

Ebury Bridge Community Partnership Group

3/03/2026

Held at Ebury Edge Community Hall

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

Item	Commentary	Action
1.	<u>1.1 Welcome and Introductions</u> LB welcomed CPG members and other attendees. A round of introductions took place. Apologies – TD, CCS, ATs, AH, AA	

	<p>Terms of Reference – A reminder for remaining signatories to be collected</p> <p>LH introduced JN – Development Manager from Westminster City, leading the Enabling Works up until Brian Arscott, Westminster delivery lead, will be coming back for the next delivery phase.</p>	
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Item	Commentary	Action
2.	<p>2.1 McLaren</p> <p>The presentation slides will be shared with the minutes.</p> <p>The slides provided an overview of how the team will be reporting their updates at CPG for future meetings, including progress on site and updates from different team members or subcontractors.</p> <p>ZC provided an overview of the enabling works and upcoming activities, including the Enabling works that have been presented to the CPG.</p> <p>2.2 Enabling Works Programme</p> <p>Key upcoming and ongoing activities (subject to approvals, weather, deliveries):</p> <ul style="list-style-type: none"> - Welfare compound established (Feb). - Eastern boundary wall demolition & sheet piling (from 9 March). - Hoarding relocation & basement wall demolition (early March). - Canal wall removal (from 23 March). - Piling platform setup (April). - Zebra crossing relocation (from late April). - Sewer service connections (May). - Welfare foundations & footpaths (May). - Site access road construction (June). <p>The first three items have now been completed.</p>	

	<p>2.3 Dominic Holmes – Environmental Advisor, McLaren</p> <p>DH gave an overview of the monitoring activities and environmental agreements in place.</p> <ul style="list-style-type: none"> - S61 Agreed with WCC - Monitoring receptors for dust and noise - Agreed working hours weekdays 8am-6pm - Saturday 8am-1pm - 8 monitoring stations that will collect data 24h/7. - In the unlikely event of breach – the team will be contacted and place mitigation in place. <p>The below working methodologies are in place that McLaren have worked with Environmental specialists to identify best practices and put measures in place to reduce environmental impact:</p> <ul style="list-style-type: none"> - Acoustic enclosures for cutting works. - Electric-powered equipment used where possible. - Hydraulic pile cropping techniques. - Dust suppression (damping down). - Covered wagons for material removal. - Compliance with NRMM (emissions standards). <p>2.4 Noise, Vibration & Dust (NVD)</p> <ul style="list-style-type: none"> - Monitoring levels agreed with Westminster Council. - Monitoring locations established at different points of the estate - Noise & dust - Vibration <p>ATs – How quickly can these be resolved in case of a breach? ZC-DH – Almost immediately, within 30 mins or so. The team immediately gets notified by the system.</p> <p>LH – We will share Decibel tables restrictions in response to what the agreed levels are.</p> <p>2.5 Complaints</p>	<p>Action – McLaren to share Decibel table restrictions</p>
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	<p>There are no current complaints received by the team, but there will be ongoing tracking of:</p> <ul style="list-style-type: none"> • Calls and emails • Complaints • Compliments <p>McLaren reviewing and responding to all feedback.</p> <p>2.6 Community Engagement by McLaren</p> <ul style="list-style-type: none"> - Installation of outdoor site noticeboards will take place - February Newsletter shared - Drop-ins from 4th March every Weds from 2pm to 4pm <p>2.7 Social Value Activities</p> <p>Support for Carly’s Angels</p> <ul style="list-style-type: none"> • Sustainability mentoring sessions. • Garden clearance for Ofsted inspection. • Volunteering sessions with the Pimlico Toy Library. <p>Education & Outreach</p> <ul style="list-style-type: none"> • Westminster Kingsway College visits (March, further site visit to Ebury expected in April). • Green Living Lab event at Pimlico Library (11 March). <p>St Barnabas School</p> <ul style="list-style-type: none"> • Visit to take place with the school on construction, with a Year 6 site visit • Proposals for a mural artwork • A “Name the crane” competition has been suggested with involvement from the school 	
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Item	Commentary	Action
3.	<p>3.1 Westminster Regeneration and Development / Housing Team</p> <p>LH and JN provided an overview of the contract approval stages:</p> <ul style="list-style-type: none"> • Ebury Life Update Newsletter • Enabling Works – Currently remain on track • Approvals have been made for the footpath alteration, and the closure will take place, so that the Ebury Bridge footpath will be closed from early March. 	

Item	Commentary	Action
4.	<p>4.1 Doneraile House Update IH provided an overview of the works completed and the ones currently in progress at Doneraile House presented in the specific ongoing item tracker.</p> <p>4.2 Works Programme / Timeline Carried out Block Inspection</p> <p>A Block Inspection was carried out on 16th February 2026 with Housing Management, Estate Services, and Repairs present.</p> <p>4.3 Progressing Solutions Repairs are being or planned to be carried out in communal areas, addressing ASB cases, and making improvements on communications.</p> <p>4.4 Letter to Residents The resident engagement team from the Council’s Resident Services wrote all Doneraile residents on 13th February with updates on block management, resident engagement, and communal guidance.</p> <p>4.5 Forming Residents Group Forming a small Residents Group for Doneraile House to work with the Council to strengthen the management of the Block. Stefano and Christopher – From Housing and From Estate services, Ian from Repairs team. Currently no residents have come forward to join the group, but the team will keep promoting and posters have been put up around the Doneraile block.</p> <p>4.6 In Progress/Decisions The following future block inspection dates were confirmed:</p> <ul style="list-style-type: none"> • Monday 15 June 2026 • Monday 14 September 2026 • Monday 14 December 2026 <p>4.7 Key contacts</p>	

- Stefano Argiolas (Housing Officer)
sargiolas@westminster.gov.uk; or visit the South Area Service Centre at 137 Lupus Street SW1V 3HE
- Repairs & Complaints: 0800 358 3783 or
housing.enquiries@westminster.gov.uk.
- Anti-social Behaviour: Report it via
www.westminster.gov.uk/form/-anti-social-behaviour
- Illegal Parking: Report it via
www.westminster.gov.uk/report-it (Home page > Report It > Illegally parked vehicles).
- Resident Engagement: Isaac Ho (Resident Engagement Officer) at iho@westminster.gov.uk; or the team inbox at residentengagement@westminster.gov.uk

4.9 Gas Emergency Gas Works

There had been some emergency Cadent Gas works where areas were fenced off. It was noted the team is not always notified when emergency works have to take place, but the area is now fully secure.

4.10 General Feedback

AH reported that overall feedback from residents has been very positive.

4.11 Issues Raised

Lift Damage

- Reports of repeated damage to the lift, believed to be caused by someone kicking it. Incidents are occurring mainly over weekends.

Anti-Social Behaviour (ASB)

- IM noted similar ASB issues also occurring in Cheylesmore.
- AH reported incidents of violent behaviour on the estate.
- Some residents have expressed fear about leaving their flats.

Power Cuts

- Multiple power outages (approximately 5–6 incidents) affecting individual flats and sometimes the entire building.

	<ul style="list-style-type: none"> - Outages typically last around one hour. <p>Disturbances to Residents</p> <ul style="list-style-type: none"> - Reports of individuals knocking on residents' doors at 3am, 4am, and 6am, asking them to move their cars. <p>Parking Issues</p> <ul style="list-style-type: none"> - Ongoing concerns regarding parking, including issues around the Gerda Gate area. - Discussion around the presence/role of parking marshals. <p>These issued will continued to be tracked and progressed in the Doneraile House Resident Engagement Update Tracker</p>	
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Item	Commentary	Action		
5.	<p>5.1 Estate Management</p> <p>Key updates</p> <ul style="list-style-type: none"> •Access control upgrade project is near conclusion. Intercom upgrade has been completed. Internal door works are to be concluded by mid-March. Additional staff will continue to be visible on site until it is resolved. •Service charge budget being prepared for 2026/2027 year <p>AT provided an overview of management updates: Success stories from recent works were shared.</p> <p>5.2 Bollards</p> <p>The bollards are now in operation reestablishing control on vehicles' access. A speed hump was installed to ensure drivers reduce speed before approaching the bollards.</p> <p>5.4 Access control and CCTV</p> <p>GP and VV – reported issues with the new intercom system. Anna and LH/EI to visit the following day to Georges' and Viviane's flat to check and try the door system.</p> <p>5.5 Estate Updates</p> <table border="1" style="width: 100%; background-color: #00568c; color: white;"> <tr> <td style="width: 30%;">Item</td> <td>Update</td> </tr> </table>	Item	Update	<p>Action - Anna to visit GP and VV with engineer</p>
Item	Update			

Hoarding lighting	Hoarding lights along the right-hand side of Mandeville Apartments are not functioning – potential power supply issue which is being investigated.
Window cleaning	External inaccessible glazing will be cleaned on 12 th March for Mandeville and 13 th March for Sutherland via the Building Maintenance Unit (BMU) cradle. The training was completed in February; the service will be carried out twice a year.

Estate Updates

Item	Update
Moving of hoarding	The hoarding leading to the Management Hub will be moving outwards, encapsulating the flower bed to the left of the entrance. The plants have been relocated within the existing development. McLaren will relocate the trees. The hoarding is due to move early March.



5.6 Security Updates

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.

	<p>5.7 Complaints and Responses</p> <p>Residents are advised of the appropriate routes to make informal and formal complaints and provide feedback at the point of moving in.</p>	
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6.	<p><u>AOB</u></p> <p>6.1 LB asked if there were any items for rumour buster. EI replied that no items were raised by email before the meeting.</p> <p>Action Tracker – Tracker items</p>	

The next CPG meeting is on Tuesday 7 April, 6pm-8pm, at Ebury Edge Community Space