

Ebury Bridge Community Futures Group – Meeting 22

5th March 2019, 6.30pm – 8.30pm

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

Members Attendance:

- Charlotte Pragnell [CP] via Skype
- Mohammed Eisa [ME]
- Mike Smith [MS]
- Yolanda Gaston [YG]
- Fiona Quick [FQ]
- Stephen Rushbridge [SR]
- George Panayioudou [GP]
- Sheila Martin [SM]

Apologies:

- Laura Buttigieg [LBu]
- Tammy Dowdall [TD]

WCC Officers and Consultants:

- Tom McGregor [TMC] – Chairperson
- David Thompson [DT] – Ebury Bridge Project Director
- Gelina Menville [GM] – Ebury Bridge Community Engagement Team
- Louie Blair – First Call Housing (Independent Resident Advisor)
- John Wilman [JW] – Housing Development Project Manager
- Martin Crank [MC] – Communications and Engagement Manager
- Samuel Walker [SW] – Communications and Engagement Executive (Meeting notes)
- Richard Hyams [RH] - Design Lead (A-Studio)
- Pamela Jackson [PJ] – Project Manager

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, action points and key decisions.*

1. Welcome

TMC introduced the meeting. Notes of the last meeting have previously been sent round and agreed for publication.

2. Action list

Red and amber issues from the action list were raised for discussion. DT explained there will be a change from the handyman fitting the meter boxes (with a transparent screen) and will now be fitted by contractors. Better price than originally quoted to CWH.

TMC raised having a CWH colleague in attendance for next meeting.

ACTION: Kevin Dey - CityWest Officer, to be invited to attend future meetings [GM]

Profile of CFG members to be created for residents to contact, as some members prefer not to have their photographs taken, it was suggested names and a short bio on a CFG noticeboard in the Regeneration Base. Bio to include details of their membership, their interests and their hopes for the estate. Agreed by CFG.

ACTION: CFG bios to be written up with each member and a dedicated CFG noticeboard to be installed at Regen Base [MC]

3. Matters arising

None.

4. Rumour buster

The CFG confirmed that they had not heard any new rumours or misinformation since the last meeting. However, a number of estate management issues were raised.

- MS raised concerns around drug dealing near sheds/football pitch.
MC stated that the CWH ASB team are aware of issue, as is PC John Donaldson. We are looking to secure more blocks and areas, as Edgson comes down it will open out space. GP pointed out this typically happens where there are concealed areas. MC meet with David Cotterill (CWH) considering increasing strength of the existing lighting and potentially adding in addition in key spot across the estate. Any additional lighting will be done in consultation with residents.
ACTION: Review of lighting around the estate to be carried out, and additional lighting agreed [CWH/MC]
- YG raised concerns about homeless squatters in and around Bridge House, including one pitching a tent. Also, a lot of noise from motorbikes and dealing/smoking of drugs within the block on the unoccupied floors and stairwell.
DT explained low level lighting is issue once improved will give more exposure in these areas of the estate currently poorly lit.
ACTION: CWH to map areas of the estate where ASB is issue and put together a plan of action [CWH/GM]
- SR added the phone box outside of Edgson House continues to be an issue for dealing and taking drugs and has been ongoing for the last 10 years at all times of the day and night.
ACTION: Use of phone box to be investigated [Police/GM]
- SM expressed concern estate vehicular entrance gate is regularly being broken and left open. It was left open again over the weekend and MS was called to lock it back again.
ACTION: Gate to be monitored for unauthorised access [CWH/GM]

5. Project update

Method statement for Edgson House works

MC explained Syd Bishop are onsite and have now setup a perimeter, polythene wrap that will cover Edgson. Once complete, mini diggers will be craned onto the roof and work to deconstruct the block will commence floor by floor. Syd Bishop Ltd have an environmental management plan, risk/method statement and traffic management plans in place – there is a lot of information around when HGVs will enter through Ebury Bridge Road.

SM asked if construction traffic will enter onto the actual estate itself? MC construction traffic is not expected to enter the estate or use the estate access roads. The site entrance is through the Edgson/Cheylesmore gate.

MC added, Syd Bishop have clear commitments to control/mitigate noise, minimise dust and HGV traffic to and from the site. A time lapse camera has also been fitted at the top of Hillersdon to

capture the works. A link will be added to the website for interested residents, including those living away from the estate, to what the progress of this work.

ACTION: Circulate Syd Bishop documentation in relation to controls and method statement [MC]

ACTION: Map of how HGV vehicles will enter and exit site to be shared with residents in a newsletter and brought the next CFG [AD/MC]

Communicating Vacant Possession (VP) dates/Phase 1 updates

GM updated the CFG with news the date for vacant possession has been further revised since the last update to CFG. Phase 1 is now expected to be cleared for October 2019. It was explained that the majority of tenants in phase 1 have either moved or have accepted offers to move offsite and have completed pre-signups.

Also, when starting the work to bring down Edgson House it soon become clear that more time is required for demolition contractor to begin enabling works, months before they can be ready to bring down the block. Phase 1 will include Wellesley, Wainwright, Edgson, Hillersdon and Dalton. The Relocations Team are working with the remaining secure tenants in phase 1 to find suitable offers of alternative accommodation.

CP questioned the need for this change. DT explained that as great progress has been made with the rehousing in phase 1 and in order to start the enabling works sooner than originally anticipated. Whilst it is likely that the enabling works won't be started on all the blocks at the same, this work will need to begin in October and will take a few months for each block.

GP asked how many households still in Phase 1 blocks? DT Approximately 15 households in total, 9 of whom are secure (of which 4 are in the process of moving).

LB was concerned about the supply of suitable homes for specialist needs of the Wainwright tenants and asked how will this be resolved? DT Some households have been waiting for a date by which they are required to move to make their rehousing decision.

We will shortly be publishing dates and we want to invite all phase 1 households to a personal meeting to discuss their options. This will also ensure that those secure tenants without a current offer, will now work with the rehousing team in a more focused way.

Will appreciate some households have complex needs, making delivery challenging, but the rehousing team have been working with them for some time and understand their preferences for rehousing. GM stressed that the relocations team will now do everything within their power and within the policy to secure offers of accommodation for those in phase 1.

ACTION: Invite all phase 1 households to a personal one to one meeting to discussion VP dates their rehousing choices.

GP asked if new flats had been secured for tenants? DT Yes, the Cabinet Member agreed the procurement and delivery of Phase 1. We expect to be in a position to share this information in the next 1-2 weeks.

GP Will those tenants in phase 1 be coming back? GM confirmed that this is a matter of personal choice. Some have opted to move permanently, and others will be coming back to their new home once it is built.

FQ asked, given Phase 1 has moved forward 7 months, will it have a knock-on to phase 2? GM No, this is the reason moved it forward to allow the additional time for stripping out the blocks, without having a knock-on effect to the delivery of the new homes, or VP for the rest of the estate.

RH showed a slide of the phasing and explained reason for large site is to allow for construction site and access for residents moving in. The first two new buildings are expected to have 216 units:

- 130 replacement social rent homes
- 30 New intermediate rent
- 15 intermediate ownership
- 15 market sale

The masterplan mix with set out the number of bedrooms each home will have, across each tenure type.

The current mix indicates 27% family sized homes in the first two new blocks, which is very good for central London. Once the first two blocks are confirmed, we then look at the bedroom numbers and mix of tenures for Phase 2.

Further detail design of the first two blocks to be built within phase one, will start to look at cores (stairs/lifts), height and massing (originally 15 storeys – may not be 50/50 split), focus on higher number of dual aspect homes, relationship of balconies/winter gardens and services around public square for household needs.

Parking and servicing are being considered to provide a for long term design solution. We are currently looking at the inclusion of basements to hide these facilities and how big they should be, how disabled car parking will be factored in. Further working is still ongoing to evaluation the best use finances with respect to car parking.

TMc raised concerns around disabled residents parking underground. RH stressed they're looking for best value and overall requirements for all residents. RH Disabled spaces must be 50 meters from door so surface parking will still be required for some residents.

RH explained that Phase 1 allows an extensive space to host the Meanwhile Use facilities, whilst maintaining a permanent way into the estate for construction access (which will be separate to pedestrian access). The building footprint of the meanwhile use facility is still being analysed to create best building possible.

RH there will be three 'Design freezes' as part of the detailed design process to confirmed various aspects of the overall design, ahead of any planning application being submitted:

1. Freeze 1 will be a revised masterplan to ensure that Phase 1 and 2 will work together in design terms
2. Freeze 2 looks at designs of cores, the number of flats per level, aspects etc.
3. Freeze 3 will be on how the homes look and includes what high quality materials are to be used.

MC asked about timelines for each of the three freezes?

ACTION: Provide design freeze dates for CFG planning and inclusion of design related discussions [RH/MC]

DT explained that the CFG will be the dedicated body to review design via a set of design workshops in the first instance, as volunteers for a task and finish group from the wider estate was not forthcoming.

CP asked if the design workshops should this be for all residents? DT confirm that it would come to the CFG first, followed by an estate wide session for all residents to get involved, as they wish.

LB do you have information of consultations, timescales, planning, and who will be invited to comment etc. RH commented that as this starts the pre-application planning process, wider consultation is required. There will also be multiple exhibitions programmed to allow comment from neighbours and local stakeholders of the estate, at the appropriate times. We can go through this when we next meet. MC commented that freezes 2 and 3 will be areas people will be really keen to get involved in with.

LB Given history of the scheme, residents require more information to give confidence. MC agreed. RH this will also include procurement of contractors and how people can input into activities. CFG representative group, works best as a first contact then all residents, as it did with the scenario and preferred scenario engagement.

TMc asked how much of a design challenge is the building of different size units? RH Looking at Nine Elms and Battersea there are 1-2 beds, the challenge is cracking family homes in large scale buildings. The question tends to look at how far children can safely go from their front doors to outside space and how to increase quality open space through openness, possibility of using rooftops as terrace.

DT Further CFG discussions and public consultation meetings to follow.

GP any updates on contractors? RH meetings held before Christmas, lot of interested parties. Working through how to judge contractors, exciting to see focus on long-term value.

4. Task and finish update

DT Task and finish groups in operation, FQ on ITLA procurement task and finish, 3 CFG members and 1 resident on the meanwhile use task and finish, the whole CFG will be involved in design going forward.

- **ITLA specification**

PJ gave a presented on how the contract retendering takes place.

GP will this include housing legal advice or access it on my behalf? DT Access to a lawyer through ITLA, not directly provided.

FQ is there a standard specification used for ITLA tenders? Is this best practice? PJ Yes. This is also in line with Church Street.

FQ would like to see concerns for residents raised via the Regeneration Base reflected in contract. GM Difficult to know given we're a stakeholder and residents won't always speak as freely as they would to somebody independent.

DT retailers ask for independent advice, not currently accounted for. To be included in specification. TMc we'd expect to see full range of experience through interview format.

ACTION: Commercial advice and any other relevant area to be included [PJ]

ACTION: A specific provision for legal advice to be included within the tender/contract [PJ]

- **Meanwhile use programme**

JW productive meeting with cabinet member discussing his work with Jan Kettein and Meanwhile Space. Construction to commence early in new year, with interim-meanwhile use space. Could be workspace, café, recreating street frontage, all up for discussion. Looking to take recommendations.

Initial consultation to be shorter than originally programmed as we have a lot of data and input previously collected and we want to build on this. No planning application submitted, expected to go in approx. May 2019. It will come back to the CFG first.

FQ this works need to be done in conjunction with our masterplan architects. MC This has been done. FQ important to know for commitments. RH interested in submitting ideas.

GP interested in having street party. SW confirmed that we have included an article on this in the March newsletter.

JW Also looking at horticulture meanwhile use at Leake Street near Waterloo. SM mentioned her connection with the Chelsea Physic Garden and their possible interest. RH suggested that this could be factored into the full scheme? SM Yes, they are willing to provide provision.

ACTION: SM and RH to exchange detail to further explore this opportunity.

5. Community Charter

MC May 2018 idea suggested, documentation showed example community charter, lost traction moving towards cabinet paper. To be reinvigorated.

Our aim is to make it the leading regeneration project in the country. Council aim is long-term economic and social success.

MC looked through key principles, res involved in spec for community facility - meanwhile use to test community element. Each household consulted for local lettings plan. Specification for longer term living for each home. Looking at childcare provisions.

ACTION: Order of commitments to be adjusted and wording to be revised for CFG further review.

MC procurement and design - RH keen to see this fully tested in meanwhile use. This will test public space and community asset to the estate.

Sustainability – this has evolved with move toward carbon neutral homes. This is a key commitment for planning submission. Maximise green initiatives.

Retail – businesses and residents to work together for balance.

Open space and public realm – outdoor space/balconies, civic amenities, safe environment. GP asked if police be involved with space around the estate? GM has offered this but needs to come from the police. DT highlighted Charing Cross is the current base for beat officers, would like office at Ebury. TMC council looking at this for a while. DT Police have been offered space at Grosvenor Waterside also.

ACTION: Space to be offered formally to keep officers closer to the site.

MC re-housing strategy coming before planning submission. CFG sign off funding for community groups through scheme e.g. social value contribution. DT This is draft that's to be overviewed, CFG setting up standards is after the fact and this should be at the front. TMC Should there be an

overarching statement at start? MC Yes, needs re-ordering. FQ should include commitments made to residents by council.

LB Should include rent pledge details e.g. service charges. RH agreed, this includes overlap with our brief so aspirations all linked in. FQ CFG remains owners of the charter.

ACTION: Charter to be shared again for CFG comment and any further additions [MC]

6. AOB

A range of pizzas and fruit to be provided at next meeting.

LB - 15 equity share homes needs to be looked at with bringing forward timeline. FQ this is in leasehold policy and needs to be within the same timeframe. DT Between now and Autumn it needs to be as precise as we can. MC heads of terms being made with legal right of return, this will become in greater in future. LB Discussions with individual leaseholders should follow.

LB raised the issue of leaseholders who are required to move in phase 1 and how their returning equity share might be fixed in the absence of a new home being available in the same time period. DT agreed that this is an important issue and we will need to work with resident leaseholders who wish to exercise their right to return.

MS is there an update on toilet facilities for lodge? Caxton Youth Organisation to visit in March/April

ACTION: GM update coming directly, provision for a full toilet to be provided.

CP how many leaseholders left in Phase 1? GM 3.

7. Date of next meeting:

Tuesday 2nd April 2019