

Church Street Regeneration Community Group

Meeting 2: 21/09/2023

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>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</p> <p>Nasir Zaidi (NZ) Vice Chair, Church Street Business Association & Business Owner</p> <p>Shiraz Mohamed (SM) Chair, Church Street Business Association</p> <p>Javier Lopez (JL) Church Street Ward Resident</p> <p>Hajni Semsie (HS) Director Arbeit Studios</p> <p>Dave Wybrow (DW) Director of the Cockpit Theatre</p>	<p>Linda Hardman (LH) Chair, Friends of Church Street Library</p> <p>Reverend Clare Dowding (CD) St Paul's Parish</p> <p>Nimrod Vardi (NV) Arbeit Studios</p> <p>Barbara Grahame (BG) Friends of Church Street Library</p> <p>Lena Choudary (LC) CEO, Mosaic Community Trust</p> <p>Elsie Thomson- Hall (ETH) Church Street Ward Resident</p> <p>Lukas Holden (LH)</p> <p>Communications and Engagement Manager, Westminster City Council</p> <p>Devrim Zarif (DZ) Programme Manager Retail and Markets, Westminster City Council</p> <p>Vanessa Tyndale (VT), Strategic Delivery Manager, Corporate Property</p>
<p><u>Westminster City Council</u></p> <p>Stella Hales (SH) (Communications and Engagement Coordinator)</p> <p>Martin Crank (MC) (Senior Communications and Engagement Manager)</p> <p>James Bolton (JB) Senior Development Manager</p> <p>John Ndukuba (JN) Development Manager</p> <p>Leon Williams (LW) Area Housing Manager</p>	<p><u>Handouts provided at meeting.</u></p> <p><i>-Meeting Agenda</i></p> <p><i>-List of completed action items from the meeting of 27 July 2023</i></p> <p><i>-Church Street Regeneration Programme Update</i></p> <p><i>-Final copy of the Terms of Reference</i></p> <p><i>-Expression of Interest Statement of Ms Safira Afzal</i></p> <p><i>-Expression of Interest Statement of Reverend Clare Dowding</i></p>
<p><u>PPCR – Provisional Independent Chair</u></p> <p>Janet Edwards (JE) PPCR- Independent Tenants & Leaseholder Advisor</p> <p>Pamela Kovachich (PK) PPCR- Independent Tenants & Leaseholder Advisor</p>	

Item	Commentary	Action
1.	<p><u>Welcome and Introductions</u></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 circulated ahead of the meeting outlined the format of the meeting as follows:</p> <ul style="list-style-type: none"> • Action items from previous meeting - PPCR • Presentation from Arbeit Studios – HS • Update about the Tresham Centre - VT • Update on the Lisson Grove Programme – JB • Presentation from Housing Services - LW • Church Street Regeneration Programme Update - SH & MC <ul style="list-style-type: none"> -Endorsement of Chair and Vice Chair -Signing of the Terms of Reference • Any other Business <ul style="list-style-type: none"> -Use of Community Enterprise Spaces(LZ) - Community Gardening (LZ) -ASB and fly tipping on the Green Spine (SG) <p>1.3 This is the second meeting of the Church Street Regeneration Community Group.</p> <p>1.4. The Chair noted a change to the agenda, the update from the Tresham Centre has been deferred to another date.</p>	

2.	<p><u>Church Street Regeneration Group Standing Items</u></p> <p>Action List Review</p> <p>Following introductions, the Chair reviewed action items from the meeting of 27th July 2023, and reported the following:</p> <p>2.1 Draft and share with the CSRCG a procedure for the election process for chairperson and vice chairperson. Action completed.</p> <p>2.2 Review membership to ensure that it has a diverse representation of the area. The following should be included: markets traders and CS businesses, adult education services, local schools and nurseries, the antiques quarter and health services. Action completed, the CSRCG's membership now includes representation Church Street business, the Cockpit Theatre from the cultural sector and a new resident Mr Xavier Lopez. However, this will continue to be reviewed on an ongoing basis.</p> <p>2.3-Re-word name of the group to 'Church Street Regeneration Community Group.' Action completed.</p> <p>2.4. Invite colleagues from the Lisson Grove Programme to provide an updated. Action completed, JB on the agenda.</p> <p>2.5. Invite colleagues from Housing Service. Action completed LW on the agenda.</p>	
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<p>3.</p>	<p>2.6. Amend the initial draft Terms of Reference, following discussions and comments made at the meeting on 27 July 2023. Action completed.</p> <p><u>Presentation from Arbeit Studios- HV</u></p> <p>3.1 Arbeit Studios, the operator for the Triangle Enterprise Space, presented plans for the use Enterprise Space. First, HS provided the background to organisation and explained that Arbeit's purpose is to take unused spaces and transform them into studio spaces for artists, start-ups, and small businesses to inspire community connectivity.</p> <p>3.2. HV gave an update on the completion of the Enterprise Space and said that the construction is anticipated for completion in late September. The Enterprise Space will comprise of 12 units ranging from 60 square feet to 120 square feet. Rents will start from £150 per month (not including business rates and service charge).</p> <p>3.3. HV said that the occupation of the spaces will happen in the autumn/ winter.</p> <p>3.4. HV discussed some of the engagement work they have undertaken with the community and local businesses. She said that they have reached out to local Church Street businesses, Second Shot and Union Trust to ascertain whether they are interested in operating the Café Space.</p> <p>3.5. On 23 September 2023, Arbeit hosted an open day for prospective or businesses or individuals to register their interest. HV said they have a waiting list of about 29 people who have applied for a space.</p> <p>3.6. AWM- inquired whether the empty William Hill Betting Shop will be incorporated into the Enterprise Space scheme. He stated the space has been empty for a while, the Council should look into restoring its use for community use.</p> <p>3.7. CK added that students from the Westminster Adult Education Service sometimes look to open small businesses after their studies. CK suggested that Arbeit could look at how the Enterprise space might be used for the provision space for local people and students wanting to start small business initiatives.</p> <p>3.8 Members of the CSRCG – reinforced that the Enterprise Space should be used to meet local needs and deliver social value to the community. The space should be complementing existing businesses.</p> <p>3.9. Further to the discussion AVM suggested that local Church Street Market traders should have the opportunity to use the space to grow their businesses.</p> <p>3.10. CS raised concerns about noise nuisance that might arise when there are outdoor and early evening events. CS said that residents living above the Enterprise Space or in close proximity are at risk of being affected by noise and asked that Arbeit take the issue to consideration and look at how it might be mitigated.</p> <p>3.11. HS said that given that the space is located in a residential area, the operational hours will reflect that, the premises will have to close at a reasonable time.</p> <p>The Toilets</p> <p>3.12 CSRCG members enquired about the use of the public toilets attached to the Enterprise, how will they be managed and accessed by the public. Concerns we raised about the lack of toilet facilities; this is particularly challenging during the Saturday market.</p>	<p>ACTION – Further updates on William Hill unit</p>
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4.	<p>3.13. SG added that the lack of proper facilities is problematic because it results in the people using public spaces to relieve themselves. He said that he has observed people urinating directly outside his residence.</p> <p>3.14. HS clarified that Arbeit will have responsibility for the management of the toilets. The toilets will be accessible to the public. They will be locked and anyone wishing to use the facilities will have to collect a key from the Café space and return it.</p> <p>3.15. DW, SA, AVM pointed out the impracticalities of the proposed management of the toilets and said that its unsustainable. This point was agreed by all members. As an action point, Arbeit agreed to look into the matter and report back on the management of the toilets. Council – not required to provide toilets.</p> <p><u>Update presentation on the Lisson Grove Programme- JB</u></p> <p>4.1. JB updated that the CSRCG about the engagement work that’s been taking place since the ‘reintroduction’ meeting in March 2023.</p> <p>4.2. JB informed the CSRCG that the programme is nearing the end of the feasibility stage. The Council has carried out a series of resident and stakeholder workshops and events based on Marmots framework.</p> <p>4.3. JB explained that a large volume of data was amassed from all the engagement sessions. The Council and Bromley by Bow are still in the process of analysing all the feedback into an accessible format for residents and VSCE. Following this, the Council will arrange de-briefing sessions and report back to the participants the intelligence gathered from the engagement activities.</p> <p>4.4. JB said the consultants will employ a methodology that aims to bring together all the different synergies by using data from the census, and public health data when identifying strategic needs.</p> <p>4.5. On invitation by the Chair for comments following the update, AVM stated that the Council needs communicate its plans for the future use on the WAES building as clearly as possible.</p> <p>4.6. AVM, CK said that the Council needs to be clear on how it will deliver adult education services from the future hub.</p>	ACTION – Arbeit to update on future management of toilets.
5.	<p><u>Presentation from Housing Services- LW</u></p> <p>5.1. LW – provided an overview of the structure and function of the Housing Services team. He explained the team comprises of; the Housing Officers, a dedicated ASB team, a Leasehold Team, and an Estate Services Team that looks after non-dwelling premises such as garages.</p> <p>5.2. LW said that the service is relaunching the Estate Action Plan. They will consult extensively with residents via a range of avenues including post, online, door to door knocking etc.</p> <p>5.3. AWM- suggested that Housing Services officers should have updated and accurate information about the regeneration programme. For example, if a Gayhurst residents wants an update the regeneration plans and time frames about the estate, Housing Officers should be able to provide accurate information .</p> <p>5.4. SG raised a concern that it is difficult to contact Housing Services Team via the contact centre. He said his estate does not have the contact information for the Housing Officer.</p>	ACTION -LW to review

	<p>5.5. In response LW explained that all estates should have the contact details of Housing Officers and their visiting schedule at the front entrance. LW said he will look into the concerns further.</p> <p>5.6. Regarding challenges contacting Housing, LW replied that they are trying to move away from the 'contact centre' model and are opening offices in the borough.</p> <p>5.7. PPCR asked that the contact details are included on the agenda</p> <p>5.8. LW, committed to attend all future CSRCG meeting in the future. SH will share the CSRCG meeting schedule, a copy of the Terms of Reference and outlook meeting invites.</p> <p>5.9. It was also suggested that the contact details of key officers from directorates involved with the regeneration scheme on Church Street should be made available to the CSRCG.</p>	<p>availability of contact details</p> <p>ACTION – Housing officer details on agendas</p> <p>ACTION – LW invited to all future meetings with documentation</p> <p>ACTION – Contact list shared of key officers for next meeting</p>
6	<p><u>Church Street Regeneration Projects and Community Updates</u></p> <p><i>A detailed handout updating the CSRCG on the progress and timescales across the Church Street regeneration programme and the Lisson Grove programme was shared at the meeting. This section is not intended to provide an exhaustive account of the updates but will focus on the salient points discussed at the meeting.</i></p> <p>6.1. Daventry House update</p> <ul style="list-style-type: none"> • Residents have started moving into their new homes, all expected to have moved in by 25 September 2023. • On 27 October 12-3PM, the Council is hosting a welcome lunch party for residents which will be attended by the Lord Mayor, Ward Cllrs, Cllr Begum (Cabinet Member for Housing Services). CSRCG members are warmly invited attend. • The hoarding on Lisson Grove was removed on 12 September 23 • The bus stop and Royal Mail post box will be reinstated. It was felt this should be reinstated in the same place. • However, before a consultation process led by Transport for London must take place first, in line with the Traffic Management Order. • Paving and trees to take place later in the year / early 2024. • CSRCG took a tour on Daventry House on 8 August. • Residents from Camden Council toured Daventry House, the event published in Camden Council Housing newsletter. • Community lounge furniture has been installed. • Terrace and outdoor furniture and planting have also been installed. • Residents have given lots of positive feedback about their new homes. 	<p>ACTION – A proposed plan has been shared and the Council welcomes back comments. A presentation by officers of the plan proposed for next meeting.</p>

6.2.Update on the kerb on Salisbury Street

- Following concerns from the CSRCG and residents about the lack of a dropped kerb to allow access to the pavement for those in wheelchairs or mobility issues, City Highways submitted a request for the location to be considered as part of the Council 'dropped kerb' initiative.
- The request has been agreed, a new dropped kerb will be installed at the location indicated on the map shared with the group. Work is expected to be completed within the next month.

6.3.Lisson Grove Programme

- The programme is at the Feasibility Stage
- Over the summer we carried out stakeholder engagement workshops, community pop-up sessions with residents, and a Collaborative Away Day workshop.
- A debriefing session led by Bromley by Bow with VCSE sector Leads to take place mid-October. Attendees will receive feedback on key intelligence gathered from the engagement sessions with the sectors.
- A further de-briefing session with residents is planned for mid/end of October. At the session, Bromley by Bow will provide analysis, discuss emerging trends, and key observations from the engagement sessions and intelligence gathered.
- Further outreach sessions with tenants/leaseholders Gayhurst house to take place in October/November.

6.4. Endorsement of the Chair and Vice Chair of the CSRCG.

- SH confirmed on 18 August 2023 an Expression of Interest Pack for the Election of the Chair and Vice Chair of the CSRCG was circulated electronically to the membership. Printed hard copy forms of the pack were made available at 99 Church Street. The pack included:
 - ❖ An Expression of Interest Form
 - ❖ Guidance on what makes a good chairperson.
 - ❖ The election procedure.
- Members interested in applying for either position were invited to complete an Expression of Interest form and submit it to the Council by 5PM on 1 September 2023.
- Candidates requiring support or advice completing the form were advised to PPCR consultants for assistance.
- On 11th September 2023, SH wrote to CSRCG members and advised Reverend Clare Dowding had made an application to be considered for the role of Chair. A copy of Reverend Dowding's statement was shared with CSRCG members for their consideration. SH also advised that Ms Safira Afzal had made an application for the role of Vice Chair and shared her statement with members.
- At the meeting, PPCR invited the membership to confirm their endorsement of the Reverend Clare Dowding for the position of Chair of the CSRCG by a show of hands. More than 50% of the members raised their hands to confirm their endorsement of

7.	<p>the Chair. The same process was repeated Ms Safira Afzal for the position of Vice Chair, more than 50% of member raised the hand to confirm their endorsement of the Vice Chair of the CSRCG.</p> <ul style="list-style-type: none"> • Reverend Clare Dowding was formally declared as the Chair of the CSRCG and Ms Safira Afzal was declared as Vice Chair of the CSRCG by PPCR. Clare Dowding will be Chair for the next meeting. • This was followed by the signing of the Terms of Reference by the CSRCG. <p><u>AOB</u></p> <p>Businesses – Site B</p> <p>7.1. SM raised a concern about the lack of engagement and information from the Council with regards to regeneration plans for Site B businesses and how they will be impacted .</p> <p>7.2. He said they do not have information as to when they will be relocated.</p> <p>7.3. MC said that the Council will be talking to Site B businesses about the regeneration plans and provide an indicative timeline as the scheme progresses and the time to start the redevelopment of the site approaches . He assured SM that businesses will be fully supported, with relocations or returning to Church Street.</p> <p>7.4.NZ raised a concern that the gate behind Eden House that gives access to the garages at the rear of the shops on Site A does not close properly. He said rough sleepers have been sleeping there and recently broke into unit 63. LW, said he would ask his team to look into the issues.</p> <p>Community Notice Boards</p> <p>7.5. GA reported that the community notice boards are displaying information that is out of date or no longer relevant. G.A enquired to who responsibility for updating the notice boards. LW, confirmed that it's the responsibility of Housing Officers to update notice board on estates. However, there have been difficulties accessing the master fob. CS, advised that the PDT may have access to the fob. LW to investigate the matter.</p> <p>Community Gardening</p> <p>7.6. LZ, enquired about greening and community gardening space as part of the regeneration scheme. LZ, asked whether there are community spaces are available in Church Street for gardening.</p> <p>7.7 SH, mentioned at empty raised planter in Broadley Street Garden that could be used for community gardening. SH also mentioned the possibility of support from the Baker Street Quarter. However, its matter is yet to be properly looked into. SH said she would investigate the availability of community gardening spaces and report back.</p> <p>7.8. AVM, asked about the management of allotments on the Lisson Green estate. LW, to investigate and report back.</p>	<p>ACTION- LW to review gate behind Eden House</p> <p>ACTION- LW to ensure access to master fob for notice boards.</p> <p>ACTION- SH follow up on community garden spaces</p> <p>ACTION- LW to update on management of allotments on Lisson Green Estate</p>
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	<p>Anti- Social Behaviour</p> <p>7.9 SA, GS,NZ – raised concerns about ASB in Church Street. They said that people regularly engage in criminal activity on the Green Spine. Young people congregate in groups and deal drugs on estate corridors. There is violence in broad daylight in the Church Street. Furthermore, the noise nuisance at unsociable hours is escalating. Furthermore, there is regular fly tipping at the junction of the Salisbury Street and Church Street. MC, advised that the Council is very much aware of concerns raised. Colleagues are working with the Safer Neighbourhood Team and other community partners to address the issue. It was suggested that, given the magnitude and complexity of the problem, ASB colleagues and the Local Neighbourhood Police officers would be invited to attend the next meeting on 16 November 2023 to discuss what they are doing to address these issues.</p> <p>7.10 CSRCG members enquired if the local Ward Councillors will be attending meetings. MC, explained that meeting invites have been shared with Ward Councillors and Councillor Noble will attend the next meeting.</p>	<p>ACTION – ASB officers and local neighbourhood police invited to next meeting</p> <p>ACTION – Invitation to Ward Cllrs for next meeting</p>
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Next meeting: 16th November 2023 5:30-7:00pm at 35 Church Street.

