

Ebury Bridge Community Partnership Group

07/10/2025

Held at Ebury Edge Community Hall

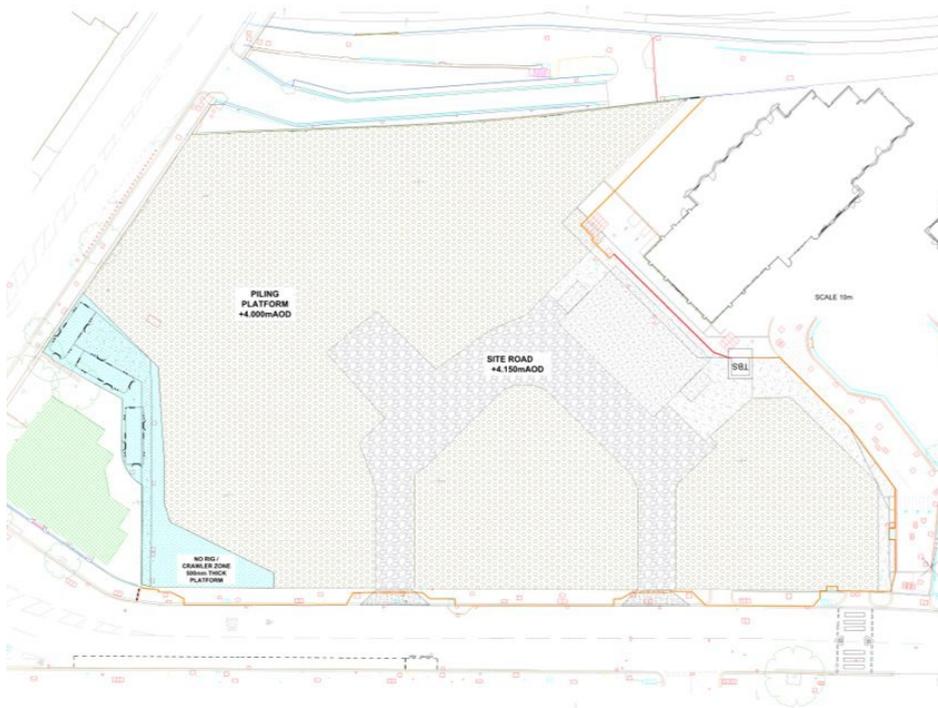
Attendees	Apologies
CPG Members: Cristina Pasantes (CP) Claire CS (CCS) Amelia Alves (AA) Viviane Voho (VV) Annie Townshend (AT) Richard Debenhams (RD)	All: Ida Moore (IM) Joanna Winterbottom (JW) George Panayiodou (GP) Tammy Dowdall (TD) Ayssar Hassan (AH) Charlotte Pragnell (CPr) Shaheen Khan (SK)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

	<p>1.2 Apologies – IM, JW, GP, TD, AH, CPr, SK</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 prior to the meeting.</p> <p>1.4 The Rumour buster and Action tracker have been moved to the end of the meeting, to allow more time for other items such as McLaren’s agenda item for today’s meeting.</p>	
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Item	Commentary	Action
2.	<p><u>McLaren</u></p> <p><i>The presented slides are shared with the minutes</i></p> <p>2.1 ZC gave an overview of the work done so far in collaboration with the WCC team. This included design progress – and production architectural & Structural designs.</p> <p>2.2 LD Project Manager introduced himself to the group and gave an overview of the initial 6 months (enabling works). This provided an overview of early construction phases.</p> <p>2.3 HD Sustainability Manager introduced herself to the group and gave an overview about the Sustainability measures in place.</p> <p>2.4 MN gave a brief overview about the Community Engagement and Social Value activities completed so far and ongoing:</p> <ul style="list-style-type: none"> - Pimlico WAES Project - Edge Fest Contribution and LEGO competition - Planning M&E talk and visit to Ebury with Westminster Kingsway College - IT Support for the Abbey Centre - Monthly newsletter distributed - Community Charter now agreed <p>2.5 LD presented to the CPG about the Enabling works and went through the key stages about mobilisation to site</p> <p>Enabling works</p> <ul style="list-style-type: none"> - Enabling works welfare compound - Eastern boundary wall demolition and sheet piling 	

- Ebury Bridge Road hoarding relocation and existing basement wall demolition
- New service connections to existing sewer
- Relocation of zebra crossing
- Existing Canal wall removal
- Piling platform area
- Main works welfare foundations and footpaths
- Site access road



Main Piling Platform area and site road

Enabling works – Site Welfare

- Enabling works welfare has been planned for up to 30 operatives and 4 supervisors / site management
- Units are fire rated to comply to with JCoP for Fire on Construction Sites
- Single storey accommodation will include:
 - 1x 32ft drying room and canteen
 - 1x 32ft office
 - 1x 24ft toilet block
- Pedestrian access via existing gate within Ebury Bridge Road hoarding

Main Works

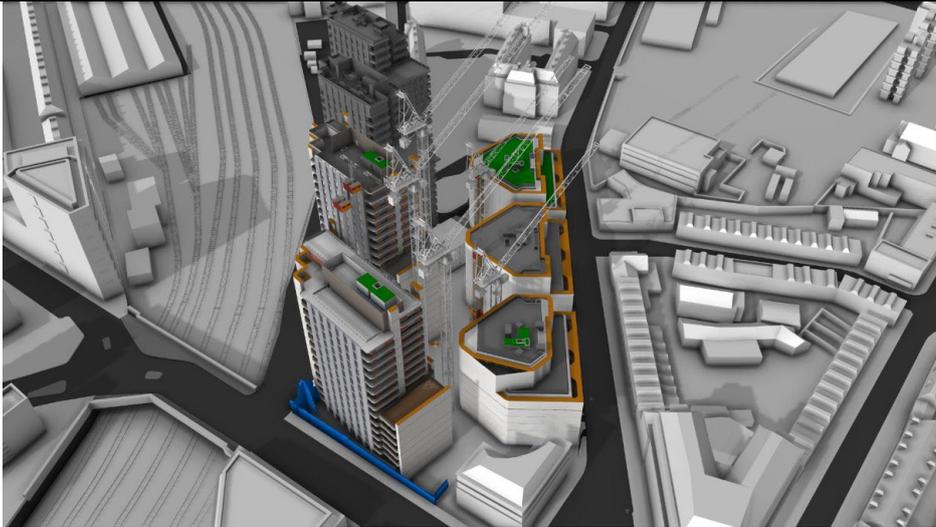
- 5 tower cranes on the project/on site
- External passenger and goods hoists installed to each building

- Parking bays on Ebury Bridge Road suspended whilst TC3 and TC4 are in use
- Buildings along Ebury Bridge Road fully enclosed by scaffolding with Monarflex behind concrete structure
- Vehicle access and egress located on Ebury Bridge Road



Location of Tower Cranes = TC
Goods and passenger hoists = H





Visualisations of phase 2 and location of cranes

Elevation tower cranes – RD asked about tower cranes staying within the boundary and not oversailing 1 Ebury – LD confirmed, they will not go over 1EB and will only operate within the boundary.

Main Works – Site Welfare

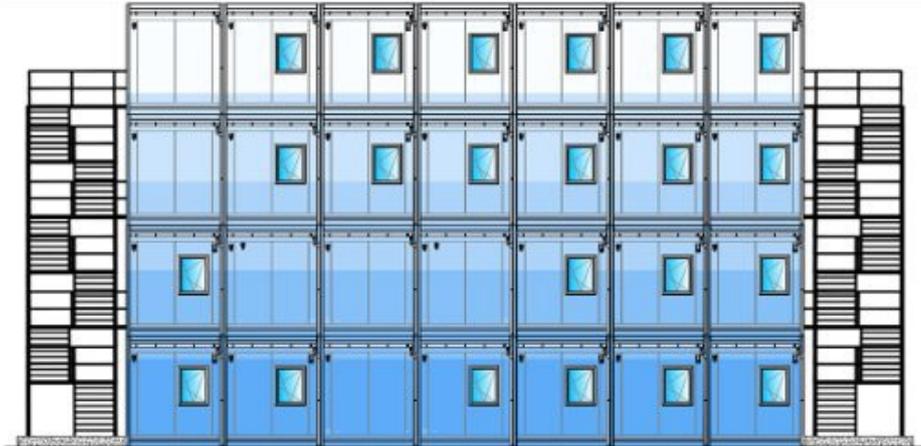
Main works welfare has been planned for up to 400 people. The four-storey accommodation will include:

- Office
- Canteen
- Toilets
- Showers
- Drying Room
- Prayer room
- Induction / training room
- Hot food servery incorporated to address limited provision within surrounding area and reduce numbers of site persons using local amenities

Main Works – Site Welfare

- Modular cabins are currently white finish, though can be branded or coloured to reduce visual impact for adjacent residents
- Units are fire rated to comply to with Joint Code of Practice for Fire on Construction Sites
- B07 elevation windows will have obscure film installed to prevent overlooking into adjacent building
- Pedestrian access via new temporary footway from Ebury Bridge Road

- LD specified that pedestrian access and waiting area are regulated in order to avoid many people standing outside the cabins and causing noise and disturbance to adjacent blocks.



Imagery of the site welfare cabin

Main Works – Welfare Access

- The project will utilise a 24/7 remote monitored CCTV system installed and operated by a site security specialist. The CCTV will be installed to the following locations:
 - Pedestrian access door formed on Ebury Bridge Road
- The site turnstile will be positioned back from the hoarding line / point of access to avoid site personnel waiting in public areas to access the site

- Pedestrian access to the site will utilise biometric facial scanning or fingerprint recognition

Site Environmental

Working hours

- Normal working hours will be in line with WCC Code of Construction Practice

Monday to Friday – 8am to 6pm

Saturday – 8am to 1pm

Sundays and Public Holidays – No works

- Any works outside of these times due to engineering necessity / Network Rail restrictions (e.g. tower erection / dismantle) will be approved by WCC through Section 61 application and advance notification given to residents via newsletters, etc

Lighting

- Lighting positioned and directed to illuminate within the site boundary
- Lighting within buildings will be on time clock control
- External lighting will be under switched control
- Utilise a mix of 110v LED batten lights, with flood lights at vehicle gates and on vehicle access routes
- LD added that Noise, Vibration, Dust monitoring will take place from 3 key locations close to 1EB – Phase 1 – Care Home respectively, and that the team will automatically receive notifications should they go above a certain value 70/75.

Sustainability

HD presented to the CPG about the Sustainability Measures that will be in place and what this team has been inspired to apply to the Ebury project from broader work / experience from other McLaren sites.

- Glass has been recycled with Saint-Gobain from Bucknill House applying a Circular Economy approach with carbon savings
- Mains powered site set up. Alternative fuels (HVO) used for interim short periods

Inspired by McLaren’s Broader Work

	<ul style="list-style-type: none"> - Use of Protec (temporary plastic protection) to allow for closed-loop recycling - Pallet recycling by Pallet Lopp for closed-loop recycling - Excess wood collected for Community Wood for circular economy - Smart plug usage in site welfare by Measurable Energy for reducing energy <p>CP asked how many years it's envisaged for the construction to last. ZC replied that it will be around 6 months for the enabling works and around 140 weeks for the actual construction, so just over 3 years.</p> <ul style="list-style-type: none"> - ZC and LH reiterated that there will be the usual WCC and McLaren newsletters, up until December where teams can update residents about next steps. - In January we will be able to share more precise information, after cabinet member approval and entering the contract – planning for the dates just indicated. - Communications will also be in person, face-to-face once McLaren will be based on site too - McLaren will be able to further engage with plan refreshing CGIs and Engagement Boards - Resident Liaison Officer in place – bespoke comms with McLaren, will provide visits and up to date information on a frequent basis – MN will be onsite and available to meet with residents in person 	
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Item	Commentary	Action
3.	<p>JF Hunt</p> <p>3.1 RV presented the JF Hunt Update for Demolition Programme.</p> <p>During the last month (September 2025), John F Hunt have completed the following works:</p> <ul style="list-style-type: none"> - The remaining UXO surveys in Buildings 02, 03 & 05 areas. - Below ground obstruction removal in Building 02, 03, & 05 areas. - Network Rail boundary wall infill, following the completion of gas main diversion works. - Painted the site hoarding on Alba Square. 	

	<ul style="list-style-type: none"> - BT junction box protection / box out installed on Ebury Bridge Road. - Demobilise from site week commencing 6th October 2025. <p>3.2 CPG and WCC staff gave overall positive feedback about JFH works and presence onsite over the last year.</p> <p>Positive Feedback from 1 Ebury residents too was shared at the meeting.</p>	
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Item	Commentary	Action
6.	<p>WCC Update</p> <p>6.1 BA gave an update about Phase Two</p> <ul style="list-style-type: none"> • 16 subcontractor packages – 32 tenders have gone out • Once tendering is done, we can agree contract with McLaren which would be subject to Cabinet briefing later this year/early next year. • NMA for Phase one tenure change – awaiting. We will communicate this as soon as it will come through – this week 	

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 - 'Refresh' programme continuing – further planting and lift corner protection - Now weekly defects meeting with Bouygues <p>Retender project:</p> <ul style="list-style-type: none"> - Tender evaluation and moderation is concluded - Commercial Gateway Review Board (CGRB) Gate 3 paper submitted - S20 Notice of Proposals will be sent early October 	

Residents Engagement Strategy – final draft is awaited will be circulated to all residents of Mandeville and Sutherland Apartments for review shortly.

- Observation – 30 days
- Bidders – Will be Communicated next meeting, Contract starts in December for 5 years and option to extend 2 years

5.2 Update from R&R

AT gave 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 fully cleaned.

LH asked VV if feedback was good, and VV responded positively.

5.3 Other successes

- New plants have been installed on both building terraces on the highest floors. New maintenance contract in place with Greenmantle will ensure seasonal plants are installed on an ongoing basis.
- Level 13 terrace taps installation will start on Monday 6th October. The gardener tap will ensure all plants can be maintained and taken care of.
- Car park permits have been issued to few residents with white badges.
- Passenger lift returned in service on Friday 3rd October.

CP asked whether both blocks have issues with the lifts

BA replied, yes but Mandeville is experiencing more issue since more traffic / more people who use

BA added that we had one of the lifts being faulty. LH added that today we have sent out a letter to all residents living in Mandeville about the upcoming works. This letter describes the issue with the fob lift access system which is being replaced over the coming weeks. The lifts will remain operational but there may be some disturbances while work takes place. Access Control will be off

temporarily but as an additional security measure will be replaced with a security guard 24/7 (2 people 12h each) until it will be reinstated.

5.4 Contracts & Maintenance – Updates

Item	Update
Veolia refuse and recycling collections	Bulky Waste collections continue. Contractors have installed the first part of the cage; further adjustment will be done to create separate compartments for bulky waste collections.
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. We are waiting for all signage to be ready and have them all installed at the same time.
Window Cleaning	The BMU training for window cleaner has been arranged; a final date is to be confirmed. Once the training is completed, we can start the service. Window cleaning expected to happen before end of the year.
Parking Control	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.

5.5 Security Update

- 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, but the appointed contractor is now reviewing their availability and will soon provide a date.
- 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 actively monitoring CCTV of the area.
- There have been no security concerns on the premises in the past month.

5.6 Complaints & Responses

No Estate Management complaints or security concerns have been received this month.

5.7 AT added the following:

- Second door in Mandeville has been repaired and it's now working
- VV added that some parcels have disappeared in the past months. AT replied that they can only provide the CCTV footage to the police, and to encourage residents to report this to them.
- AT added that to avoid parcels being taken, residents should provide the right instructions for drivers to be using the Renzboxes.
- BA suggested more parcel boxes training. However, AT replied that some residents are using the Renzboxes.

5.7 LB had a question for MM, pointing out that winter coming and now it would be a good time to start making sure residents, (especially the most vulnerable ones), know how to use the heating system, and if all working with their setup.

- MM replied that they can support residents with additional demos but that the team is already monitoring a number of properties, who are showing excessive or very low usage, and we are reaching out to them already.
- GL added that Vital energy will also be able to make sure residents know how to use the heating system
- LH asked if a bulky communication to all residents can be sent out, MM replied yes.

		Action: MM preparing housing communication newsletter to residents
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Item	Commentary	Action
7.	<p>AOB</p> <p>7.1 LB asked if there were any items for rumour buster. No items were raised before or during the meeting.</p> <p>7.2 Action Tracker – Repairs and Issues Noted at Doneraile</p> <p>Over the course of the CPG sessions there have been noted repairs and ASB issues reported at Doneraile. Although these have been reported to appropriate teams there has been a disconnect between the report being received and site visits by officers to then being actioned. This includes parking and ASB issues.</p> <p>As a next step the Regeneration and Development Team have:</p> <ul style="list-style-type: none"> - Witten to Director of Housing for a proactive and joint up approach - There will be letters sent to Temporary Accommodation residents reminding them of their responsibilities under their license agreement, particularly regarding conduct to their neighbours. Any future ASB behaviour may trigger warnings or action by the Temporary Accommodation Commissioning Team. - We will be asking our Housing Management and ASB team to set out a proactive approach to meetings and communication on site. 	<p>Action – WCC team to action with colleagu es forming a task group to resolve known issues</p>

	7.3 There is a current security service which is present at Doneraile House which also provides security to the phase two site. Reports are sent to the Council daily from the patrols.	and share progress next meeting
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**The next CPG meeting is on Tuesday 4 November, 6pm-8pm, at Ebury Edge
Community Space**