Ebury Bridge Community Futures Group 1st November 2022

6.30pm – 8.00pm Ebury Edge Community Centre and Microsoft Teams

Attendees	Apologies
CFG members	CFG members
Tom McGregor (TMc) – Chair Christina Pasantes (CP) George Panayioudou (GP) Joanna Winterbottom (JW)	Charlotte Pragnell (CPr) Tammy Dowdall (TD)
WCC Officers Gelina Menville (GM) Martin Crank (MC) Eve Mouser Smith (EMS) Emilia leovella (EI) James Staton (JS)	WCC Officers
Communities First (ITLA) Louis Blair (LB)	
BYUK Officers Peter Doherty (PD)	

1.0 Welcome	1.1 The Chair introduced the meeting.	Note
2.0 CFG Standing Items	2.1 Action tracker: EMS went through the items on the action tracker (see updated action tracker attached).	Note
	2.2 JW advised that the link to the information boards for the 'Returning Leaseholders Event' was temporarily not working. EMS advised that this was due to the website being down. The information was subsequently sent to all leaseholders via email.	Note
	2.2 The Ebury Christmas event has been moved to a Saturday as requested by members of the CFG.	Note
	2.3 The team are awaiting an update from TD regarding the removed tree.	Note
	2.4 JS is going to seek a further update regarding anti-social	

	behaviour / drug paraphernalia outside Bridge House	Action (JS)
	2.5 Councillor Noble will be invited to one of the next CFG meetings.	Action (EI)
	2.6 The next meeting will be the last meeting before Christmas. Food and beverages will be provided to celebrate the festive period.	Note
	2.7 Once the Offer Document is published it will be put onto the Ebury Website.	Note
3.0 Bouygues (BYUK) update	3.1 PD talked through November site updates (phase 1).	Note
	3.2 PD explained that BYUK were hoping to have the balconies installed. However, the Cranes have not been able to be operate due to wind levels being too high.	Note
	3.3 PD mentioned that he is happy to organise a site visit for CFG members. Members were keen for this to happen. WCC will liaise with PD and CFG members in organising the site visit.	Action (JS)
	3.4 PD advised that Gilbert Ash, the contractors opposite the BYUK site who are building a care home will be moving to cabins offsite.	Note
	3.5 PD explained that due to the amount of Building sites in a close area there is likely to be a build-up of congestion.	Note
	BYUK have put together a delivery management system to stop congestion on Ebury Bridge Road.	Note
	3.7 BYUK have made amendments to a resident's home who experiencing dust issues due to the construction works.	Note
	3.8 PD explained that he is waiting for clearance from BYUK board to get a website up and running which will make it easier for BYUK to communicate with residents.	Note

4.0 General Project updates	4.1 GM went delivered a presentation to update the CFG on the latest project updates / changes. <i>Please see the attached presentation.</i>	Note
	4.2 GM advised that Victoria House vacant possession dates have been brought forward to May 2023. Residents have been notified of this change and are working closely with WCC regarding their moves.	Note
	4.3 GM explained that the vacant possession date for Bucknill House remains the same, and Doneraille House vacant possession date is now 2027 along with Ebury Edge.	Note
	Doneraille House and Ebury Edge will now form as part of Phase 3.	Note
	4.4 GM explained how tenure arrangements changes means that there will be separation in tenure blocks. This will help with the viability of the scheme and help to make service charges more affordable for returning leaseholders.	Note
	4.5 GM explained that WCC Housing teams could manage the affordable blocks with the possibility of a Management Agent taking care of external maintenance services like windows cleaning.	Note
	4.6 GM explained that the separation of tenure increases the % of social homes across the scheme (198 replacement social homes, plus 171 new social homes).	Note
	4.7 GM explained that specification for homes in the private blocks differ slightly from the social blocks. The main difference is that the homes within the social blocks will not have an ensuite bathroom.	Note
	4.8 GP queried how his bathroom can be medically adapted. GM explained that he will meet with advisor who will assess his needs	Note

	and make recommendations for aids and adaptions. (For full project updates see the attached presentation).	Note
5.0 CPG Launch Timeline	5.1 EMS explained that there have been 9 expressions of interest for the Community Partnership Group. Four of these are from residents of Chelysmore House, one from a local business, one from St Barnabas School, two from Pimlico Millions and one onsite resident.	Note
	EMS explained that the team will need to be a take on view on how to select members from Cheylesmore House.	Note
	EMS explained how Suzanne from the Ebury team will be reaching out to all Community Partnership Group members for regarding the next steps.	Note
6.0 Community Events	EMS explained how December will be the first CPG meeting and will be followed by beverages and food.	Note
	6.1 EI updated the CFG on the previous and up and coming events at Ebury.	Note
	6.2 EI mentioned that BYUK, GTMS will be attending the Christmas event alongside the Development team at Westminster. Cllr Noble has also accepted the invitation.	Action
7.0 AOB	7.1 It was agreed to push January's meeting back to 7th Jan due to the Christmas break. Revised calendar invitations to be sent out.	Note
End of meeting		