

**Ebury Bridge Community Futures Group – Meeting 9**  
29<sup>th</sup> March 2018, 6pm – 8pm  
Regeneration Base, 15 – 19 Ebury Bridge Road, Ebury Bridge Estate

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**MEMBERS ATTENDANCE:**

- Teresa Wickham [TW] Chair
- Mohammed Eisa [ME]
- Mike Smith [SM]
- Tammy Dowdall [TD]
- Sheila Martin [SM]
- Fiona Quick [FQ]

**MEMBERS VIA PHONE:**

- Rachel Riley [RR]
- Charlotte Pragnell [CP]

**APOLOGIES:**

- Stephen Rusbridge [SR]
- Rhoda Torres [RT]
- Waleed Shaath [WS]

**WCC OFFICERS AND CONSULTANTS:**

- Jodie McCarthy-Mills [JMM] – Senior Regeneration Project Manager
- Martin Crank [MC] – Communications and Engagement Manager
- Gelina Menville [GM] – Ebury Bridge Community Engagement Team
- Louis Blair [LB] – First Call Housing (Independent Resident Advisor)
- Michaela Packer [MP] – Arup Engagement Team

**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 Apologies from Chair**

TW opened the meeting by welcoming everybody

**2. Minutes of the last meeting**

Meeting notes from 14<sup>th</sup> March 2018. Following a review of each page, the following amends were suggested;

|        |   |
|--------|---|
| Page 1 | FQ; RAID log to be addressed (TW this will be raised at the next meeting <b>ACTION</b> )  |
| Page 2 | RR; Emphasise the strong feeling of residents in relation to the performance of City West Homes   |
|        | FQ; Need to highlight the full remit of Natasha White (City West Homes officer located permanently in the Regeneration Base) (TW flyer to be produced and distributed <b>ACTION</b> ) |
|        | FQ; Note that Section 20 notices need to be handled in a more sensitive way (to be raised with CWH <b>ACTION</b> )  |

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|--------|--|
| Page 4 | FQ/RR; Confusion around the Community Charter discussion (TW to be picked up in the meeting) |
| Page 5 | Dates of next meeting to be clarified  |

### **3. Action Point List**

TW went through each Action point in turn and asked for a progress update;

- [Item 1] TW to make contact with Carly Taplin to discuss possible ongoing engagement
- [Item 2] Engagement Team to provide the Resident Association with access to Wainwright House. JMM to follow up with CWH about RA becoming key holders.
- [Item 3] The Scenario pack is available in the Regeneration Base and has been distributed by email to all Community Futures Group members
- [Item 4] Cllr Rachael Robathan will be invited to a CFG meeting when group members request this
- [Item 5] CWH walkabout has taken place and was a productive meeting, action list of immediate works and interim works to be issued. Action Day taking place on 12<sup>th</sup> April. Work on Victoria House lift to start on 6<sup>th</sup> April, meeting has been held with residents
- [Item 6] CFG to look at meanwhile uses (empty flats, pram shed area etc), this could take place from July onwards when a preferred scenario is identified
- [Item 7] Meeting on 12<sup>th</sup> May to move to 8<sup>th</sup> or 9<sup>th</sup> May – Tom McGregor to Chair
- [Item 8] Engagement presentation from last meeting has been circulated to CFG members
- [Item 9] GANTT timeline for project has been produced and will be distributed with minutes
- [Item 10] Planning meeting action to be removed from CFG action list
- [Item 11] Leasehold Policy consultation update is expected shortly. The team are currently discussing the financial implications and the WCC finance team are going through a costing exercise. Policy Officer Cecily Herdman to attend next CFG meeting
- [Item 12] The team have received a CWH organisation structure – key contacts will be distributed to residents
- [Item 13] Community Charters will be distributed to CFG members after the meeting
- [Item 14] Facilitator, Michaela Packer from Arup in attendance
- [Item 15] Full figures of those residents who have permanently/temporarily moved off the estate to be provided at next meeting. Regular updates thereafter
- [Item 16] CFG members to use website, newsletter etc to raise profile

Action list to be updated and completed actions removed.

### **4. Project Update, feedback from Workshops**

JMM outlined the ongoing work carried out by the project team. The team will shortly be carrying out soft market testing.

JMM said the design team have also been working up the costs associated with refurbishment based on the feedback from residents. These are only indicative costs and are subject to change depending on the scope of what work is included (in consultation with residents).

MC provided an update on the viability and refurbishment workshops. 41 residents took part in two workshops where the level of works and costs were discussed. The workshops were an opportunity for residents to view the viability assessments for each of the eight scenarios.

MC explained the feedback from these sessions has now been factored in to the exhibition boards that have been issued to all CFG members by email. This will help inform the discussion this evening.

LB it would be useful for the specific rechargeable element of these works – per block (**ACTION** to provide rough rechargeable works per block)

## **6. Community Charter/Scenario Workshop**

LB provided an update on Community Charters. LB has worked on Charters on a number of regeneration projects. Charters are designed to be ‘wish lists’ worked up by residents and then agreement is reached between residents and their landlord.

LB Charters provide residents with influence over issues such as procurement of contractors, location of social units, employment and skills, community facilities etc. It is important that residents engage in this process in order to maximise the opportunity available to the community.

MP introduced the discussion around Resident Charters and the eight scenarios. All the feedback collected over the past eight months has been collated and will allow the CFG to see what their fellow residents have said is a priority. We would like you to view the feedback and add your own items that are missing.

MP the subjects are broken in to five categories - connectivity and retail, buildings, process, green space and community and opportunities.

Member of the group were divided into two groups and asked to review the feedback.

Key: **Feedback from consultation.** CFG additions

### • **Connectivity and Retail:**

- **Would like to be connected to the wider area**
- **Parking spaces**
- **Security needs to be improved**
- **Retain retail units and cafes – Chemist important**
- **Proximity to neighbours valued**
- **Parking spaces not needed**
- Fish and chips shop
- No shops on site
- Existing community should benefit from any car parking facilities. Appropriate parking provisions
- Community centre. Chelsea Barracks is an additional option
- Establish link with Chelsea Barracks + other Estates shared provision of facilities
- Onsite management premises. Shared concierge
- Retain the business but not necessarily the units

### • **Process:**

- **Relocation – A source of concern for many, especially the senior residents**
- **Want to move only once**
- **In limbo**
- **Don't want a Chelsea Barracks or Grosvenor Waterside**
- Better understanding of spilt household opportunities and review policy
- No huge leasehold cost
- Secure tenancies for all adult occupants

- Lack of community + empty flats bought for investment purposes + design of new build + water feature is not practicable
- **Green Space and Community:**
  - **Keep the sense of community**
  - **Creating Green space for the community**
  - **Upgrade football pitch & playground**
  - **Retain trees**
  - **Noise from the railway is a concern**
  - **A community centre that can be used by everyone**
  - **People want to see play areas with opportunities for all ages**
  - **Community centre**
  - **Eco Stuff + Water retention + Garden roof collection + Roof gardens and wildlife**
- **Buildings:**
  - **Retain some of the existing features – Red brick**
  - **Balconies – visibility and familiarity**
  - **Don't build too high**
  - **Need more street lighting**
  - **Similar standards for all units**
  - **Full demolition**
  - **Refurbishment preferred**
  - **Dual aspect and natural light**
  - **Need better ventilation**
  - **Storage is important**
  - **Windows in kitchens and bathrooms**
  - **A dedicated site manager who was always present and well known**
  - **CCTV**
  - **Windows – double/triple glazed**
  - **Energy cost**
  - **No overcrowding**
  - **Disabled accommodation with parking near the road**
  - **Better waste shoot + recycling and general waste in the same area**
  - **Like for like floor space**
  - **Fully accessible properties including wide doors etc. secure lifts by design**
  - **No demolition**
  - **Disabled facilities + flats + parking + level access**
  - **A choice of kitchen space configuration (separate kitchens)**
  - **No Airbnb**
  - **Storage facilities**
  - **Noise insulation including internal walls, ceilings, floors + windows**
  - **Windows in all rooms**
  - **Maximise internal space across tenures**

SM shared the feedback on the Opportunities from both groups.

- **Opportunities:**
  - **Childcare**
  - **Independent living**
  - **Lifetime homes**

- Cash Machines
- Sensory park with natural materials
- Community centre that can be hired by residents
- Onsite medical/special needs help
- Procuring contracts
- Good quality homes that stand the test of times
- Involvement in the specification of materials used + design (retain existing where possible)
- Housing speciality centred for special needs
- Priorities for Ebury families “local lettings” (on the same estate)

**5. Any other business**

SM raised the requirements of the RA

**6. Date of Next Meeting**

Thursday 12<sup>th</sup> April 2018 – 630pm start