

Ebury Bridge Community Partnership Group

1/07/2025

Held at Ebury Edge Community Hall

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

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

	<p>1.2 Apologies – AC, JW, SK, VV, MN</p> <p>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.</p>	
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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>2.1 LH explained that a site walk was arranged with a WCC Senior Surveyor from the Estate Management team. IM also attended the walkaround.</p> <p>LH added that communication is going to be sent from the WCC Parking team to address the parking issue occurring between the entrance of Doneraile House and the MUGA area. The surveyor will also be actioning closure of the gate and access arrangements. As well as the existing gap between the playcourt and Cheylesmore House which is encouraging anti-social behaviour.</p> <p>2.2 Doneraile House – Gate at the back of the block which is not closing, fob access installed for the small/pedestrian gate will need to be repaired. Actioned by the surveyor.</p> <p>2.2 Temporary Accommodation Move-Ins Doneraile House – As a result of the allocation of the new homes in Mandeville Apartments, 41 flats have been made available for Temporary Accommodation, these units, as the CPG members know, have been under refurbishment since the beginning of the year, with works now finished. Over the last few weeks communication was sent by the Regeneration and Development Team to update residents of the completion of the work.</p> <p>2.3 Mandeville Apartments – Blinds, and options for residents to install curtains for windows – A follow up letter was distributed to residents of Mandeville Apartments for remaining appointments. The team is currently</p>	<p>Action: WCC Parking team sending communication to residents</p> <p>Action: WCC Surveyor (Tanbir Ahemd) actioninr epairs</p>

	<p>carrying out the work with residents and booking appointments. Approximately 80% of residents have had the work completed to date. With final deadline for installation being in mid-July.</p> <p>2.4 Assisting with Residents Association Set up – LH said that the Regeneration and Development Team have shared details and a step-by-step guide to establishing a Residents Association made by the Resident Engagement Team. Contact team of this team have also been shared with TD and provided directions of who to contact within WCC to get the right support throughout.</p> <p>2.5 Edge Fest – LH gave an overview of the envisaged community event, providing general information. The team will be sharing more details via the July newsletter as well as by promoting the event with posters, flyers, email blasts and text messages. The date is proposed for the 23rd August 11am-5pm at Ebury Edge.</p> <p>2.7 Delivery route – An outstanding note on the delivery route for phase two will be shared with the group as discussed in June 2025 CPG</p>	<p>Action: WCC to share note to CPG on the delivery route item discussed at CPG</p>
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<p>3.</p>	<p>JF Hunt</p> <p>3.1 RV presented the JF Hunt Update for Demolition of Bucknill House.</p> <p>During the last month (June 2025), John F Hunt have completed the structural demolition of Bucknill House down to ground level.</p> <p>Additionally, JFH carried out the following works:</p> <ul style="list-style-type: none"> - Scaffold removal, including the removal of pedestrian tunnel on Ebury Bridge Rd. - Extended the site hoarding in front of former Bucknill House to 3m height following the scaffold tunnel removal. - Continuation of the obstruction removal in various areas. - Commenced installation of basement propping in former Bucknill House area - UKPN disconnection will start w/c 7th July. 	

Upcoming works:

In the next month, John F Hunt Ltd. Plans to commence / complete the following activities:

- Completion of the basement propping install in the Bucknill House.
- Disconnection works of UKPN retail unit supply on Ebury Bridge Road, in front of former Bucknill House.
- Completion of the former Bucknill House ground floor and basement slab removal.
- Completion of obstruction removal in former Bucknill House area.

Feedback received by the community:

- Residents from Ebury Bridge Rd, directly opposite to former Bucknill House, has verbally mentioned to John F Hunt site team and Westminster City Council that works are being well managed with no disruption or excess noise.
- However, one resident from Sutherland Apartments has made a complaint regarding excessive noise and dust during the demolition of Bucknill House. This resident has since been visited by the council's project team.
- John F Hunt responded to that they are strictly always following Section 61 requirements, and the noisy works are carried out within agreed time periods. Noise and dust reports for the period between 29th May – 17 June was reviewed, and no exceedances or noise or dust were detected.

3.2 LH and BA gave an update about two upcoming works in relations to the hoarding:

Ebury Edge – From 14th of July additional access /path will be built within phase 1. This will mean that the hoarding line between Phase 1 and Ebury Edge will have to be moved towards the Ebury Edge courtyard.

BA and LH mentioned that during this time, there will be some movement around with contractors temporarily removing the hoarding panels, and re-designing the line, with panels being repositioned after. These works are expected to last for around 4 weeks, but no major disruption is expected. Once path is created, we'll close path on the other side to allow which will be required as it is in the footprint of the development of phase two.

3.3 The second update is about minor changes to the Ebury Edge scaffolding will undergo through minor modifications to accommodate the works mentioned above. Meanwhile Space will be informing tenants of this work.

	<p>3.4 LB asked about the lights on the hoarding and mentioned that this is causing a little disruption to the residents in Mandeville Apartments at the ground floor.</p> <p>BA said we are in contact with these residents and are liaising with contractors to mitigate disruption.</p> <p>3.5 AH raised a query about noise and ASB at Doneraile House; LH replied that patrols have been instructed, and the police contacted and made aware. Patrols will also be assisting with the parking issue.</p>	
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4.	<p><u>McLaren</u></p> <p>4.1 ZC gave an overview of the key progress updates from last month. Present Work includes:</p> <ul style="list-style-type: none"> - Further work on Design Process ahead of construction - Producing architectural & structural designs - Design of building's mechanical & electrical systems <p>ZC explained that Finals Stage of Design will be around September before the construction. This will be around the Design, Quality, and How McLaren is going to build phase two. Strategies will be in place to how to minimise disruption for residents and the immediate surrounding. This will be presented at a future CPG meeting</p> <p>CP asked if the contractor knows already how many cranes there will be onsite in Phase 2. ZC replied that there will be 5 cranes, 12 hoists and up to 400 people on site.</p> <p>Other works include:</p> <ul style="list-style-type: none"> • Ensuring designs meet the compliance and approval of the Building Safety Regulator • Discussions with Westminster Highways & Code of Construction Practice team • Enabling works: <ul style="list-style-type: none"> - Site investigation pre-construction - CCTV of current drainage on site <p>BA added that Enabling works will be carried out in stages with the majority of work in preparation for construction taking after Cabinet Approval in November.</p>	<p>ACTION: McLaren to present logistics /setup plans at a future CPG when available</p>

	<p>4.2 The start of main construction work is fully dependent on Signing Gate 2 BSR Approval, which may require around 12 weeks in total once submitted – post Grenfell this is the new process. Therefore, more stages are required to get approval from Building safety regulators than previously. This will be communicated as soon as approvals come through.</p> <p>4.3 Social Value AW presented the SV update which included:</p> <ul style="list-style-type: none"> ▪ Ada Digital College – digital skills workshops – a questionnaire has been circulated to residents to understand their specific interests. ▪ Volunteering at Languages Café with Westminster Adult Education Services (Pimlico) ▪ Provided Excel mentoring to CEO of St Vincent’s Family Project ▪ Attended the “Bridging Paths between Employers & Adult Learners” event ▪ Planning a “Stay and Play” event with Carly’s Angels ▪ Planning an event with Pimlico Toy Library <ul style="list-style-type: none"> - Coffee morning will next be held on Monday 7 July - Community Charter – Will be presented at the next meeting based on the feedback recieved from residents. 	<p>Action: AW to add dates to the presentation slides and share it with CPG members</p>
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5.	<p><u>Estate Management</u></p> <p>GL gave an update about the re-tendering process. Also, the whole team will have, a ‘Lesson learnt’ on the 2nd of July with R&R and the customer care team. This will help inform and foresee any issues that could be raised in the future estate management service.</p> <p>AT mentioned about the bin area and the mice traps be laid, just for prevention.</p>	

AT added that in general, residents will be reminded about how to recycle and not to leave rubbish outside of bins in the bin room.

5.1 Update from Corporate Property

- Weekly keep in touch meetings between Corporate Property, Housing, Estate Manager and R&R team
- Health & Safety meeting held between WCC & R&R to discuss recent Fire Risk Assessments and Statutory Inspection Schedules
- Bi-weekly defects meeting with Bouygues
- 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 due to be issued mid-June for responses by mid-July
- Lessons learnt from Phase 1 session being held Wednesday 2nd July

5.2 Good news stories – Residents Feedback

Feedback from the CPG

You said:

'The communal terraces should stay open longer during Summer'

We did:

- All communal terraces are now open from 9am to 9pm. Times will be subject to change during Autumn/Winter

5.3 Other successes

- The fob access control to 1st floor podium and communal terraces is now restricted for residents to only access until 9pm. The fobs would not work within the hours of 9pm to 9am.
- **MyPlace** resident's portal is live for all residents and registration are slowly coming through
- **Prevention is better than cure:** mice traps have been installed in the refuse rooms and a few hidden in the plants to prevent unwanted visitors

5.4 Contracts and Maintenance Updates

Item	Update
Veolia refuse and recycling collections	Bulky Waste collections have now started. Cages to separate waste will be installed shortly.
New Risk Assessments	New Fire and General Health & Safety Risk Assessments took place on 28th and 29th May. Reports were generally positive confirming that all tests are taking place, and the buildings are safe. A

	<p>few actions are outstanding about signage, and we are working closely with the development team to install them asap.</p>	
<p>Window Cleaning</p>	<p>The first visit to clean Lobby windows and Concierge area will take place on the 7th July.</p>	
<p>Parking Control</p>	<p>A Parking Control company will be engaged to prevent cars being left either outside or inside the bollards for extended periods of time. Waiting for their final report.</p> <p>WCC are allocating spaces to Mandeville Apartments White Badge Holders currently.</p>	
<p>5.5 Security</p> <ul style="list-style-type: none"> • Additional CCTV has been instructed for the Management Hub and Resident Amenity Space. • 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. • The internal lobby doors are still under repair. Both day and night security are keeping extra vigilant by monitoring CCTV. <p>5.6 Complaints and Responses</p> <p>No live formal complaints.</p> <p><i>Residents are advised of the appropriate routes to make informal and formal complaints and provide feedback at the point of moving in.</i></p> <p>5.7 Parking control</p> <p>AT said that a company will be engaged to prevent cars being left BA said that parking on site is for blue and white badges only, since this it's a car free scheme BA added that there is a car club, by council, onsite Offsite – WCC residents can apply for residents parking</p> <p>ATs asked how the parking situation is going to be addressed now that more residents are living onsite and that more will come. LH and BA said the team will find figures of current levels of permits to parking in the local area</p> <p style="text-align: right;">Action: WCC to find further information</p>		

	<p>(and those which are active at Mandeville/Sutherland apartments)</p> <p>5.7 Aftercare GP said there is some delay between when the defects are raised to when the team attend the house. MM replied that there are 2 people in the team but that he would be looking into this. However, WCC logs its defects and the BYUK aftercare team attends. He made the group aware that there is a backlog which the team is working through with residents –around 600 defects in the last month, in which AB said there are 63 backlogs.</p> <p>5.8 Renzbox There have been some issues with parcels and how drivers have been leaving packages in the foyer. Residents should encourage drivers to use the boxes, and to put the specific address. The system relies on the delivery drivers following instructions but by signing up to Renzbox it should be clearer for delivery drivers to leave packages securely.</p>	<p>current car parking permits on the estate and local area.</p> <p>Action: MM to follow up on BYUK aftercare</p>
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<p>6.</p>	<p>WCC Update</p> <p>Phase 2 – NMA Planning application will go through in the next two weeks</p> <p>Retail – Jones Lang LaSalle (JLL) have been instructed to provide further recommendations and to help understand the demand for local convenience in the area. This is in response to CPG members requested further information of potential convenience options as part of the retail strategy. The JLL report will look at the opportunities and constraints of types of local convenience offers.</p> <p>LB – When will remaining previous leasehold properties (to be converted to affordable) be available to move in – The paper is with Cabinet this week, then through the statutory consultation process. A decision is expected by the end of July.</p>	<p>Action: Report of recommendations from JLL in the context of local demand</p>

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7.	<p><u>AOB</u></p> <p>Edge Fest 2.0 - Will be held of 23 August, 11am – 5pm at Ebury Edge. Local Partners from Ebury Edge such as True Tanzania and Energy Garden will support the event.</p> <p>Families Portraits – Residents have received their framed portraits/ there will be an opportunity to have portraits taken at Edge Fest too</p> <p>Energy Garden building workshops –Have taken place across the last month with residents and community members attending to build planters.</p>	

It was agreed by CPG members and the project team that: The next CPG meeting is on Tuesday 2 September, 6pm-8pm, at Ebury Edge Community Space