

Ebury Bridge Community Futures Group – Meeting 13

22nd May 2018, 6.30pm – 8.30pm

Regeneration Base, 15 – 19 Ebury Bridge Road, Ebury Bridge Estate

MEMBERS ATTENDANCE:

- Theresa Wickham [TW] Chair
- Mohammed Eisa [ME]
- Rachel Riley [RR]
- Sheila Martin [SM]
- Fiona Quick [FQ]
- Charlotte Pragnell [CP] - via phone
- Stephen Rusbridge [SR]
- Yolande Gaston [YG]
- Mike Smith [MS]
- Laura Buttigieg [LBu]

APOLOGIES:

- Waleed Shaath [WS]
- Tammy Dowdall [TD]
- Jodie McCarthy-Mills [JMM] – Senior Regeneration Project Manager

WCC OFFICERS AND CONSULTANTS:

- Martin Crank [MC] – Communications and Engagement Manager
- Gelina Menville [GM] – Ebury Bridge Community Engagement Team
- Ian Simpson [IS] – First Call Housing (Independent Resident Advisor)
- Councillor Rachael Robathan [CRR] – Cabinet Member Finance, Property & Regeneration

NOTES: *This document provides a summary of the discussions which took place during the meeting including questions and respective responses that were raised during the session.*

1. Welcome and Introductions from Chair

TW opened the meeting by welcoming everybody and provided introductions. As well as welcoming Councillor Rachel Robathan to the 13th CFG meeting.

2. Notes of last meeting & Matters Arising

Minutes were distributed and reviewed page by page for amendments before being agreed. All amendments will be made before being published.

RR – TD was upset with the way the CFG was mentioned in the letter that went out on the 14th stating “CFG have played a key role in shaping”

MS – Informed the CET about a household in Doneraile who does not want any more correspondence sent to them nor to engage with the team about Regeneration. The address has been noted. MS agreed to share the latest information with them.

SM – Gates are still being left open with cars are accessing the estate without permission – GM provide an update from CWH about the Gurda key. **ACTION:** MC to raise with CWH to implement parking enforcement, as gate repair won't stop people being able to buy the keys online.

3. Action Points

MS – Will be given a pram shed to relocate his items.

TW - Asked if anyone wanted to volunteer to help MS with Help the Homeless. Any volunteers should get in touch with MS at the Lodge on Mondays, Wednesdays and Fridays.

TW – Asked RR if she could help in assisting with getting CWH to finish the painting of the pram sheds

TW – Confirmed 18th July will be the last meeting. No other meeting will be held until September, where they will continue once a month.

RR – Is the dedicated CWH resource, based at the Regeneration Base being recharged back to leaseholders? CRR confirmed that this additional resource was not being recharged to leaseholders.

SM – Hillersdon House utility and electric boxes exposed. CWH are not responsible for these but are looking into this across the estate. SM highlighted an electrical box hanging off the wall in the Hillersdon stairwell. **Action:** GM to raise with NW to investigate and resolve.

4. Project Updates

MC started off by introducing the preferred scenario Brochure to the CFG and explained the content within.

MC – Letters issued last week informing residents of preferred scenario number 7

MC – CET visited vulnerable and elderly residents to provide addition support and information regarding preferred scenario.

MC – 6 weeks of consultations to take place as well as keeping regeneration office open until 7pm on Tuesdays, Wednesdays and Thursday to enable residents to come in to speak to the team

MC – Brochure talks through the last 10 months of CET work as well as the transparent approach the council has taken to select a preferred scenario. Key pledges made clear to everyone from the outset of the project, for example the right to return which will ensure the community stays together.

MC - Design must comply with the Disability Discrimination Act and be DDA compliant. Residents have complained about the poor routes through the estate and not having level access into the block. One resident is having to go around the back of the block to enter as there is no step free access through the main entrance

MC - CFG to be part of the procurement process in selecting contractor as well as influencing sustainability aspects.

RR – “Like for like” for leaseholders to be mentioned and upheld in the community charter as per conversation in the early stages of the process with a senior Council Officer.

FQ – Community charter to be mentioned in the latest newsletter, to explain what it is and it’s purpose to all residents, as they may not all be familiar with such a document. MC confirmed a summary of brochure will incorporate an explanation on the community charter.

MS – Wildlife pond to be retained under community charter. MC reassured the group that any design will re-provide the community gardens as they have always been recognised as a valuable community asset.

5. Resident Association Update

RR - email sent by TW which asked the CFG to come up with ideas to connect with more residents and signpost them to the Regeneration Base.

RR - are keen to work alongside Regeneration team, WCC and the CFG for the benefit of all residents and to provide a long-term resident led body that will continue to support the interests of the community long after the regeneration has been completed.

TW as independent Chair of the CFG is happy to attend the RA meeting to help answer questions and provide an update on the work of the CFG. TW is completely independent and doesn't work for the Council.

FQ volunteered to be the resident representative of the CFG at TRA meetings

SM – After Community Engagement Team (CET) has gone and the regeneration works have been completed, what then? This is why it is so important to bolster and strengthen community now and get active participation in wider community groups.

RR - Youth club to be used as a meeting space for TRA resident's meetings – GM informed the group that Edgson House has some health and safety issues which need to be resolved before the space can be used by the public

CRR – Apologised for having to leave the meeting early but praised the CFG for their commitment to the group and their input and influence into the process on behalf of their wider community. CRR mentioned consultation fatigue and importance of keeping engagement process strong and consistent.

6. Community Charter – Broad principals

MC went through a presentation outlining an initial structure to the topics the charter might include.

Each slide was discussed in turn.

RR – How detailed will this Charter be? MC general headline points can be made

Rehousing section to be included in the charter. Tenants and leaseholders offer needs to be spelt out and committed to.

Leaseholder choice of new home is important, especially as location within the estate and floor level within the block is very important to some leaseholders and part of the reason why they initially chose to buy the homes they did.

Tenants choice in moving with neighbours to maintain existing relationships, and community connections.

Developing a Retail Strategy is important to review current and future needs/requirements of the residents from the retail units. This would include exploring a right to return for retailers and seeing what assistance they might require during any disruptions - such as additional signage (and signposting) to ensure that they remain visible throughout the process.

MS mentioned the potential for a rent-free period to support the businesses during the transition.

Standard of finish for all new homes to be same regardless of tenure, including space standards

LBU states it's important that any new retail units complements, not competes with existing Ebury Shops.

Local independent shops are important. What is being included on the Barracks site to ensure no duplication.

Working draft of Community Charter to be submitted with cabinet report. This will be a resident owned document and provides the channel by which the CFG will hold both WCC and any procured delivery partner, to account.

A community session on the Charter will take place on 18th June. All residents will be invited to provide feedback on this.

TW asked the group to have a think about ways of working with residents to get them involved and bring ideas for discussion at the next meeting.

7. AOB

8. Date of next meeting

Wednesday 6th June – 630pm start