

## Ebury Bridge Community Partnership Group

13/01/2026

Held at Ebury Edge Community Hall

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

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

Item	Commentary	Action
2.	<p><b>2.1 Westminster Regeneration and Development/Housing Team</b></p> <p>LH and BA gave an overview of an updated Terms of Reference, with outline of objectives of the group and the code conduct.</p> <ul style="list-style-type: none"> <li>- TOR run through / to be signed by members today after the meeting or for them to take home, sign and return to the team. TOR also to be shared after the meeting</li> </ul> <p>AH – Raised a query about Louis’s role as the CPG Chair and continuing being the Independent Residents Advisor for EB residents. Could we consider having someone else for the CPG meeting alone?</p> <p>IM added - There is a conflict in between the two roles</p> <p>ATs – Not biased, neutral, as long as everyone understands it’s two different roles.</p> <p>BA – Asked if LB could reflect on comments and come back with his views at the next meeting in February.</p> <p>AH – Asked clarification around what members/the group is not supposed to be discussing in this forum? LH replied it’s outlined more in details section 5 of the Terms of Reference. The group is the body that represents the community and it should cover matters strategically and about the regeneration and development.</p> <p>CP – Suggested that a representative for Doneraile House should attend the meeting every quarter, so that residents still living there, can be kept up to date and issues or repairs can be closely monitored. LH added that an email update was sent by Isaac the day prior to the CPG meeting.</p>	<p><b>Action: TOR to be shared after meeting</b></p> <p><b>Action LB reflection on this – and shared next meeting</b></p>

Item	Commentary	Action
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**3.1 Westminster Regeneration and Development/Housing Team**

BA gave an overview of the stages of the contract approval:

- 1. Westminster Council achieved the approval for the main contractor at Council Cabinet– endorsed McLaren contract to be signed
- 2. Building safety case – applications in (all 4 applications are in). Around 16,500 documents have been validated
- 3. Requirement to get the contract terms agreed with McLaren, due to sign the contact on Thursday 22 Jan

3.2 LH added that because we are going into this period, we'll be updating residents along the way.

The Regeneration Team will be using several channels to communicate with residents and stakeholders. This includes widely beyond the estate, neighbouring residents, physical and digital newsletter and montly bulletins and a launch booklet for Phase 2 and timings of works. Bespoke engagement with 1 Ebury Bridge, Cheylsemore, Sutherland depending on where you live and how close to the site you are will also take place.

3.3 LB asked to BA –Is the Council monitoring the housing market in the future. BA explained that it is part of the cabin paper; and tolerances in the market are included within the Ebury business care. However, our biggest risk is if the building safety applications submitted do not get approved by summer by the building safety regular, as we won't be able to start with construction works as anticipated.

CP – Is the risk register public? BA explained that it is including in the cabinet paper for the project

3.4 AH – Risk register, any addition or differences than phase 1? BA said there are different risks, i.e. building closer to the bridge so highways are more involved for example. As Phase 2 is larger a robust sub-contractors supply chain is also essential.

Item	Commentary	Action
4.	<p><b>4.1 McLaren</b></p> <p><b><i>The presented slides are shared with the minutes</i></b></p> <p>LD gave a brief overview about the Enabling works –a recap of the presentation from October but with more details as dates are now confirmed.</p> <ul style="list-style-type: none"> <li>- Successful Gateway 2 submission</li> <li>- Possession of the site: Late January 2026</li> <li>- Enabling Works: Begin 23<sup>rd</sup> February</li> <li>- Main works: Expected to begin in August 2026 (construction of permanent buildings and public areas)</li> </ul> <p><b>Enabling works – Slide</b></p> <p>The dates below are expected for the site enabling works between February and August 2026.</p> <p>1 – Enabling works welfare compound being delivered – 23<sup>rd</sup> February</p> <p>2 – Eastern boundary wall demolition and sheet piling – 9<sup>th</sup> March</p> <p>3 – Ebury Bridge Road hoarding relocation and existing basement wall demolition – 2<sup>nd</sup> March</p> <p>4 – New service connections to existing sewer – 4<sup>th</sup> May (One new connection – works will last for a round 2 weeks)</p> <p>5 – Relocation of zebra crossing – 27<sup>th</sup> April onwards (The existing zebra crossing will temporarily move towards Ebury Edge)</p> <p>6 – Existing Canal wall removal – 23<sup>rd</sup> March</p> <p>7 – Piling platform area – 10<sup>th</sup> April</p> <p>8 – Main works welfare foundations and footpaths being prepared ahead of main works – 19<sup>th</sup> May</p>	

<p>9 – Site access road prepared – 5th June</p> <p>ATn Asked about Monitoring of the moving of the zebra crossing being agreed with the highways. It has been confirmed that because of the hoarding design, residents will cross and there be a pathway closure. This is vehicles can move safely in and out of the site and agreed with the highways.</p> <p>It was confirmed that Post box will be suspended – on the site notices this will be included with the nearest post box by Sainsburys.</p> <p><b>4.2 Enabling Works - Site welfare</b></p> <p>4.2 AH will there be security on site? Yes there will be CCTV – and remote monitors in the early setup. There is also a patrolling security presence on the site. The CCTV can blur sections for privacy if required.</p> <p>The Enabling works welfare has been planned for up to 30 operatives and 6 supervisors / site management</p> <p>Units are fire rated to comply to with JCoP for Fire on Construction Sites the single storey accommodation will include:</p> <ul style="list-style-type: none"> <li>• 1x 32ft office</li> <li>• 1x 32ft canteen</li> <li>• 1x32ft drying room</li> <li>• 1x 24ft toilet block</li> <li>• 1x smoking / vaping shelter</li> </ul> <p>Pedestrian access via existing gate within Ebury Bridge Road hoarding near 1 Ebury Bridge.</p> <p><b>4.3 Site environmental</b></p> <p>Canteen basic canteen – Microwave only, no smells from the welfare cabin to affect others.</p> <p>For Main construction works – around 400 people will be on site</p>	<p><b>Action: Notice about postbox</b></p>
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**Working hours**

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

Monday to Friday – 0800 to 1800hrs

Saturday – 0800 to 1300hrs

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.

**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

**Security**

Following handover of the site, McLaren will have a 24/7 security presence on site

Enabling works phase will be controlled via turnstiles and CCTV cameras at the site perimeter

**McLaren Engagement**

AW gave an overview over the following:

Monthly newsletters

- To include works completed over past month & planned works for upcoming month

Site notices & posters

- Will be display and also shared with Anna

Weekly drop in sessions

	<ul style="list-style-type: none"> <li>From end of February McLaren will hold a weekly drop-in session on Wednesdays, 2pm – 5pm</li> </ul> <p>Second Meet the Team event</p> <ul style="list-style-type: none"> <li>Planned for 12th February 2026 at Ebury Edge, all community will be welcomed.</li> <li>The CPG will be further informed and updated about the Community Chest process and jobs/apprenticeships</li> </ul>	
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Item	Commentary	Action
5.	<p><b>Estate Management</b></p> <p><b>5.1 Update from Corporate Property</b></p> <p>GL gave an update about the following:</p> <p><b>Access control upgrade project underway and will run until mid-February</b></p> <p>Phase 1 – Main frame wiring</p> <ul style="list-style-type: none"> <li>This involves the running of new cables through the riser shafts within the corridors, throughout the basements, car park areas, bollards, security room and concierge desk.</li> </ul> <p>Phase 2 - Hardware and Software installation</p> <ul style="list-style-type: none"> <li>This includes a change of handset within each apartment, the renewal of the access control panel to the front entrance doors of each building, to the lifts, bike stores, bin stores and back of house areas.</li> </ul> <p>There will be periods when the system is offline completely while handsets are swapped over. Security will remain in place and an additional team member based in the management hub to verify visitors and contact residents to provide an additional layer of security and peace of mind. The Westminster team has been keeping residents informed.</p> <p>The bollards are included in the system upgrade so will remain inoperable until the switch over.</p>	

## 5.2 Update from R&R

### Success Stories

- Christmas and New Year holidays have been quiet, and no issues or Security concerns were reported by the Team who worked on these days.
- **Alba Square road sign** was reinstated at the entrance from Ebury Bridge Road on Monday 11th January

### 5.3 Contracts and Maintenance – Updates

Item	Update
Bollards	The repairs of the bollards will be completed together with the new access control installation – expected by latest on 20 <sup>th</sup> February 2026
Vital Energi	HIU and CIU systems (heating and cooling units within the apartments) inspection were conducted throughout the whole month of November. There are a few outstanding visits due to no access to the flats. The Team will rearrange the visits in due course
Fire door inspection	Communal fire door inspection was successfully carried out in November. Apartment fire doors inspection will take place starting from 26 <sup>th</sup> January. The Housing team have contacted all Mandeville residents to make them aware

Item	Update
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	<p>Parking Control</p> <p>Signage has been ordered and will need to be installed ahead of the service commencing. We expect this to be in place in the next few weeks.</p> <p><b>5.4 Security Update</b></p> <ul style="list-style-type: none"> <li>The internal lobby doors in both buildings are out of service. For the safety of all our residents, 24/7 Security staff is onsite at the entrance lobby of both buildings.</li> <li>Due to the current access control works, additional day and night concierge are in place to ensure that Security desks are covered at all times, and to assist all residents whilst the Intercom service is down. The Concierge has been provided with all residents contact to call them and announce their visitors before they can be sent to the apartment.</li> </ul> <p><b>5.5 Complaints &amp; Responses</b></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>Parcels and packages have been reported as missing from 2 residents in Mandeville. They both confirmed to have not used the MyRenzBoxes service and were encouraged to do so.</p> <p>VV asked if a MyRenzBox note can also be placed in the lift as amy be more visible than the notice board</p>	<p><b>Action</b>  <b>AT to increase notes MyRenz Box i.e. in the lifts and</b>  <b>WCC re-add into newsletter</b></p>
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Item	Commentary	Action
7.	<u>AOB</u>	

**7.1** LB asked if there were any items for rumour buster. EI replied that no items were raised by email before the meeting.

**7.2 Action Tracker – Repairs and Issues Noted**

Slide with updates status shown at the meeting. Key updates include:

- Work to the Doneraile back gate has been carried out so it is now working with fob accessed on closure. But automatic closing and opening to be resolved.
- The gap between the play area and Cheylesmore House has had a pillar installed to prevent ASB access.
- The sunken pavement behind Cheylesmore House was inspected. It required a wacker plate to level up the base of the pavement a new date will be provided for this work.
- Window Cleaning to Cheylesmore House took place before Christmas successfully.

**7.3 AOB.**

- Next meeting 3<sup>rd</sup> February.
- Converted flats for residents in Mandeville. Due to the cyber incident at the council, issuing of keys cannot take place. But this will be monitored to inform residents who are expected to move.
- LB raised a couple of individual rehousing cases that would be taking away from the meeting.
- GP – concerned he couldn't gain contact with Vital Energy regarding his maintenance check appointment. LH asked to come and visit us in the office tomorrow Wednesday to resolve the issue.
- AH – Asked who in the group is speaking on behalf of Doneraile. LH explained it's in the action tracker and Isaac Ho will continue to provide updates

**The next CPG meeting is on Tuesday 3 February, 6pm-8pm, at Ebury Edge Community Space**