

Cundy Street Quarter Community Liaison Group Meeting Minutes and actions

Date	Monday 17 th October 2022
Time	6-7:15pm
Location	Board Room, 25 Eccleston Place
Attendees	Grosvenor: David Swainsbury; Ellen Lockhart; Nicola Rochfort; Alice Mayhew.

Representatives attended from:

Apologies	<ul style="list-style-type: none">• Coleshill residents x 4• Belgravia Neighbourhood Forum• General Practice• Semley House• Walden House• Ward Cllr for Pimlico• Ward Cllr for Knightsbridge and Belgravia• Belgravia Society• Ochre• Belgravia Residents Association• St Barnabas Church• Mozart Terrace/Ebury Street• St Barnabas School• Belgrave Medical Centre• Francis Holland School• London Farmers Market• St Mary's Church• The Orange• Poule Au Pot• Other Coleshill Flat residents• Other Semley House residents
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NB: Actions are highlighted in bold and categorised whether they apply to **Grosvenor** or the **Community Liaison Group**.

1. Introductions and AoB

Grosvenor confirmed those unable to attend any meetings or events will be sent the content (i.e. slides and minutes) and relevant information will also be uploaded to the project website. Grosvenor also confirmed that the draft minutes from this meeting would be shared with attendees for comments, before sharing more widely.

The following AoB items were raised by attendees:

- Coleshill residents expressed anxiety about the breakdown of community which some felt was a result of short-term lets and an unsafe atmosphere. Some residents feel there

is a lack of contact with Peabody and asked if Grosvenor can help with this, as well as rebuilding the community:

- Grosvenor is working with Peabody's Partnership Team to help improve ways of working together and support Peabody residents in building a local network.
- **Action: Grosvenor** will update the Community Liaison Group on these conversations at the next meeting.
- Coleshill residents asked about the lease extension between Grosvenor and Peabody.
 - Whilst Grosvenor can help broker relationships between Peabody and residents, it is not able to influence lease extensions.
- Coleshill residents asked about the best communications channels for everyday matters (see section 2)
- Maintenance issues were raised regarding wet pavements on Mozart Terrace from the green hoarding, and an overgrown bike shed with slippery floor.
 - Grosvenor sent contractors to site
 - on 18/10 to check and tidy this space.
 - Grosvenor also contacted the hoarding company on 18/10 to reduce the amount of water being used as it is currently spilling out onto the pavement.
 - **Action: Grosvenor** to update the Community Liaison Group on the solution to this issue at the next meeting.
- A representative of the GP surgery raised an issue with the glare from white hoardings on Pimlico Road and asked if Grosvenor can look into it. It was suggested this could be painted dark green.
 - **Action: Grosvenor** to share the proposed hoarding with the Community Liaison Group in November for comment. It is expected that this would be installed early next year, once approved by Westminster City Council.

2. Recap on discussion so far & project update

Grosvenor summarised the outcomes of previous Liaison Group meetings, including the format (quarterly) and topics that would be discussed at subsequent sessions as requested by the group (captured in the Terms of Reference). Grosvenor also gave an overview of works completed in 2022 to prepare the site for demolition (slide 7), before talking through the timing of upcoming demolition. Grosvenor also shared a site plan with details of how the works would be delivered.

Questions, feedback or comments that were raised have been categorised and summarised below.

2.1. Communications and engagement

The group wanted clarity on who to contact (by phone and/or email) if there was an issue. Grosvenor confirmed that the Grosvenor team can be contacted about works on site, but if you prefer to speak with JF Hunt they can be contacted via the following details, which are also available on the project website – www.cundystreetquarter.com.

- To contact the demolition contractor JF Hunt please get in touch with:
 - Gabriel.Stetco@johnfhunt.co.uk / 07773628380

- If there is an issue outside of working hours, neighbours can contact the overnight security (W4G) on:
 - Oliver Johnson, W4G, Overnight Security 07728 902098
- To contact the Grosvenor team:
 - cundystreet@grosvenor.com / 020 7312 7007
- The group asked for clarity of the drop-in hours of the Community Hub at 20a Pimlico Road run by J F Hunt.
 - This first opened on 3rd May and J F Hunt have assured us that since then it has been open on Tuesdays 9-12 and Thursdays 9-12, apart from 30th June, 16th & 30th August, 1st & 27th September, 4th & 10th October. We know this is not acceptable and at a minimum, a sign should have been put up to explain why it was closed and when it would reopen.
 - **Action: Grosvenor** to ensure J F Hunt are managing the community hub appropriately and a contractor representative is there at the allotted times.
 - **Action: Community Liaison Group** to share any feedback for how the Community Hub could be improved. Would one day a week be sufficient? What information or content would you find helpful to be made available at the community hub?
- Attendees were interested in Grosvenor's plans for ensuring Walden House residents (who may not speak English as a first language) were represented / listened to.
 - **Action: Grosvenor** to follow up with the Westminster Housing representative for Walden House to discuss how best to involve and engage more residents.
 - **Action: Grosvenor** to update Community Liaison Group on the outcomes of this discussion at the next meeting.

2.2. Demolition

- Grosvenor confirmed that JF Hunt are the demolition contractor and that a different contractor would be selected to lead on the construction once the next stage of more detailed design was progressed.
- The group wanted to see a clear timetable of key dates.
 - Grosvenor talked through the timings which has also been uploaded to the project website. Grosvenor will continue to share more detailed timings for each phase as these are confirmed.
- Q: What times will works take place?
 - Grosvenor confirmed that these will follow WCC Code of Construction standard hours which are Monday – Friday 8am-6pm. Works on a Saturday will be limited, and neighbours would be notified of this in advance; Saturday working hours are 8am – 12.45pm. There would be no work on Sundays or Bank Holidays.
- Attendees were interested in the demolition process, including the methods used and specific timings.

- Grosvenor explained that the demolition would take approximately 16-weeks following an initial period of site setup and scaffold erection. The buildings would be demolished floor-by-floor (using high-reach excavators) to minimise disruption and water mist cannons would be used to minimise dust.
- Grosvenor explained that equipment will be installed to monitor levels of dust, noise and vibration. If the monitors go over a threshold set by WCC the project team are alerted, and the issue investigated to avoid it happening again.
- Attendees wanted clarity on the location of the site entrance and whether this had been confirmed with WCC
 - Following the initial setup the site access point would be located off Pimlico oad in the location of the newly formed crossover near 20a Pimlico Road. This access point will be formed during the initial setup phase with the existing access point being used until such time. There will be additional pedestrian access off Ebury St and Cundy St. This is still subject to approval by WCC as part of the discharge of planning conditions.
- Q: Will energy or water be cut off to Coleshill Flats at any point during the demolition/construction?
 - **Action: Grosvenor** to confirm and update the group at the next meeting.
- Q: Will lorries on Pimlico Road cause traffic jams?
 - Grosvenor confirmed that vehicles arriving on site are scheduled to ensure there is space for them to park or stop within the hoarding / site boundary. Grosvenor are also reviewing the traffic/vehicle strategy with Westminster and TFL to ensure any impact is limited and coordinated with other works in the area.
- Q: Will windows on Pimlico Road be cleaned?
 - **Action: Grosvenor** to explore and update at the next meeting.

2.3. Design of the Cundy Street Quarter

- Representatives of the GP surgery and Coleshill flats were interested in learning more about the new homes for Walden House residents, including the size of the properties.
 - Grosvenor confirmed that the new social rent homes have been agreed with Westminster Housing and will be designed to align with WCC specification.
- Clarity was sought on the number of parking spaces.
 - There are two car parks proposed in the basement of the Senior Living building, which would provide 28 standard parking spaces. There would also be 10 disabled bays. All car parking spaces provided will have capability for electric vehicle charging points.
 - The Belgravia Neighbourhood Forum representative confirmed this in line with WCC policy.
- Clarity was also sought on the design and management of Elizabeth Place Gardens.
 - Following feedback from Coleshill residents, gates were incorporated at either end of Elizabeth Place Gardens. These will be closed at night to provide privacy

for existing Coleshill residents and deter anti-social behaviour. The gate design was also updated so it is more in keeping with the listed Coleshill buildings.

3. **Communications and engagement plan**

Grosvenor talked through the draft local engagement plan that builds on the feedback received from the Community Liaison Group so far. It is focused on 4 pillars about how Grosvenor will **inform**, **involve**, give **influence** to, and **invest** in communities.

- Grosvenor outlined the ways that communities can influence detailed elements of the design, such as the community space or play areas which will be discussed in more detail at the meetings in January and April 2023 respectively.
- Frustrations were raised around the terminology and description of the project as 'Cundy Street' or the 'Cundy Street Quarter'. It was felt that this does not acknowledge people living in Coleshill Flats and is exclusionary.
- It was felt that attendee representation should strike a balance between immediate neighbours and broader demographic. Some felt this was not currently achieved, and that existing residents who are most directly impacted warrant more representation and need more dedicated engagement.
 - **Action: Grosvenor** to hold a meeting with Peabody for Coleshill residents in December. A meeting for Walden House residents will also be arranged for early next year.
- **Action: Community Liaison Group** to share any additional feedback on the draft engagement plan (slides 14-20) particularly regarding:
 - Any additional channels Grosvenor should be sharing updates through
 - Feedback on the newsletters / updates you have received so far. Do you find them useful? How could they be improved?
 - **Action: Grosvenor** to arrange for J F Hunt newsletters to be posted on noticeboards in Coleshill flats.
 - The type of activities or events that would help bring members of the community together
- The representative from the GP surgery raised the point that there is a lack of space for young adults to spend time or exercise safely.
 - The proposals aim to provide benefits for all, including young people in the area. Grosvenor hope that the community space (at the ground floor of the social housing building) will be well-used by local youth organisations. This will be discussed in more detail at the next meeting.
 - In addition, a contribution towards upgrading existing youth space provision within 800 metres of the project is provided as part of the development.
 - Grosvenor are also working closely with neighbouring landowner Landsec ensure that young people in the neighbourhood can influence change in the area. Find out more at www.bit.ly/Haveursay

4. Draft terms of reference

There was not enough time to discuss this agenda item and so it will be carried across to the next meeting. In the meantime, Grosvenor encourage the Community Liaison Group to review the terms of reference and share feedback any feedback, particularly in relation to the following questions:

1. Do the terms of reference capture what you hope to get out of the Community Liaison Group?
 2. Do you have any questions on the scope for influence on each topic, as outlined in appendix 1?
 3. Do the topics prioritised for discussion in early 2023 make sense to you, as outlined in appendix 2?
- **Action: Community Liaison Group** to review the terms of reference which will be discussed at the next meeting.

Recap on actions:

- **Grosvenor** to update the Community Liaison Group on the following items at the next meeting.
 - Conversations with Peabody's Partnership Team
 - Approach to reduce amount of water from the hoarding and ensure the pavements are safe
 - Steps to involve and engage more Walden House residents
- **Grosvenor** to share the proposed hoarding with the Community Liaison Group in November for comment.
- **Grosvenor** to ensure J F Hunt are managing the community hub appropriately and a contractor representative is there at the allotted times.
- **Grosvenor** to hold a meeting with Peabody for Coleshill residents in December and arrange a Walden House meeting for early 2023.
- **Grosvenor** to arrange for J F Hunt newsletters to be posted on noticeboards in Coleshill flats.
- **Community Liaison Group** to review the terms of reference which will be discussed at the next meeting in January.
- **Community Liaison Group** to share any feedback for how the Community Hub could be improved. Would one day a week be sufficient? What information or content would you find helpful to be made available at the community hub?
- **Community Liaison Group** to share any additional feedback on the draft engagement plan (slides 14-20) particularly regarding:
 - Any additional channels Grosvenor should be sharing updates through
 - Feedback on the newsletters / updates you have received so far. Do you find them useful? How could they be improved?
 - The type of activities or events that would help bring members of the community together