

## Church Street Regeneration Community Group

**Meeting 3: 16/11/2023**

**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>Barbara Grahame (BG) (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>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>Dave Wybrow (DW) Director of the Cockpit Theatre</p>		<p>Linda Hardman (LH) (Friends of Church Street Library)</p> <p>Mohammed Shiraz (MS) (Church Street Business Association Chairman)</p> <p>Elsie Hall- Thompson (EHT) (Church Street Ward Resident)</p> <p>Lena Chowdhury-Salter (LCS) Mosaic Community Trust</p> <p>Leon Willaims (LW) WWC Housing Area Manager</p> <p>Nasir Zaidi (NZ) (Church Street Business Association Vice Chair)</p>
<p><b><u>Westminster City Council</u></b></p> <p>Stella Hales (SH) (Communications and Engagement Coordinator)</p> <p>Martin Crank (MS) (Senior Communications and Engagement Manager)</p> <p>Lukas Holden (LH) (Communications and Engagement Manger)</p> <p>Devrim Zarif (DZ) (Programme Manager Retail and Markets)</p> <p>Trish Husbands (TH) (Communications and Engagement Coordinator)</p> <p>Alice Kennedy (AK) Development Manager</p> <p>Ivana Slivkova (IS) Regeneration Officer</p> <p>Jonathan Wills (JW) Library Manager Church Street Library</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>• Update on Church Street Businesses and Markets Church Street Regeneration Projects</li> <li>• Update on the Church Street regeneration programme; Sites A, B and C including the library.</li> <li>• Update on the landscaping of Daventry House exterior and the TFL consultation</li> </ul> <p>1.3 This is the third meeting of the Church Street Regeneration Community Group.</p>	
<p>2.</p>	<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 21 September 2023. The items are listed below, completed, and ongoing actions are marked as such.</p> <p>2.1</p> <ul style="list-style-type: none"> <li>• Handout was provided of the action list review of completed and ongoing items as below.</li> <li>• DZ provided an update on the vacant William Hill unit. This unit had been held as a potential unit for relocation of the Church Street office. This is no longer the case. Some of the businesses on Site A under the CPO are considering looking at the unit as a potential relocation.</li> <li>• The management of the future toilets will be carried over until an operator is appointed for the café space which is expected early next year, when the group will be able to be updated.</li> <li>• Leon Williams (LW) will be attending all future CSRCG meetings.</li> <li>• There have been appointments for new housing officers recently. LW will share housing officer details at the next meeting</li> <li>• Key officer details for parking, housing, ASB to be shared in the minutes</li> <li>• The broken garage gate behind Eden House has been inspected. A temporary lock has been fitted and keys provided to all garage users. The area has been cleared of all rubbish. Regular inspections ongoing.</li> <li>• Resident noticeboards have been recently changed on the Four Rivers Estate so that the RA chair, PDT and Housing Services can access the boards via key</li> <li>• For queries about allotments, garages, sheds and parking spaces residents can contact <a href="mailto:nondwellings@westminster.gov.uk">nondwellings@westminster.gov.uk</a></li> <li>• Local Police and Ward Cllrs were invited to this session and have future meeting dates. Unfortunately to prior commitments the invites will be carried over to the next meeting</li> </ul>	<p>Action- LW share details of housing officers</p> <p>Action – SH to share details of key officers</p> <p>Action- SH invite to next meeting</p>

<p>3.</p>	<p><b>Update on Church Street Businesses and Markets- DZ</b></p> <p>DZ gave an overview of the progress of the Council’s work to decant the remaining businesses on Site A. DZ said:</p> <p>3.1 The Council is actively engaged in negotiations with the remaining 6 businesses to surrender their tenancies. The businesses are being offered support to relocate elsewhere if they wish or find premises in the local area. Most have indicated that they wish to relocate outside the area. Those who have expressed an interest to remain in Church Street are being prioritised to available units. Several have had the opportunity to view the units but rejected them as they felt they are too small. Negotiations are proceeding positively to achieve an agreed outcome.</p> <p>3.2 CS and the group commented they are pleased with the solution for Collins Chemist who have relocated from Site A to nearby West End Gate</p> <p>3.3 BG &amp; GA commented that some of the established stallholders on Church Street market have had their storage charges on Venables Street have been doubled.</p> <p>3.4 DZ-explained that traders were relocated to facilitate the development of Carrick Yard. They have been at the Venables Street site for 5 years without an increase in rental fees. DZ added that the storage site is not being maintained to the expected standards of cleanliness. There is fly tipping and detritus is strewn around. The Market Inspectors know about the situation and are taking enforcement action against any traders violating the terms of their trading license. DZ also clarified that increase in rental fees does not cover maintenance of the site and advised that the rental charges are currently under review.</p> <p>3.5 SG- enquired about the display of penalty charge notices as a deterrent against ASB. Members discussed the subject in detail with cases of fly-tipping and queried who would be responsible for taking enforcement action against those in violation of the notices. DZ explained City Inspectors deal with fly-tipping and provide necessary fines.</p> <p><b>Church Street Regeneration Projects Sites ABC</b></p>	<p>ACTION – Katarzyna Pawlec, Neighbourhood Coordinator to be invited to next meeting</p>
<p>4.</p>	<p>AK- presented a progress update across the Church Street Regeneration programme (Sites A, B &amp; C) including mention on the library. AK said that;</p> <p>4.1 The planning application for Site A has been approved. The Council is looking to appoint a demolition partner who will be contract in spring/ summer 2024. The demolition is proposed to be in phases, with the first phase the garages within Site A now complete. The outline application for Sites B and C is already approved. Residents, the community and all stakeholders will have the opportunity to input into the final design and influence its design. This is an undertaking that was given to residents in the ballot.</p>	

<p>5.</p> <p>6.</p>	<p>4.2 Regarding the library AK explained that the Council will be looking at the internal fit, layout and design. The detail of this work will be developed once a Joint Venture partner for the construction of Site A is appointed and library staff and stakeholders will be kept updated</p> <p>4.3 AK and SA discussed the process of appointing a Joint Venture partner and explained that prospective bidders are expected to detail their offer including the social value element.</p> <p>4.4 AVM – asked about the Dutch Gable terraces on Edgware Road. He said that the façade is in a state of disrepair and should be included on the regeneration scheme so that it can benefit. This includes a pair of wrought iron gates dating from 1891 which have been covered over for many years which are in a very poor state. AVM said the buildings along the terrace are of historical value and should be preserved to protect the characteristics of the local area.</p> <p>4.5 AK and MC explained that the building is outside the scheme boundary. It's on land not owned by the Council and it would be very costly to acquire it. Right now, the focus ought to be the delivery of Site A.</p> <p>4.6 SG – enquired how the Council analysis data and draws conclusion following consultation and engagement activities. He said that a leaseholder he was not eligible to participate on the ballot. CS added the consider that the Council is not engaging with older/senior leaseholders who cannot attend information sessions or consultation activities, CS said that this needs to be looked into.</p> <p>4.7. In response LH reiterated that residents will have an opportunity to provide input into the development of Sites B &amp; C. This is a commitment that the Council has made. With regard to CS,'s comments LH said that perhaps the CSRCG could look into how older leaseholders are included in consultations and make recommendations.</p> <p>4.8 AVM also suggested that we the buildings on Edgware Road Boscombe Street be included to the regeneration scheme. LH explained that it would be a strategic acquisition for the Council and such matters are not straightforward.</p> <p><b>Anti- Social Behaviour</b></p> <p>For this item Police Constable Adam Sloane was listed on the agenda to provide an update on ASB in Church Street but could not attend due to an incident requiring his attention. He will be invited to the next meeting</p> <p><b>Church Street Regeneration Projects and Community Updates</b></p> <p>A booklet updating the Group on the progress and timescales across the Church Street regeneration programme was shared at the meeting</p> <p>Key Items discussed included:</p> <p><b>Daventry House Landscaping Proposal.</b></p> <p>6.1 LH explained a proposed landscaping proposal for the Daventry House scheme to include paving, planting, seating, bike bay areas and car parking</p>	<p>ACTION- LH to invite to next meeting</p>
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<p>7.</p>	<p>bays and drop-off point for Daventry House residents. The bus stop and post box will be reinstated.</p> <p>6.2 LH said that the proposals which have been shared initially with the group are still open to further suggestions. LH will speak with the City highways officers, Toby Bowden, to ensure the group members can provide their comments on the plans. The group will be contacted about how they can feedback comments.</p> <p><b>Church Street Christmas Lights Switch On</b></p> <p>6.3 TH explained the Church Street Christmas Lights Switch on will take place on the 30th November 4:30-6:30pm. This has been advertised in the November Church Street newsletter and flyers handed out along Church Street, with banners erected at the Church Street Triangle and near the regeneration base.</p> <p>6.4 Performing at the event (the lights will be switch on by the Deputy Lord Mayor Cllr Hamza Taouzzale) will be the Gatefold school Choir, South Westminster Choir, Penfold Choir, a performance from the Cockpit Theatre. There will also be free food from local suppliers (Paella Brothers and Sara’s Falafel), a Santa’s Grotto, and arts and crafts courtesy of St. Paul’s Church. There have been donations for gifts from businesses within the Baker Street Partnership, the local Tesco (food goody bags) and from the Cuttle Partnership who were the contractor on the triangle.</p> <p><b>AOB</b></p> <p>7.1 KC stated there should a large map of Church Street and its projects available within the room</p> <p>7.2 Green Spine update works to remove seating, play and gym furniture. The group asked for an update on when these works will take place and if that could be done in the next 3 months. LH explained the proposal to make changes has been done, and a briefing paper is prepared for Cllrs to agree actioning this work. The team, including the placemaking team will then visit residents. LH is also meeting with a resident from Halisham Court next week to update on the progress.</p> <p>7.3 SG asked if seating at the junction of Salisbury Street and Church Street can also be looked at as part of the work, due to the ASB taking place in this area.</p> <p>7.4 LZ asked about if there were plans for future district heating system. LH explained that this is not currently in the plans and focus is currently on delivering energy efficiency via sustainable methods on a project by project basis. All developments will use Ground/Air Source heat pumps</p> <p>Next meeting: 11 January 2024</p>	<p>Action – LH to action a map arranged for 35 Church Street</p>
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