

Ebury Bridge Community Futures Group – Meeting 27

3rd September 2019, 6.30pm – 8.30pm

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

Members Attendance:

- Charlotte Pragnell (via skype) [CPr]
- Christina Pasantes [CPa]
- Fiona Quick [FQ]
- George Panayioudou [GP]
- Joanne Winterbottom [JW]
- Mohammed Eisa [ME]

Members Apologies: Yolande Gaston [YG]

Independent Attendance:

- Tom McGregor [TMc] – Independent Chairperson
- Louis Blair [LB] – Communities First (Independent Tenant and Leaseholder Advisor)

WCC Officers & Consultants:

- David Thompson [DT] – Project Director
- Gelina Menville [GM] – Regeneration Manager Ebury Bridge Community Engagement Team
- Martin Crank [MC] – Communications and Engagement Manager
- Millie Morrissey [MM] – Community Engagement Coordinator (*meeting notes*)
- Vikki Everett [VE] – Development Lead
- Richard Hyams [RH] – Architect (A-Studio)

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 welcomed all members and new Member JW gave a short introduction of herself to those who had not met her at the previous CFG meeting.

2. Action list review

Item 2b: GM explained that the concierge trial had been successful but has now come to an end. GM added that the reports are currently being analysed and the findings will be shared at the next CFG meeting.

3. Matters Arising

CFG Member Recruitment: LB raised the question of CFG recruitment and if new members are still needed. MC added that there has been some leaseholder interest. GM confirmed there has been interest from one resident but at the time of the conversation she did not have the capacity to commit to the CFG, but they will have another conversation this month when the resident has more free time. DT emphasised that the balance between leaseholders and tenants is crucial and mentioned that all staff are consistently promoting the opportunity to join the group.

Action: Contact tenant above [GM].

Tenant in Renewal Areas Policy: GM explained that Cecily will be invited to the October meeting.

4. Rumour Buster

CPa explained that with Edgson House being demolished, the dust and noise was noticeable at the beach event. MC explained that there was only 1 complaint, which was received at the start of the demolition

project. Since then no one has complained, and the contractors have kept within the agreed levels of noise and dust. The contractors have also been hosing water over the site to minimise any dust that comes away from the building.

5. Project Team Update

Phase 1- Ground 10: GM explained in the last meeting that there was a legal process in place for the two remaining in phase one. GM added that they have been able to secure alternative accommodation for both households and after some work with them they are both happy.

The court date will still go ahead, this is a precaution to secure possession of both properties which mitigates the risk of delaying demolition. JW asked whether the court date still going ahead would be a waste of time and resources. GM reassured her that the court date was never to evict anybody, but it is crucial that we secure both properties, because if we fail to do that and then we cannot gain possession, it will push back the work significantly. GM also added that the Council are honouring a 'Right to Return' for all secure tenants and resident leaseholders.

Design and Build (D&B) Process: VE explained that the process is progressing really well, and we are now approaching the tender stage. Discussions had been held at previous CFG meetings about the groups involvement in helping to evaluate the tenders. DT emphasised that the group would have the opportunity to be involved and receive training if they wished to become involved and explained that 'role descriptions' will be put together to give the CFG members a good understanding of what will be asked of them and how much time it would consume. GP asked how many firms are involved. VE explained that there has been 5 shortlisted and 1 reserve.

Action: Create role descriptions for CFG expressions of interest [MC].

6. Distribution of New Homes Within the New Blocks

DT explained the options that are being explored with regards to tenure distribution. DT explained in detail the four possible options for the tenure mix.

DT added that those 4 types of distribution will be looked at in detail and may be looked at in combination. The implications of each option are being currently explored and the market will be engaged to provide feedback. There will be further market testing and more conversations with developers particularly about the mixed tenure options and will come to a decision between December and February of next year.

A balance between scheme viability and overall inclusiveness to be evaluated. RH added that the planners are only interested in the overall mix and have left enough flexibility with the designs for any of the four options to be possible.

7. Design Recap/Summary Presentation

RH gave a presentation on massing and appearance; he also shows the group a model of the proposed design of the estate. RH explained the City Plan policy requirement.

RH explained that a key design principle of the Masterplan creates a set of squares and public spaces all the way through the site with the orientation of the squares to maximise the amount of natural light being received into the flats. RH informed the group that there is 25% more daylight in these squares than is currently enjoyed, adding there will be more green spaces, more entrances and connections to the surrounding area.

RH elaborated on the lower and upper shoulder height of the blocks, referring to the city plan. FQ asked how the height of the tallest block compares to Glastonbury House. RH confirmed it wasn't as tall as Glastonbury.

RH summarised the benefits; 752 new homes, tenure blind development, 50% affordable housing (60/40 social/intermediate), 30% family sized and dual aspect homes. FQ asked RH to explain dual aspect. RH explained that in this case, dual aspect is defined as all main living spaces receiving two different directions of light.

GP raised his concerns about the bathrooms not having windows. FQ adds that with modern flats, whatever the design, that will be the same case. RH explained that priority was given to kitchens over bathrooms and getting the best balance for a wide range of residents. DT added the needs of existing residents along with the needs of the borough are at the centre of the designs. MC explained it might be helpful to compare new lux levels with existing levels. TMC agreed and asked DT and MC to think of a way to take this matter forward.

Action: Investigate how to compare new and existing lux levels. [MC]

RH explained how the shoulder buildings complete the massing, adding that the designs are fitting with the local landmark scale. There are proposals to connect the estate to Ebury Bridge at the northern end. RH highlighted that character for the new estate is important and buildings will have their own identity, whilst in line with a wider theme. DT added that there will be at least one further session on homes to understanding cooling, heating and ventilation.

8. Pre-Planning Application Consultation Strategy Overview.

MC explained that there are 5 stages leading up to final exhibition:

- i. Formal Councillor meetings.
- ii. Formal sit-down meeting with constituted groups (also known as the big 5).
- iii. Exhibition private viewings.
- iv. Formal sit-down meetings with other key stakeholders.
- v. Public exhibition being opened to all.

MC explained that this process repeats itself in the build-up to the final exhibition. Planning application to be submitted early in-to the new year.

MC then went on to talk about the Meanwhile use space and gave the group the shortlisted names. TMC put it to the group to collectively decide on the name. The group decided on the name 'Ebury Edge'. FQ and CPa added that the design of the crown on top of the meanwhile space didn't serve much purpose but could be branded with the name 'Ebury Edge'.

DECISION: Meanwhile use facility to be named Ebury Edge

Action: Combine 'Ebury Edge' branding & adjust the design of the crown [MC/GM].

9. Any Other Business

Community Charter: FQ requested an update on the Community Charter and approval from Cllr Robathan. DT explained that the Cabinet Member had hoped to attend this evening but unfortunately there was a clash of times with another meeting. The Cabinet Member is keen to attend the CFG to discuss this and hopes to have a date added in before the end of the month.

Action: Confirm a date for Cabinet Member to attend the CFG asap [DT].

Highway Maintenance (Ebury Bridge Road): JW questioned whether Ebury Bridge Road will receive any repairs/tlc over the next 4 years. GM assured the group that repairs work has taken place recently and will continue to receive maintenance. DT added that there is one main point of contact based at the Ebury

Regeneration Base who deals with and coordinates all repairs and maintained across the estate. DT suggested that this topic (estate upkeep) could be added as a future agenda item following an estate walkabout.

Action: Arrange an estate walkabout with housing colleagues and inviting CFG to attend [GM].

Pop-up Beach: GM thanked all those who attended and helped out with the beach day and informed the group that both days were a roaring success with 500 people attending across the two days.

10. Date of next meeting

Tuesday 8th October 2019 – Please Note Change of Date

DRAFT