

Ebury Bridge Community Partnership Group

04/11/2025

Held at Ebury Edge Community Hall

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

Item	Commentary	Action
1.	<u>Welcome and Introductions</u> LB welcomed CPG members and other attendees. A round of introductions took place. Apologies – TD, AH CPr, AA, VV, AW, ZC	

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2.

McLaren

The presented slides are shared with the minutes

MN gave a brief overview about the Pre Construction works, Community Engagement and Social Value activities completed so far and ongoing:

2.1 Gateway 2 submission

Preparation for Gateway 2 submission required for the Building Safety Regulator – a timetable was presented and shared under item 3 of the agenda.

Pre-Construction Works

- Remaining surveys of underground services
- Final ground levels being prepared ahead of anticipated enabling works for the site.



2.2 Social value and Community engagement

Social Value

- Planning sustainability workshop with Green Living Lab (Westminster Adult Education Service)
- Planning Mechanical & Electrical tour & talk for Westminster Kingsway College
- IT support for The Abbey Centre – Women Off to Work project

Community Engagement

- McLaren Newsletter shared in October

2.3 Upcoming CPG topics from McLaren

Looking ahead, McLaren presented a proposed timetable of topics and attendees for the CPG. The timetable has been proposed for the lead up to the anticipated start of McLaren moving to site to begin enabling works and then the construction works for phase 2.

December 2025

- Design update – Design Manager to attend
- Social value round up

January 2026

- Looking at the year ahead schedule and milestones

February 2026

- Programme update – Project Manager to attend

March 2026

- Environment update – Environmental Manager to attend

April 2026

- Early works update – Project Manager to attend

MN and LH added that the McLaren team and WCC will be updating residents about the works happening. The site team will be attending future CPG sessions to give more details step by step. Different members of the team according to which updates will be given about the programme.

LH reminded members that after every CPG we put the same information into the newsletter the following month so that wider the community is aware and kept informed. For example, a update on phase 2 was provided in Ebury's October newsletter.

<p>LH reiterated that also 1 Ebury will receive dedicated updates, given the proximity with phase two. Before works will start onsite – McLaren have begun engaging with residents.</p> <p>LH said that the monthly newsletters will reflect the updates, but it is also a way to make sure residents are aware that Phase two is upcoming after a pause in any demolition or construction.</p> <p>LH and MN asked if CPG had anything from McLaren they would like to see more of from the next meetings?</p> <p>IM asked about Apprenticeships – this is currently for an office position</p> <p>MN replied that the position is still open, and that the people that IM suggested have been contacted. However, since those are roles for onsite (construction based) they will be contacted once McLaren will be start onsite.</p> <p>JW asked if they surprised about not receiving applications for the apprenticeship? MN said yes, given that McLaren pushed it locally, WCC and government levels.</p> <p>ATs said about parking, it’s going to be a huge issue. It's already difficult now to be parking in the area, so with hundreds of more people will be even more difficult. Not all developments have parking permits available.</p> <p>IM and SK also added they think it will be an issue.</p> <p>ATs and IM mentioned that on other developments, the new residents cannot apply for a parking permit.</p> <p>MM added that on other schemes has been a definite no for allocated parking.</p> <p>LB added that people will need to receive a refresh over the plans and design of the new blocks.</p> <p>ATs said that a residents asked her about the new trees and if they will be going to be planted.</p>	<p>Action – Clarify and provide information about future parking and permits for next CPG.</p>
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	<p>BA said we can give a presentation about the landscaped areas / trees since we have a Reserved Matters Application that shows this.</p> <p>BA added that in the next presentation we can show 3D and plans for phase two. Buildings are made of the same material as for phase one, just a different change in colour, grade. And new low-rise buildings.</p> <p>GP asked about the additional staircases and how have they been incorporated into Phase Two. BA said the buildings have grown slightly bigger to accommodate.</p> <p>The requirement to have a second staircase was introduced in the beginning of 2024, due to new fire regulations in November 2024. It has added a 30 cm to each elevation, the 30cm have been added into the NMA submitted in summer 2025.</p> <p>JW mentioned that the lower height buildings facing Ebury Bridge Road are smaller and different because of bricks.</p>	<p>Action – McLaren and WCC to show more plans, images and CGIs about Phase two for a refresh</p>
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Item	Commentary	Action
<p>3.</p>	<p>WCC Update</p> <p>3.1 BA gave an update on Phase Two and the necessary governance at the council before works start.</p> <p>This month and going into Dec we are going into the Approval Stage. This includes:</p> <ul style="list-style-type: none"> - Cabinet members briefings - Costs - Ensuring Procured packages are agreed <p>All is currently in order for a recommendation to go to Council Cabinet in mid-December. The team is also on track for Gateway 2 submission on 2 December, before an expected the decision going live in January. Following a recommendation</p>	

	<p>approval, McLaren would start onsite with initial setup around the second week in February.</p> <p>BA added we will be able to update the CPG following this governance period to provide more clarity.</p> <p>LB asked – In terms of regulatory approval what is required? BA replied that the Building Safety Regulator has had a massive backlog, to the point that the Minister of Housing is took it off (the Health and Safety Executive) and will transfer it to a different department (an executive non-departmental public body sponsored by MHCLG- Ministry for Housing, Communities and Local Government) . When our application goes in hopefully the backlog will be reduced. This doesn't prevent us from starting very initial enabling works and we are hoping that we will be receive approval by then to continue towards the main works.</p> <p>ATs added that one could start the enabling works before construction? BA replied that's correct, but if we'd go that way, we'd have to stop at some point until we would recieved approval.</p> <p>LB asked about the tenure change units – BA replied that we got the NMA phase two decision made, but for phase one we cannot give updates until we are given related matters to the Section 106. Once this is done, Legal will need to agree and will issue the decision notice. We are expecting an update within the next two weeks.</p> <p>LB asked if this would be before Christmas. BA said it's taking a long time but yes, it should be in the next two weeks.</p>	<p>Action – To update about the phase one tenure change units before end of year</p>
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Item	Commentary	Action
4.	<p><u>Estate Management</u></p> <p>4.1 Update from Corporate Property</p>	

GL gave an update about the following:

- Weekly keep in touch meetings between Corporate Property, Housing, Estate Manager and R&R team
- 'Refresh' programme of minor 'touch ups' to the buildings coming to a close – further planting at Ground Floor level has been installed
- Bi-weekly defects meeting with Bouygues

Retender project:

- S20 Notice of Proposals issued to Qualifying Leaseholders on 30th October and runs until 5pm on Monday 1st December
- Subject to conclusion of S20 consultation, WCC proposes that Rendall and Rittner (R&R) be appointed as the successful bidder for Estate Management Services.
- Residents Engagement Strategy – draft has been received and has been sent back to R&R with some suggested amendments.

The contract starts in December for 5 years with an option to extend 2 years.

4.2 Update from R&R

AT gave an update about the following:

Success stories:

- Following the installation of new plants on terraces on highest floors and the new maintenance contract in place with Greenmantle, we have now moved to the enhancement of the ground floor area to have more structure and more colourful new plants. Works started on Friday 31st October and will resume on Friday 7th November
- Level 13 terrace taps installation is now complete. The gardener tap will ensure all plants can be maintained and taken care of.
- Passenger lifts corner protection installed.
- Bulky waste storage in Mandeville is now complete.
- Ground floor external signage installation took place on Friday 31st October

- A 16ft Christmas tree with lights will be installed on 24th November in Alba Square.

4.3 Contracts and Maintenance – Updates

Item	Update
Bollards	Contractors will attend in November to complete repairs on the bollards. Once complete, all residents will be reminded of access restriction and only if pre-authorized.
Window Cleaning	The BMU training for window cleaner has been arranged for the 17th November and 18th November. Once the training is complete, we will finally proceed to the cleaning of all windows that cannot be reached by residents (no balcony windows will be cleaned)
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. Now that the external signage is in place, we will resume the conversation with the car parking company.

4.4 Security Update

Internal Lobby doors – malfunction sorted and in addition a security guard is in place on the ground floor entrance of Mandeville Apartments. No incidents / no negative feedback or report about security.

- The internal lobby doors emergency release button in Mandeville Apartments was not working last month but it has now been repaired, and the door can be kept locked.
- The fob access system within the lifts is deactivate due to a malfunction with the access control system. A security guard is at the entrance lobby 24/7 to stop people tailgating and to stop the unauthorised use of the lifts.

	<p>5.5</p> <p>IM added about the rubbish box on the pavement – corner of Cheylesmore house, rubbish builds up .LH replied that we can have a look at that, however these are recycling and clothing banks for the wider community and cannot be moved as was asked by some residents.</p> <p>SK added an issue about the Lime bicycles, they are accumulating. That while this is noted, and bicycles do get collected and the council does not have powers to move them. LH said the Gerda gate being broken might have not be helping with the issue, but after repairing it this has an opportunity to prevent this.</p> <p>MM suggested to contact their complaints departments – Lime bikes. We can help you making the complaint but nor WCC or TFL have much power over this.</p>	<p>update next CPG</p>
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The next CPG meeting is on Tuesday 2 December, 6pm-8pm, at Ebury Edge Community Space