

# Church Street Regeneration Community Group

Meeting 4: 11/1/2024

Held at 35 Church Street

<u>Attendees</u>	<u>Apologies</u>
<p>Alan Stirling (AS) (Chair, Church Street Ward Neighbourhood Forum)</p> <p>Carole Spedding (CS) (Vice Chair, Church Street Ward Neighbourhood Forum)</p> <p>Achim Von Malotki (AVM)(Lisson TARA)</p> <p>Louise Hall (LH) (Community Engagement Lead, Mosaic Community Trust)</p> <p>Glenys Arthur (GA) (Friends of Church Street Library)</p> <p>Luka Zumbach (LZ) Church Street Ward Resident</p> <p>Sean Gainford (SG) Church Street Ward Resident</p> <p>Carolyn Keen (CK) Westminster Adult Education Service</p> <p>Linda Hardman (LH) Friends of Church Street Library)</p> <p>Alex Hughes (AH) (Vice chair of WAES)</p> <p>Mohammed Shiraz (MS) (Church Street Business Association Chairman)</p> <p>Dylan Richards (DR) Met Police officer</p> <p>Adam Sloane (AS) Met Police officer</p> <p>Andrew Mederick (AM) (Fourth Feathers Youth Club)</p> <p>Safira Afzal (SA) Church Street Ward Resident and Vice Chair of the CSRCG</p> <p>Reverend Clare Dowding (CD) Rector of St Paul's Church and Chair of the CSRCG</p>	<p>Lena Chowdhury-Salter (LCS) Mosaic Community Trust</p> <p>Nasir Zaidi (NZ) (Church Street Business Association Vice Chair)</p> <p>Dave Wybrow (DW) (Cockpit Theatre)</p>
<p><u>Westminster City Council</u></p> <p>Lukas Holden (LH) (Communications and Engagement Manger)</p> <p>Trisha Husbands (TH) (Ass Communications and Engagement Coordinator)</p> <p>Devrim Zarif (DZ) (Programme Manager Retail and Markets)</p> <p>Michael Marcello (MM) (Senior development Manager)</p> <p>Katarzyna Pawelec (KP) (Neighborhood Coordinator)</p> <p>Leon Williams (LW) Area Housing Manager)</p> <p>Effie Robinson (ER) (Housing Team Manager)</p> <p>Cllr Matt Noble (MN) (Cabinet Member for Regeneration, Climate Action and Renters))</p>	

Item	Notes	Action
1.	<p><b><u>Welcome and Introductions</u></b></p> <p>1.1 The Chair welcomed the members and officers to the meeting. Each member provided individual introductions.</p> <p>1.2 The agenda was circulated ahead of the meeting outlining the format of the meeting as follows:</p> <ul style="list-style-type: none"> <li>• Action items from previous meeting</li> <li>• Introduction to the Neighborhood Coordinator Team</li> <li>• Update on Site A demolition</li> <li>• Update on the Triangle enterprise space and cafe</li> </ul> <p>This is the fourth meeting of the Church Street Regeneration Community Group.</p>	
2.	<p><b><u>Action List Review</u></b></p> <p>At the start of the meeting the Chair reviewed actions items from the meeting on 16 November 2023. The items are listed below, completed, and ongoing actions are marked as such.</p> <p>2.1 Updated project map vinyl was requested to be installed at 35 Church Street to assist when discussing project sites and places across Church Street. This was installed for the meeting.</p> <p>2.2 Leon Willams and Effie Robinson from the area housing team was invited attended and both attended the meeting.</p> <p>2.3 The regeneration team to share contact details of Church Street Housing team, which was added to the Project Update booklet handed out at the.</p> <p>2.4 The group requested Kat and ward police attend to talk about ASB and introduce Kat as new Neighborhood Coordinator</p> <p>2.5. Contact details for parking and ASB officer and Ward Cllr requested to attend.</p>	

<p><b>3.</b></p>	<p><b>Neighborhood Coordination Team</b></p> <p>KP introduced herself and updated the group that she has taken over from Ian Russell as Neighborhood Coordinator. KP gave a short slide presentation about who the Neighborhood Coordination Team are and what they oversee.</p> <p>3.1 The wards covered by her Neighbourhood Coordinator team are Church Street, Abbey Road, and Regent Street.</p> <p>3.2 KP explained the ways in which residents can report ASB and how they are working to improve how it is done. KP also explained what the team can respond to. Different types of ASB would be led by a different team member.</p> <p>3.3 ASB can be reported anonymously, and case reviews are made after more than three reports of ASB are made. Members of the team felt said they had raised more than this. The process of how to report ASB will be circulated with the minutes.</p> <p>3.3 Neighborhood Coordinator Team works alongside police, housing, and other agencies. Representatives from the team and housing also attend the Safer Neighbourhood Panel quarterly meetings.</p> <p>3.4 AVM commented on how ASB should be designed out and importantly during key design phases with reference to incidents on the Green Spine. DR and AS explained they are consulted and recommend designing out crime principles for local area projects which project teams should use to implement into the design</p> <p>3.5 CK suggested it is key local communities are part of this decision at the planning stage to mitigate future ASB issues arising.</p> <p>3.6 GA asked how the members could coordinate with the ASB Team and the police.</p> <p>3.7 SG said he has seen an improvement in local police tackling ASB, and police raids, but wanted to see more CCTV in hot spot areas in Church Street</p> <p>3.8 LW explained the remit housing has with CCTV and how it is used in making sure people’s liberties and privacy won’t be compromised and can only be placed in facing doorways or flats were ASB is actively taking place.</p> <p>3.9 MN commented that he expects he will be able to provide an update on the council’s position and proposals on CCTV shortly</p> <p>3.10 DR &amp; AS talked about CCTV and how the police use it but know there is a need for more CCTV in Church Street to be both a deterrent and making residents feel safer.</p> <p>3.11 LH stated that it is linking key findings from the Safer Neighbourhood Panel meetings for the CSRCG would be useful, as not all CSRCG members attend the Safer Neighbourhood Panel.</p>	<p>ACTION – Cllr Matt Noble to provide an update on CCTV for the next meeting</p>
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### **Church Street Regeneration Programme Site A, B & C - Site A Demolition Environmental Management Plan**

MM introduced himself and presented a slide presentation on the site A demolition environmental management programme (DEMP) The DEMP is to help the council prepare for future stages of the Site A demolition. The CS newsletter in December notified the community that we are now looking to engage with demolition contractors early to identify the best possible management of the site. As part of the process, we intend to implement our Code of Construction Practice to control any impacts from construction activities. This includes submitting a Construction Environment Management Plan.

4.1 MM explained what will happen at the demolition site including security, opening hours and what would be expected from site contacts. Images showed how the site will look whilst demolition takes place. It will be demolished floor by floor to cause minimum disruption to the surrounding area. The team are in the process of procurement for a demolition contractor which is expected to happen in approximately April this year.

4.3 Vacant possession of Site A is still taking place which means no work can start until that is complete. Depending on the CPO process works could start anytime between spring and end of year. An important part of the tender process is about social value and what they offer for the local area and community including apprenticeships and employment. There will be updates in our monthly newsletters about how site A is progressing.

4.4 GA commented that Bouygues on Fisherton were very good when it came to engaging well with the local community, with once-a-month meetings with the site manager. This was very helpful to disseminate information efficiently. It's expected that the new contractor will offer something similar as a high standard has been set. CS also mentioned about liaising regularly with the contractors and the importance of social value.

4.5 CD asked how trucks will get in and out around the site. MM said that roads will accommodate the trucks on Broadley Street. SA asked about car parking. MM explained that some parking bays will be suspended during that time and that disruption and noise will be kept to a minimum. Noise will be monitored regularly to make sure it complies with noise level standards. Works will be halted if it exceeds the levels. As the process continues the group and the wider community will be provided updates and ways to engage with the contractor, such as meet the contractor events.

4.6 CS stated that the term 'unaffected residents' shouldn't be used when the work takes place as it will be a large-scale demolition with an impact within the community.

<p>5.</p>	<p><b>Enterprise space and café</b></p> <p>DZ gave an update on the enterprise space and café on the Triangle:</p> <p>5.1 Main construction Works have been completed on both the enterprise space and café, but the project is still on going. There has been a delay on getting the electric meters fitted as the ones that were due to be fitted were the wrong ones, we are currently waiting for the correct ones to be install. The space has not yet been handed over to Arbeit for their possession.</p> <p>5.2 Arbeit are planning another open day in the coming months following September’s open day last year.</p> <p>5.3 The people who will manage the café will also manage the toilets. There is still an ongoing discussion as to how this will work and there were some reservations from some of the members. Future updates on the management of the toilets to be presented to the group once an operator is in place.</p> <p>5.4 CS and GA both questioned how that would work in practice and how to avoid the managing of the toilets becoming an issue. Other members also mentioned the importance of having toilets and the problems the library is having with people using them but also causing hygiene issues for people that use them.</p> <p>5.5 AVM raised that Jackie Rosenburgh PDT had not been contacted by Arbeit*. Since the meeting DZ has been in contact with Arbeit who e explained they have had conversation with PDT.</p> <p>5.6 CK asked if we could have signs in the window stating who they can contact if they wanted further information</p>	<p>ACTION Arbeit to be invited to the next meeting</p> <p>ACTION DZ will look into if the toilets could be open in the interim</p>
<p>6.</p>	<p><b>Project Update Booklet</b></p> <p>LH briefly talked through some of the project updates and referred that members to read through the booklet as the meeting ran over</p> <p>6.1 Daventry House is now fully occupied</p> <p>6.2 Daventry House enterprise space update</p> <p>6.3 AVM asked if there was any update on LG. CMN commented that there wasn’t yet as it was still going through the feasibility phase and nothing had yet been decided.</p> <p><b>Next meeting – 7<sup>th</sup> March</b></p>	<p>ACTION DH enterprise space update from WCC colleague</p> <p>ACTION Lisson Grove update for next meeting. WCC colleague to be invited</p>