

Community Board Meeting
2 July 2025, 5.30 pm
Queen Mary Hall

Attendance:

Community Board Members: Poorvi Mehta, Ayshwarya Madhureshan Keith Thomas, Salah Alfadil, Sebina Sebamalai Mike D'Souza, Jill Preston, Councillor Susan Skipwith, Councillor Olly Wehring, Councillor Emily Davey, Malcolm Wood, Elaine Taylor (minutes).

JV: Mark Ludlow

Guests: Jo Moulton (RBK Programme Director, Transforming Communities Programme), Semana Nota (RBK Resident Engagement and Social Value Lead), Jane Ball (RBK Landlord Services), Alicia Francis (Newman Francis), David Pye (RBK Highways)

Chair: Lesley Charlton

1.	Apologies None
2.	Minutes/Matters Arising a. No matters arising b. All actions complete c. Minutes were approved
3.	ITEM - Community Hub Update Jo Moulton introduced the item, which addressed the final points which had been carried over from the previous meeting. d. Jo explained the location of the community hub within the context of the masterplan, Phase 1c homes and the proposed green social space. The plans identified the location of temporary parking spaces that would be available until Phase 3, when the Multi-Use Games Area (MUGA) will be installed. These are currently shown as parking for blue badge users. When the MUGA is installed, the parking spaces will be relocated, and parking for blue badge users will be provided later in the scheme. Jo also showed images of what the hard landscaping would look like. This is similar to what is already in place between Block B and Block E. e. Distance from the loading bay to the entrance door for storage in the new community hub is 75m. Mark Ludlow advised that, as a comparison, the distance from the Lodge at the entrance to Cambridge Gardens to the front door of QMH is 73 m. Keith showed an image of a heavy-duty trolley that would be suitable for transferring items from the loading bay to the storage facility. Jo confirmed that the cost of providing a trolley with a similar specification to that shown will be included in the RBK fit-out budget. f. The new facility will be accessed by steps and a pavement with a slope. The gradient of the path outside the new community hub is 1:42. Mark

	<p>Ludlow advised that, as a comparison, the gradient of the path/road in front of QMH is between 1:15 and 1:17, which is steeper than outside the new community hub.</p> <p>g. Jo advised that this is the last time she would be coming to the Community Board as she has responded to all points raised. She offered to provide periodic updates on progress to the Community Board in the future.</p> <p>Questions/discussions</p> <p>h. There was a question about the capacity of the hall and the new community hub. Jo advised that this would be confirmed once the Fire Risk Assessment has been completed. It was estimated that the capacity for the main hall might be between 50 to 80.</p> <p>i. In response to a question regarding parking, it was confirmed that this is limited to on-street parking only. A supplementary question regarding the cost of permits was raised. It was confirmed that the intention is for existing/returning CRE residents to be prioritised and one permit per household will be issued in line with the Landlord Offer. As the scheme develops, parking arrangements will be reviewed.</p> <p>j. It was requested that updates should include the operator of the cafe and the operator of the workspaces in the community hub. A post-occupancy review with user groups on how the community hub is working was also requested.</p>
4.	<p>ITEM - Block Handover</p> <p>Jane Ball introduced this item, providing an update on progress towards residents moving to their new homes</p> <p>k. Heat Network - Jane apologised for the late circulation of the paper, which outlined the arrangements for the heat network. Jane summarised the contents of the paper:</p> <ul style="list-style-type: none"> - Heat and hot water to the new homes will be provided by a heat network which will be owned by RBK - It is a tenancy condition that all occupiers enter into a residential supply agreement. Residents will not have a choice of supplier for their heat and hot water - SDEN will be RBK's managing agent and will be responsible for metering and billing; they can be contacted by phone, email or in person - Residents will receive individual bills and will only be charged for the heat and hot water they have used - There will be a range of payment options, including pay-as-you-go. <p>There is no difference in payment tariffs</p> <p>Community Board Members were asked to review the briefing note and were invited to send any questions to Jane after the meeting. ACTION - Community Board.</p>

	<p>Questions/discussions</p> <ul style="list-style-type: none"> i. There was a question about when residents would be able to move in. Malcolm advised that there had been a delay due to SGN. This means that we are currently unable to provide a definite date for moving. Should Community Board members hear rumours or be asked about moving dates, they should refer residents to the CRE Rehousing Team for the most up-to-date information. Viewing dates for residents moving into Block E have not yet been confirmed. Residents will be contacted once these are known. m. There was a question about the wider heat network. It was confirmed that RBK is still pursuing this, and the system that has been installed in the new neighbourhood can be connected to it in the future.
5.	<p>ITHA update - Newman Francis</p> <p>Alisha Francis provided an update</p> <ul style="list-style-type: none"> n. This has been a quiet period, the only direct contact being queries regarding leaseholders from later phases enquiring about the buy-back of their properties o. At the drop-in ring sessions, 3 residents requested support. <ul style="list-style-type: none"> - one regarding ASB - one regarding hall hire - one concerned/anxious regarding delays to their move p. Next drop-in will be on the last Thursday of the month at Archway q. Newman Francis will be relaunching after the summer break to remind residents that they are available for advice and support <p>Questions/discussions</p> <ul style="list-style-type: none"> r. Community Board members expressed concern about ASB that is currently being experienced. There was also a concern that ASB activity is being carried out by residents who are eligible for rehousing. Councillor Wehring offered to take details after the meeting and strongly encouraged Community Board members to report every incident as they arise. This helps direct available resources.
6.	<p>Parking and Traffic Management Order</p> <p>David Pye introduced this item, which explained the requirement for a Traffic Management Order (TMO) to create a Controlled Parking Zone (CPZ) on the Estate, enabling RBK to enforce the restrictions of the CPZ.</p> <ul style="list-style-type: none"> s. The Community Board received a briefing on the TMO on 11/6/2025. This explained the Parking Management Plan and the TMO. In summary: <ul style="list-style-type: none"> - Parking to be restricted by planning conditions - The Parking Management Plan currently covers Phases 1a and 1b only - Qualifying households will receive one free parking permit per household for on-street parking - Blue Badge parking bays are not limited to residents (i.e. anyone with a

	<p>Blue Badge can use them)</p> <ul style="list-style-type: none"> - the times of the CPZ mirror the days/times of the neighbouring schemes (i.e. Monday to Saturday, 8.30 am to 6.30 pm) - Capacity will be reviewed by RBK as the scheme develops - Parking spaces in the undercroft for Block E will be sold by the LLP - There will be one space provided for a car club. This will be Zipcar - The closing date for consultation on the TMO is 3 July 2025. Any representations from the Community Board would be considered as part of the engagement - Next steps are for the TMO to be considered at the Neighbourhood Committee on 3 July 2025. <p>Questions/discussion</p> <ul style="list-style-type: none"> t. A Community Board member sought clarification about the spaces in the undercroft and the cost of parking permits. It was confirmed that the parking spaces in the undercroft would be sold by the LLP. A member proposed that the spaces should be a “right to park” only. They also requested that the LLP explore the possibility of Blue Badge holders living in Block E using the Blue Badge spaces in the undercroft. u. There was a discussion about displaced parking i.e. the knock-on effect that the new parking restrictions would have on unrestricted parking areas. It was acknowledged that this was probably inevitable, but if it becomes an issue, then it could lead to additional measures being put in place. In terms of the new CPZ, David advised that RBK would be able to enforce people who don’t have a permit, and the CPZ signage would deter non-residents from entering the area seeking spaces. v. David confirmed that there was no enforcement at the moment. The TMO, which will create the CPZ, will enable this to be possible in the future. Any issues can then be raised directly with RBK’s sub-contractor APCOA.
7.	<p>Regeneration Update - Semana advised that this had been circulated and there were no questions submitted prior to the meeting.</p> <p>Questions/discussions</p> <ul style="list-style-type: none"> w. A Community Board member asked if RBK is buying back leaseholder properties in phase 4. Elaine confirmed that leaseholder buybacks are taking place on a phase-by-phase basis, and we are now talking with leaseholders in phase 3. However, RBK is authorised to consider buying back properties of resident leaseholders/freeholders who are living in phases 4 and 5, where the leaseholder/freeholder then purchases a shared equity home in Phase 1. Resident leaseholders/freeholders in the later phases have been contacted, and there will be more communications in the coming months.
8.	AOB

	<p>x. Malcolm reported progress on the site:</p> <ul style="list-style-type: none"> - Relocation of the site office: Malcolm thanked residents for their patience and co-operation. - Malcolm advised that plans are in place to open up the link between the willow tree and Franklin Close. This will be completed in the coming months. <p>y. Malcolm informed the Community Board of the LLP's recent activities regarding providing employment and training. To date ,there has been some good engagement with local schools and local businesses. The autumn newsletter will showcase some of the successes. The Community Board were asked to consider whether any specific groups should be approached and any skills that the LLP could support through a training offer. Initial ideas were CSCS cards, IT, and accountancy. Community Board members were asked to feed any suggestions to Semana. ACTION Community Board.</p> <p>In response to a question about work experience, Community Board members were informed about Destiny, Vistry's online work experience course.</p> <p>Malcolm also confirmed that employment and training programmes/ opportunities will continue throughout the regeneration.</p> <p>z. Semana advised that she is working with partners to prepare the summer programme. A Community Chest application for a 2-week basketball camp has been received. The Community Board gave their approval for this application. Three further applications are anticipated, and they will be circulated.</p>
9.	<p>Date of Next Meeting</p> <p>Date of next Community Board: Wednesday 17 September 2025, 5.30 pm, at Queen Mary Hall.</p> <p>Date of AGM: Wednesday 19 November 2025, 6.30 pm, at Queen Mary Hall</p>

Action	Item	By	Update
1	Heat Network - review paper circulated 2/7/25 by - Friday 11 July	Community Board Members	Complete
2	Employment & Training - feedback suggested training needs/skills requirements are CRE	Community Board Members	Complete

