

Church Street Regeneration Community Group Meeting
16 May2024 – Meeting 6
Held at 35 Church Street

<u>Attendees</u>	<u>Apologies</u>
<p>Members</p> <ul style="list-style-type: none"> • Alan Stirling (AS) (Chair, Church Street Ward Neighborhood Forum) • Carole Spedding (CS) (Vice Chair, Church Street Ward Neighborhood Forum) • Louise Hall (LH) (Community Engagement Lead, Mosaic Community Trust) • Glenys Arthur (GA) (Friends of Church Street Library) • Barbara Grahame (BG) (Friends of Church Street Library) • Carolyn Keen (CK) (WAES) • Safira Afzal (SA) Church Street Ward Resident and Vice Chair of the CSRCG 	<ul style="list-style-type: none"> • Sean Gainsford (SG) Church Street Ward Resident • Alex Hughes (AH) (Vice chair of WAES) • Dave Wybrow (DW) (Director of Cockpit Theater/United College Group/City of Westminster Group) • Mohammed Shiraz (MS) (Church Street Business Association Chairman) • Thema Pervis (TP) Church Street Ward Resident • Nasir Zaid (NZ) Business Owner • Javier Lopez (JP) Church Street Ward Resident
<p><u>Westminster City Council</u></p> <ul style="list-style-type: none"> • Paul Simpson (PH) Communication and Engagement Manager • Trisha Husbands (TH) Communications and Engagement Coordinator) • Alice Kennedy (AK) (Senior Development Manager) • Devrim Zarif (DZ) (Regeneration Manager Retail and Markets) • Leon Williams (LW) Area Housing Manager • Effie Robinson (ER) Housing Manager <p><u>Mount Anvil/Bell Phillips Architects</u></p> <ul style="list-style-type: none"> • Adam Lecah (AL) Development Director • Lisa Ravenscroft (LR) Chief Marketing Officer • Tom Morgan (TM) Architect 	

Item	Notes	Action
1.	<p><u>Welcome and Introductions</u></p> <p>1.1 The Chair welcomed the members, WCC officers and Mount Anvil Team to the meeting. Each member provided individual introductions</p> <p>1.2 The Agenda, Site A design and Mount Anvil booklet are shared with the group</p> <p>1.3 The agenda was circulated ahead of the meeting outlining the form</p> <ul style="list-style-type: none"> • Update from Church Street Partnership • Arbeit Studios • CSRCG Programme Update Booklet <p>This is the sixth meeting of the Church Street Regeneration Community Group.</p>	
2.	<p><u>Action List Review</u></p> <p>There were no updates on any actions from previous meeting.</p>	

<p>3.</p>	<p>Bell Phillips Architects/Mount Anvil Design Development</p> <p>3.1 TM updated the group about his role working with WCC since 2018 and what has been working on to help develop the design plan for Site A.</p> <p>3.2 AK confirms that MA are now in partnership with WCC which has now been formalized</p> <p>3.3 TM talks through the designs slides and highlights some changes the original design and invites members to ask questions as he goes through the slides.</p> <p>3.4 CK asked where the service entrances and good arrivals on Site A are</p> <p>3.5 GA was concerned that with the amount of traffic on Edgware Road, the traffic circulation could be a problem.</p> <p>3.6 CK stated that she believed that it is a very busy road and loading and unloading vans is quite old fashion. Wondered why there wasn't more thought about how that could be more thought out</p> <p>3.7 CS thinks it's dangerous and loading from the front was add to a already congested street.</p> <p>3.8 CK pavement is very narrow, and the deliveries could cause problems and very regrettable, shops should have off street access</p> <p>3.9 AK reminded the meeting that this was consultation previously. There was no change to the loading arrangements due to the development of the design.</p> <p>3.10 PS Said that further conversations would take place about how loading would happen in the future. In due course this would come back to this group.</p> <p>3.11 CK it's a shame the council didn't take a closer look at how there could be no deliveries on street level</p> <p>3.12 Many members were concerned that on street deliveries were going to be a problem for pedestrian, particularly those who have mobility issue or with young children</p> <p>3.13 TM discusses the basement and how that interact with the library</p> <p>3.14 AS Asked how can you move the garden one floor but only have steps that are 3m wide?</p> <p>3.15 TM talked about resident parking</p> <p>3.16 CK asked if the carparking was only accessed by residents?</p>	<p>Note Taken</p> <p>Note Taken</p>
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3.17 There are 22 car parking spaces which include spaces for disabled residents

3.18 TM discusses the new library space as discussed in previous Friends of the Library meeting.

3.19 AS the area of the library is not what is presented to due to the space taken by the ramp.

3.20 AL explains the lift versus ramp how the space.

3.21 GA stated that the library is a central cultural hub in this ward, we need further conversations with librarians, they must be consulted

3.22 AS if there is nothing underneath, why can't you use that space.

3.23 AL stated that there were still some services in that space which meet the library garden would need to retain a level change.

3.24 TM discusses next steps and the timeline

3.25 AK talks briefly about demolition

<p>4.</p>	<p>Mount Anvil Social Value</p> <p>4.1 LR talked about the 5 objectives for Social Value in Church Street based on community feedback. Asked the members to comment and see if there were in line with what Church Street would need.</p> <p>4.2 LR talked about the resident spaces in their other developments and how it works with residents opting in to it for a fee.</p> <p>4.3 CK Asked who would manage this space?</p> <p>4.4 LR said it will have a concierge who will manage the spaces</p> <p>4.5 LH also said that brining local people together is a high priority</p> <p>4.6 LW asked can community access funds from MA?</p> <p>4.7 AL said that we are open to anything, funding included</p> <p>4.8 LH asked whether we could have subside space for Mosaic. Using the Portman Centre is not ideal LW asked whether we could work with residents and youth advocates</p> <p>4.9 CK asks will someone manage the activities for these sights, work experience, shadowing, mentoring?</p> <p>4.10 GA Said they had had a good relationship with Linkcity and Bouygues with residents from each block and gave power to the residents. Wants something similar with Mount Anvil</p> <p>4.11 CS also agreed that there was good relationship and what influence residents had during the build if Luton Street Development</p> <p>4.12 AK talks briefly about demolition</p> <p>4.13 CS ask about the promotion of the event on 20th May, doesn't feel it was promoted properly</p> <p>4.14 PS It was promoted on in May issue of newsletter, facebook and CS website</p> <p>4.15 CS & LH said no one in our networks know about this, it hasn't been promoted very well.</p> <p>4.16 PS accepted the comments and said we would review event promotion.</p> <p>4.17 LH we have to promote events better and make sure it's not just on fb and website and newsletter. LH also said she had local whatsapp groups which could be used to promote activities.</p>	<p>ACTION: Additional promotion for the event was undertaken, including:</p> <ul style="list-style-type: none"> - Posters up in 99, and 35/37 Church Street - Posters up in the library
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	<p>4.18 BG Made comments about the style and content of the newsletter.</p>	<p>Flyering of the market stall holders Whats App graphic designed and distributed. And Flyering of the Green Spine/BS garden</p> <p>Since the event, board have gone up in the windows of 35/37, gone into the library and into 99.</p> <p>A follow up mailing is planned which will also promote the second event.</p>
<p>5.</p> <p>6.</p>	<p>Arbeit</p> <p>5.1 HS talks about the seven interviews that took place with prospective café operators from last</p> <p>5.2 SA for goes through some of the candidates who we thought were good</p> <p>5.3 LH asked about how he will connect locally</p> <p>5.4 TH he has good connections within his local community and is a former refugee and would include local people in Church Street and set up a similar project here</p> <p>5.5 HS talked about what happens next. Waiting for some more information from the candidates before making final decision</p> <p>5.6 HS also updated on the 2nd open day for the enterprise space that was held for prospective people to have a look at the</p> <p>AOB</p> <p>6.1 DZ talks about the latest updates on the toilets</p> <p>6.2 CS Church Street needs practical things like a launderette</p> <p>6.3CS Asks if we can add launderette to the agenda for the next meeting</p> <p>6.4 PS reported that the play and gym equipment would be removed from the Green Spine on the 20 May.</p>	

	<p>6.5 CS asked that in the next newsletter a note be added giving a local resident credit for this happening.</p>	
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