

Ebury Bridge Community Partnership Group

02/12/2025

Held at Ebury Edge Community Hall

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

Item	Commentary	Action
1.	Welcome and Introductions LB welcomed CPG members and other attendees. A round of introductions took place. Apologies – ATs, MM, TD, CPr, JW, VV	

Item	Commentary	Action
2.	<p data-bbox="316 342 1209 421">2.1 Westminster Regeneration and Development/Housing Team</p> <p data-bbox="316 477 1209 645">LH and BA gave an overview of the Phase 2 Key Vision and Strategy / retail / community space . This was a request from the last CPG meeting for a presentation ahead of the Phase Two works.</p> <p data-bbox="316 701 563 734">Stage 2 Key facts</p> <ul data-bbox="363 745 1209 1921" style="list-style-type: none"> <li data-bbox="363 745 1209 880">• Architecturally – precast / terracotta tiles throughout / Gradient gradually changes from shades of green/orange from south to North <li data-bbox="363 936 1209 1059">• Podium designs – Are based on similar designs to phase 1 with seating areas and are for communal use by residents of the building. <li data-bbox="363 1115 1209 1283">• Main squares – focal/ central square which the concierge office in Sutherland faces now. This will become an opportunity for event space, seating areas and for retail to use for outdoor seating. <li data-bbox="363 1339 1209 1462">• North square – mirrors the existing square in phase 1 in terms of vehicle access entrance. Small play areas for 4-11 year olds are also part of this square. <li data-bbox="363 1518 1209 1697">• There will be improved access from the northern square from Ebury Bridge. This entrance point is known as the ‘Northern Gateway’ and planting will provide a barrier to neighbouring buildings such as 1 Ebury. <li data-bbox="363 1753 1209 1921">• Tree and planting – There will 270 across whole scheme, each square includes a specification of planting around seasonal colours. This means there will a graduation and transition of colour throughout Ebury’s squares. 	

Item	Commentary	Action
3.	<p>3.1 McLaren</p> <p><i>The presented slides are shared with the minutes</i></p> <p>ZC gave a brief overview about the Pre Construction works, Community Engagement and Social Value activities completed so far and ongoing:</p> <ul style="list-style-type: none"> • Design Stage 3 / Stage 4 New Building Control – Approval • Building Safety Regulator – Statutory period 12 weeks / but realistically 24 weeks • Plan is to start enabling works in February (cabins, temporary works, hoarding, boundaries) • Main work in August (actual building works) <p>BA added that Cabinet Approval is expected middle of December to agree the main contract for phase Two.</p> <p>3.3 MN gave an end-of-year-round up presentation about Social Value:</p> <p>Over 60 hours of volunteering</p> <ul style="list-style-type: none"> • The Abbey Centre • Carly’s Angels • Pimlico Toy Library • St Vincent’s Family Centre • Languages Café <p>Contributions to the Christmas events & Edge Fest</p> <p>Met with local schools</p> <ul style="list-style-type: none"> • Pimlico Academy • St Barnabas • Ada Digital College • Westminster Kingsway College • City of Westminster College 	

Advertised for a Business Support & Admin apprentice
Raised over £500 for The Passage

Events – Meet the Team, coffee mornings

- RL gave a presentation about Phase 2 design buildings and on the themes of public squares / M&E / Sustainability Roofs
- The presentation was to provide further insight into phase two for residents following McLaren's completion of design work ahead of the main contract announcement and enabling works for phase 2.

3.4 Overall Development

- The Ebury Bridge Estate regeneration encompasses nine blocks, all of which are part of the development.
- Phase 2 includes blocks 1, 2, 3, 5, and 6, which will provide 334 new homes, with 70% designated as affordable tenures, and over 10% designed for wheelchair users.
- Phase 2 will feature 350m² of office space, 901m² of retail space, and enhanced landscaping in the surrounding area.
- The proposed tenure distribution includes one market-oriented high-rise tower block (block 5), one affordable-focused high-rise block (block 6), and three affordable-led low-rise blocks (blocks 1, 2, and 3).
- There have been approx. 2500 drawings per each block required for the Gateway 2 submissions.

3.5 Theme 1 Architecture

What's different to Phase 1?

- Each core has two staircases serving each floor, each with an alternative means of escape.
- The Design out Crime officer has stated that meet and greet is not permitted.
- Lift destination will be controlled by the resident.

- Secure by Design certification is being sought.
- Phase 2 now benefits from having ten disabled parking bays between buildings 5 and 6.
- The drawing also shows 8.0m distance from 1 Ebury and Building 1



This drawing shows the site wide ground floor level of phase 2.

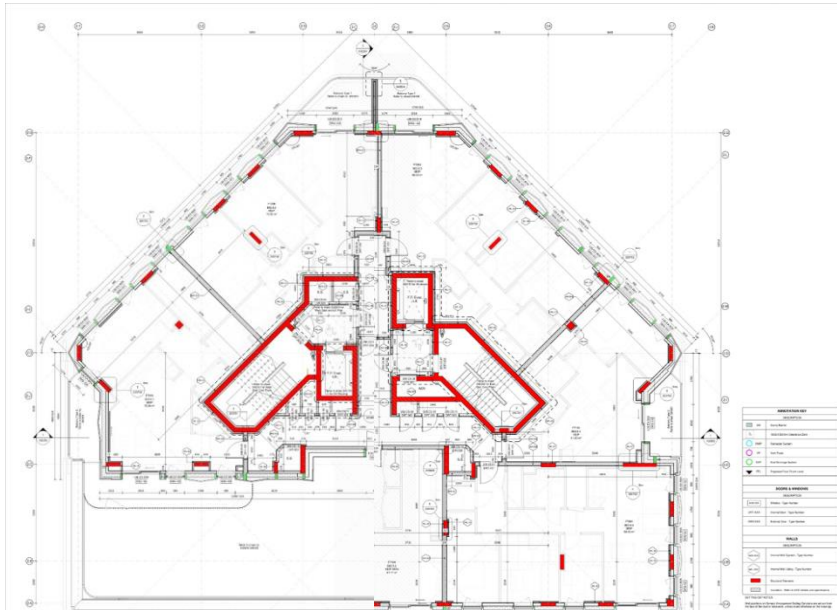
Building 6

- Fundamentally the same as Building 05 as per the developments design code.
- The smoke extract system relies on drawing natural air in from the roof, then mechanically extracting back to the roof within separate smoke shafts.
- Both lifts are dual firefighting and evacuation lifts.
- All areas apart from the stair cores will benefit from having sprinklers.
- The introduction of, and compliance with BS9991-2024 ensures the buildings meet all current statutory requirements.

Building 2 Floor 5

- This Building 02 level 05 General Arrangement drawing shows how through the design development and incorporation of BS 9991 2024, the scheme benefits from having two staircases, sterile lift lobbies and two lifts.

- This level also shows the podium area designated for residents use.
- The overall apartment sizes have increased slightly from those issued within the RMA. These changes have been covered by the submittal of and subsequent planning approval of an NMA- Non-Material Amendment.



General arrangement drawing building 2

The external facades Building 5 and 6

- The external façade for buildings 05 and 06 replicates the style and materiality of buildings 6 and 7 in Phase 1.

External facades Building 1, 2 and 3

- The external façade for buildings 01,02 and 03 departs from the style of the existing buildings and introduces a brick façade element.

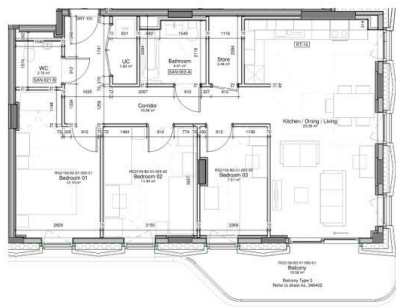


CGI of the low rise buildings facing Ebury Bridge Road

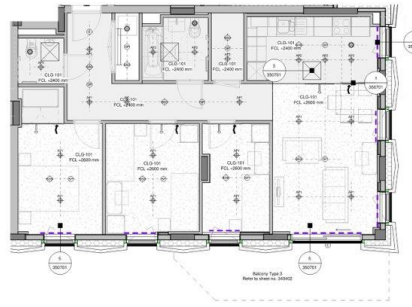
3D drawings and example layout information

The current stage of drawing will develop to the next design stage and will include the integration of subcontractor drawings.

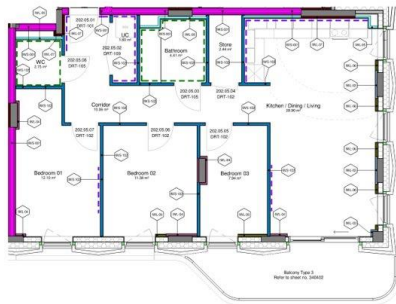
All the information produced on a drawing comes from a 3D model, which ensures that all designers are working from the same 'base' information. Example layouts are shown below:



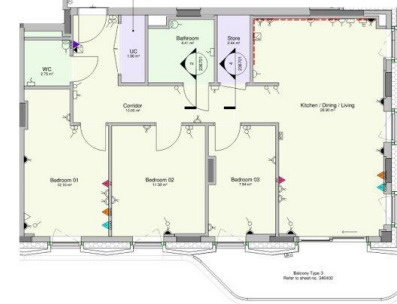
1 Apartment Floor Plan
1:100



2 Reflected Ceiling Plan
1:100



3 Wall and Door Plan
1:100



4 Floor Finish/Small Power Plan
1:100

3.6 Mechanical and Electrical

- All of the pipework and duct routes are coordinated and pass through the clash detection software to ensure that dimensionally especially the specified equipment can fit without clashing.
- Differences from Phase 1 are:
 1. Water meters are located within the risers.
 2. Service routing within the ceiling voids do not cross the protected lift corridors.

AH asked about the location of sockets if it will be the same as phase 1 – this was confirmed by the team.

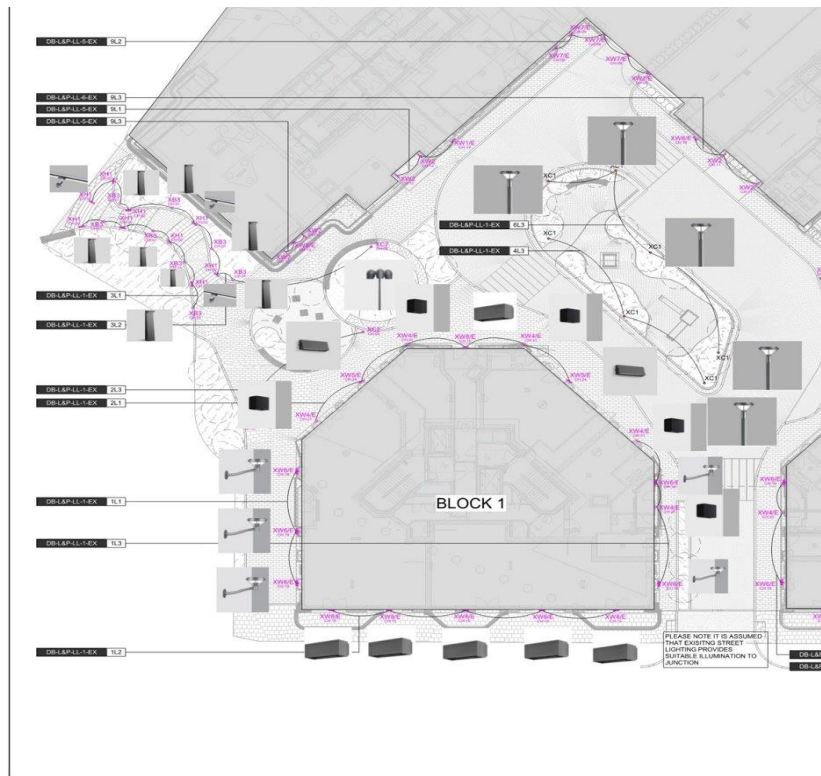
GP asked if phase two will run on the same energy system as phase one, RL replied that the Ground Source Heat Pump (GSHP) is and will be servicing the wider development. All buildings are also served by back up air source heat pumps.

3.7 Roofs & Solar Panels

- Air Source Heat Pumps are sound attenuated and are screened from view.
- Solar (PV) panels are installed across the phase two buildings

3.8 Landscaping

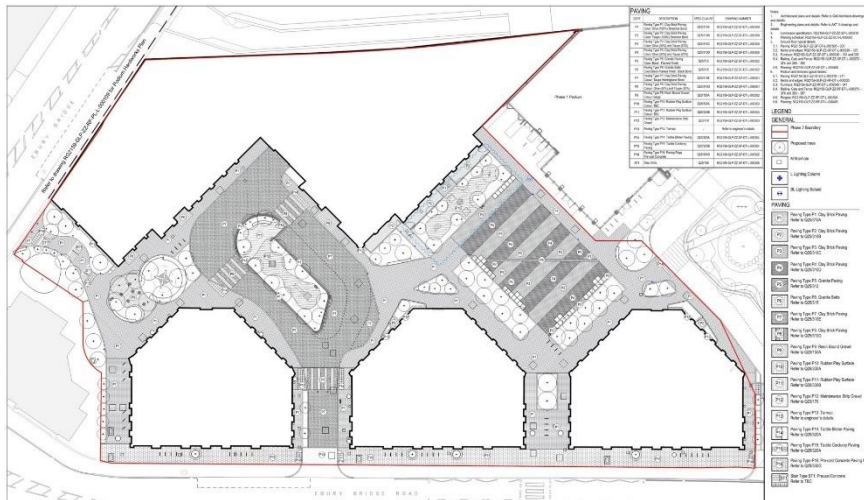
- The sketch below shows the level of external lighting around building 01, which is replicated across building 02 and 03, 05, 06
- Calculated lighting levels ensure the development has adequate lighting.
- IM asks about the brightness of external lighting
- ZC replied that brightness is calculated to prevent glares into people's apartments, whilst still sufficient for safety purposes



External lighting drawing



Sketch showing the distribution of trees and greening in Phase Two



Sketch showing the paving types of Phase Two

AH asked what's the distance between – RL replied B1 – B2 – B3 / 10.5, m distance

Item	Commentary	Action
4.	<p>4.1 WCC New Housing Strategy</p> <ul style="list-style-type: none"> ● CH gave a presentation about the 2026-2031 Housing Strategy that is currently open for consultation ● It contains information about the council's housing policies and priorities. ● The Housing Strategy sets out five priorities: <ol style="list-style-type: none"> 1. Supplying the homes that Westminster needs and increasing the supply fo social rent homes 2.Preventing homelessness and rough sleeping 3.Providing good quality and well managed homes for our tenants and leaseholders 4. Ensuring a well run, well managed and good quality private rented sector 5. Working together to make homes and housing services fit for the future. ● Consultation is now live on Commonplace from 10 November until 21 December. More information and the survey can be completed at https://housingstrategy.commonplace.is/ 	

	<p>4.2 SK and IM said that there are many empty properties i.e., Chelsea Barracks, and asked if we are (as council) tackling those, and the time taken to deliver?</p> <p>CH replied that the council has Limited power when it comes to this type of developments.</p> <p>LH and CH replied that once the planning application is agreed, each planning application has a time frame, otherwise you'd have to reapply. Chelsea Barracks recently underwent consultation on phase 5 of the Masterplan and have submitted an application.</p>	
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5.	<p><u>Estate Management</u></p> <p>5.1 Update from Corporate Property</p> <p>GL gave an update about the following:</p> <ul style="list-style-type: none"> • 'Refresh' program is ending – further lift corner protection will be installed to protect these areas • Bi-weekly defects meeting with Bouygues • Retender project: • S20 Notice of Proposals issued to Qualifying Leaseholders concluded on Monday 1st December • Rendall and Rittner has been awarded the contract and will enter a new contract from 13th December 2025 <p>5.2 Update from R&R</p> <ul style="list-style-type: none"> • 16ft Christmas tree with lights was installed on 24th November • On 26th November, the Estate Manager with the assistance of Conductor team met as many Residents as possible in both Sutherland and Mandeville building to provide further information on how to dispose of rubbish and recycling, providing waste food bags and food caddies to those residents who didn't have them. • Mandeville car park remote controls for residents with parking permit have been programmed and issued to all Residents 	

5.3 Contracts and Maintenance – Updates

Item	Update
Bollards	Contractors attended in November to complete repairs on the bollards. The bollards operation could not be reinstated; further investigation is required.
Window Cleaning	The BMU training for window cleaner was arranged for the 17 th November and 18 th November. Due to delays in receiving the necessary risk assessments before works could be approved, the visit was cancelled. New dates will be scheduled and confirmed as soon as possible.
Parking Control	Signage has been ordered and will need to be installed ahead of the service commencing. We expect this to be in place before Christmas.
Vital Energi	HIU and CIU systems (heating and cooling units within the apartments) inspection has been scheduled and conducted throughout the whole month of November. The engineer is completing a few remaining flats in Mandeville.
Fire door inspection	Communal fire door inspection was successfully carried out in November.

5.4 Security Update

- The internal lobby doors in both buildings are out of service. For the safety of all our residents, 24/7 Security staff is on site at the entrance lobby of both buildings.

	<ul style="list-style-type: none"> • A resident has raised a concern with a delivery driver’s behaviour whilst making a food delivery. We are satisfied that the security staff member verified the delivery and provided access to the driver however the behaviour of the individual has been reported to the delivery company, and a request has been made for him not to be permitted on site again. <p>5.5 Complaints & Responses</p> <p>5.6 LH and BA gave an overview of the upcoming works and tests that will take place in the new year, appointments with residents will need to be booked and residents have been written to.</p> <ul style="list-style-type: none"> • Access control upgrades in both in Mandeville and Sutherland • Handsets each apartment and issuing of new fobs • Appointments over the following months from Jan to Feb • GP asked if service charge will be affected by this • BA replied no, that’s under the 2-year guarantee – so no cost to the residents through their service charge. • Water pressure testing will also take place for each of the flats as in communicated in the letter. 	
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Item	Commentary	Action
6.	<p>6.1 1H – Overview Estate and Engagement teams</p> <p>6.2 Resident engagement</p> <ul style="list-style-type: none"> • IH presented the key functions and overview of the resident engagement team and how they can support residents at Doneraile. <p>6.3 Housing services</p> <ul style="list-style-type: none"> • Key People–Isaac Ho (Engagement Officer – Housing Services & Resident Engagement), Laura Seymour (Housing Team Manager, Marina Valente (Housing Officer), Stefano Argilos (Housing Officer) • Stefano is the Housing Officer for Ebury 	

- AH asked about how temporary are the temporary accommodation residents in Ebury – LS replied that it depends on the accommodation and other factors, at Doneraile TA residents have moved in on a longer term basis until Doneraile is due to be demolished. Letters we're distributed to all residents to update on Temporary Accommodation residents in Doneraile.
- CP added that it feels there is no one taking responsibility from WCC for Doneraile House issues.
- The Housing services team will be taking away the issues raised and plan future engagement and meetings separate to that of the CPG.

Residents' Engagement and Community Researchers at Doneraile House

- IH gave an overview of the engagement done on Monday 24 November – (Community Researchers are trained residents). A pop up and door knocking was done around Housing Matters that have arisen at Doneraile but also on Social Value.
- Responsibilities of the team include housing officers supporting matters related to tenancy and lease, and estate wide matters that arise to be dealt with. Estate services support overseeing the communal areas and assets of the estate, and the resident engagement team ensure these services are being delivered and support activities such as help creating resident associations.

6.4 AH asked how this is going to help us at Doneraile House?

- BA replied that these monthly meetings are helpful, but separate meetings and engagement dedicated to Doneraile given the specific situation should be needed and why members of Housing Services have attending this meeting to discuss.
- AH raised her concerns about repair work to her home in Doneraile House and the formal complaint that has been raised in relation to this work and the receiving of a carried out asbestos report. BA and LH asked that this separately

	discussed and that her formal complaint has been received and will be responded to.	
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Item	Commentary	Action
7.	<p>AOB</p> <p>7.1 LB asked if there were any items for rumour buster. EI replied that no items were raised by email before the meeting.</p> <p>7.2 Action Tracker – Repairs and Issues Noted</p> <p>Slide with updates status shown at the meeting. Key updates include:</p> <ul style="list-style-type: none"> • Work to the Doneraile back gate has been carried out so it is now works 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. • LH and IM are discussing and arranging window cleaning to take place at Cheylesmore House outside of the meeting. <p>7.3 Next meeting agreed to be second week of January (13th) to allow return for members and staff after the Christmas break</p>	

The next CPG meeting is on Tuesday 13 January, 6pm-8pm, at Ebury Edge Community Space