signage	The playground signs have been installed. We are awaiting the additional Estate signage.
New Risk Assessments	New Fire and General Health & Safety Risk Assessments took place on 28th and 29th May. We are awaiting the reports.
Window Cleaning	All inaccessible windows have been identified and two quotes received to incorporate these into the cleaning schedule. This has been instructed, and we are awaiting a date for the next clean.
Parking Control	A Parking Control company will be engaged to prevent cars being left either outside or inside the bollards for extended periods of time.

6.5 Security Updates

Additional CCTV being installed followed by a review to identify any gaps – quotes have been received and are being reviewed.

- The bollards have been repaired however there is an issue with the connectivity to the access control and they are being left in the lowered state until this is resolved.
- PC Wyllie and Sargent Napper are planning a visit soon to our site to advise us further on some common local issues and how to prevent issues.
- GP asked about food deliveries and the process of collection. AT stated that delivery drivers for food should be met at the entrance at most times. If that cannot be done, due to mobility limitations,

	<p>the driver can meet you at your door but they must remove their helmet before entering the building.</p> <p>6.6 No live formal complaints received.</p> <p>Informal complaints or observations made within the month:</p> <ul style="list-style-type: none"> • Podium accessed late at night from residents with friends. Apartments facing the podium have complained about their noise and the area was closed until restrictions can be applied. <ul style="list-style-type: none"> ○ The Podium is now open to all residents and accessible from 9am to 6pm daily. <p>7. AOB</p> <p>7.1 LH provided updates on two social value projects (The views and voices ebook project – which will be shortly printed that involved residents in interviews and documented the Ebury summer community chest programme last year) and Energy Gardens building workshops which are currently taking place and open to all residents to sign up.</p> <p>7.2 Next meeting will be held on 1 July 2025.</p>	
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The next CPG meeting is on Tuesday the 1st of July at Ebury Edge Community Space, 6pm-8pm.