

Ebury Bridge Community Partnership Group

02/09/2025

Held at Ebury Edge Community Hall

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

Item	Commentary	Action
1.	<u>Welcome and Introductions</u> 1.1 LB welcomed CPG members and other attendees. A round of introductions took place. 1.2 Apologies – JW, ZC, LH, MM, SK, CPr	

	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.	
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Item	Commentary	Action
2.	<p>CPG Action Tracker</p> <p>EI 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>2.2 EI explained that a site walk was arranged with another WCC Senior Surveyor from the Estate Management team, on the 20th of August following the previous visits.</p> <p>2.3 EI said that the surveyor is being reviewing quotes received by subcontractors and will be actioning the following: closure of the gate and access arrangements as well as fixing the existing gap between the play court and Cheylesmore House which is encouraging anti-social behaviour.</p> <p>2.4 AH said that the gates at the back of Doneraile House remain open. EI replied that the Doneraile House Gates at the back of the block, which is not closing, is being locked by the cleaners with an FB lock, to which anyone can procure a key for. On the other hand, the fob access gate both at the rear and front is being looked at for repairs several times and is ongoing.</p> <p>2.5 AH said that the Temporary Accommodation Move-Ins in Doneraile House are still causing ASB. And additional security and patrols have been requested. BA, MC replied that this will be requested.</p>	<p>Action: Addition al security patrols to request</p>

Item	Commentary	Action
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<p>3.</p>	<p>JF Hunt</p> <p>3.1 RV presented the JF Hunt Final Update for Demolition Programme.</p> <p>During the last month (August 2025), John F Hunt have completed the following works:</p> <ul style="list-style-type: none"> • UXO surveys in former Bucknill House area. • Below ground obstruction removal in former Bucknill House area. • Created an opening into the Network Rail boundary wall to enable access for gas main diversion works. • Completed internal Ebury Edge Garden works, included the installation of the new hoarding. • Installation of the new footpath on Alba Square. • Moved the site hoarding back to building line on Ebury Bridge Road, in front of former Bucknill House. • Existing ground contamination testing in Bucknill House <p>In the next month (September 2025), John F Hunt Ltd. Plan to commence / complete the following activities:</p> <ul style="list-style-type: none"> • Completion of the snagging around the footpath (installation of concrete topping around edges, etc) • Completion of UXO survey in Building 5 area, following the gas main diversion works. • Completion of below ground obstruction removal in Building 5 area, following the gas main diversion works. • Hoarding move at the southern elevation (along Alba Square) and removal of existing footpath, followed by UXO survey and below ground obstruction removal • Demobilisation from site and site handover. <p>3.2 CPG and Staff gave overall positive feedback about JFH works and presence onsite over the last year.</p>	
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<p>4.</p>	<p>McLaren</p> <p>4.1 MN gave an overview of the key progress updates from last month. Present Work includes:</p> <ul style="list-style-type: none"> • Design progress – producing architectural and structural designs • Building Safety Regulator liaison • Enabling Works – Site investigation and CCTV of existing drainage 	

	<p>4.2 Social Value and Community Engagement</p> <ul style="list-style-type: none"> • Digital skills workshop – questionnaire currently active with residents • Volunteering at Language Café with WAES • Workshop at Pimlico Toy Library • Planning a sustainability workshop with Green Living Lab (WAES) <p>4.3 Community Engagement</p> <ul style="list-style-type: none"> • Newsletter – August published • Community Charter – Encapsulated all McLaren’s commitments to Social Value and Considerate Construction • Over 200 people attended Edge Fest • One resident won thee ‘How many Legos?’ competition. 257 pieces in total. The resident will collect the prize from EI at the Regeneration Office • Will come and present the Phase 2 logistics plan • LB/BA – Start on Site early next year <p>4.4 EI added that the McLaren Community Charter draft was sent to all CPG members ahead of the meeting, if anyone wanted to provide feedback or raise any comments/questions. CPG can do so in the following weeks too and will be sent again with the minutes.</p>	<p>Action: Community Charter share with minutes</p>
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Item	Commentary	Action
5.	<p>Estate Management</p> <p>5.1 Update from Corporate Property</p> <p>GL gave an update about the following:</p> <ul style="list-style-type: none"> • Weekly keep in touch meetings between Corporate Property, Housing, Estate Manager and R&R team 	

- A 'Refresh' programme - painting, cleaning and garden enhancements has been taking place
- Bi-weekly defects meeting with Bouygues
- Retender project:
 - Bid submission deadline 12 noon today
 - Tender evaluation will take place during September
 - S20 Notice of Proposals will be sent early October
- Residents Engagement Strategy – will be circulated to all residents of Mandeville and Sutherland Apartments for review in September

5.2 Good news stories – Residents Feedback

AT continued with an update about the following:

Feedback from the CPG

You said:

'The walls and carpet in the building are marked'

We did:

- All floors and main lobby areas have been painted, and a full cleaning of the carpet has been arranged for all floors to start on w/c 8th September

5.3 Other successes

- **MyPlace** resident's portal is live, and more residents have registered. We continue to encourage registration to ensure Estate management communications are not missed.
- The landscape will be enhanced to have more colourful plants and works expected to start towards the end of September.

5.4 Contracts & Maintenance Update

AT continued with giving an update about the contracts and maintenance:

Item	Update
Veolia refuse and recycling collections	Bulky Waste collections have now started. Cages to separate waste will be installed to keep the area clear from clutter left on the floor.
Signage	Directional Signs to help locating Mandeville ground floor flats have been approved and will be installed once ready. Additional external signage for the ground floor has been approved.

	<p>Window Cleaning</p>	<p>The windows cleaning is taking place once a month for all ground floor areas and high floor terraces. High floor residents' windows are scheduled to be cleaned twice a year but there have been delays due to cleaning operatives' outstanding training of the BMU.</p>	
<p>Parking Control</p>	<p>A Parking Control company has been engaged to prevent cars and motorcycles being left either outside or inside the bollards for extended periods of time. This will commence once the required signage is agreed and installed.</p> <p>WCC have now started to allocate spaces to Mandeville Apartments White Badge Holders currently.</p>		
<p>5.5 Security</p> <ul style="list-style-type: none"> • Additional CCTV has been installed in the 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. There have been delays on the final repairs. • The internal lobby doors have been repaired, however there is an issue with the emergency release button in Mandeville Apartments, and we had to leave it open for safety. Both day and night security are keeping extra vigilant by monitoring CCTV. • An attempted burglary to the cycle store was successfully stopped by the estate team who identified and confronted the suspect. <p>5.6 Complaints and Responses</p> <p>A resident in Mandeville complained about other residents throwing things out of their balcony. This matter is under investigation.</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>Action – BA to pick up with AT on repairing the bollards for vehicle access to Alba Square</p>

Item	Commentary	Action
6.	<p>WCC Update</p> <p>6.1 BA gave an update about Phase Two</p> <p>Phase 2 – Convenience Offer – Non-Material Amendment has been submitted to change the tenure of apartments that were previously allocated to returning leaseholders.</p>	

	<ul style="list-style-type: none"> • BA – huge amount of work in the detailed design for Phase 2 • IM – Will we get to see the quality of materials, specification etc • BA – The quality of materials will be the same as Phase 1 • BA – Scheduled to go to the WCC Cabinet before Christmas for approval for the Main Works contract. This will precede the submission to the Building Safety Regulator • Programme workshops have taken place over the last few weeks/months • LB – Is there any risk of delay due to the BSR approval • BA – We are reliant on the regulator approving the scheme before Phase 2 commences • LB – Is there any update on the delivery route for Phase 2 • BA – This has been approved by the council and Westminster Builds will be the delivery partner for Phase 2 <p>6.2 Retail and Community Space Handouts BA went through the two handouts printed and given to CPG members about the Retail and Community Space in Phase two.</p> <p>Convenience Offer</p> <ul style="list-style-type: none"> • BA – Consultation has taken place around what residents would like to see in terms of the service offer in the non-residential units • Likely users will include food stores, amenities, dry cleaners etc • Blend of services with returning retailers having the first right of refusal • Difficult to attract larger retailers due to the size of units • There is scope for an independent convenience offer in the units <p>Community Space and Housing Office</p> <ul style="list-style-type: none"> • Ensure safe, visible connection between indoor spaces and outdoor areas • Important to consider any impact on 1 Ebury Bridge 	<p>Action – Detailed designs to come back to the CPG in two months</p>
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Item	Commentary	Action
7.	<p>AOB</p> <p>7.1 EI showed photos from the Edge Fest Community Event and gave an overview of activities and residents feedback and thanked the partners who contributed: McLaren, R&R, JFH, G&T, Cundall.</p>	

	<p>Edge Fest - Was held of 30 August, 11am – 5pm at Ebury Edge. Local Partners from Ebury Edge such as True Tanzania and Energy Garden supported the event. Over 200 residents attended.</p> <p>7.2 E-book of ‘Views & Voices’ of Ebury, issued to all CPG members and printed copies available.</p> <p>7.3 Cadent Gas diversion works – to take place next Friday</p> <p>7.4 Doneraile House Gate is not secure – quote received and works pending. Security is a real issue at Doneraile House – the gate must be replaced. And Security must be enhanced</p>	<p>Action – WCC to action</p>
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The next CPG meeting is on Tuesday 7 October, 6pm-8pm, at Ebury Edge Community Space