

# Hyde Park Paddington

## Note of Steering Group Meeting held on 21 April 2021, 4-5pm, via Zoom

### Attendees:

#### Residential Members:

- Allen Zimble (Chairman)
- Andy Beverley
- Sally Martin
- Bernadette McKernan
- Sarah Clifford
- Sergio Chiquetto
- David Steyn

#### Business Members:

- Kay Buxton (The Paddington Partnership)
- Mark McKeown and James Parker (Church Commissioners)
- Chris Peers (Paddington BID)
- Isabel Turner (British Land)
- Ian Lush (Imperial Health Charity)
- Paul Charalambous (Stylotel)
- Rev'd Stephen Mason (St John's Church)

### Apologies Received:

- Matthew Lindsay
- Maria Parpou
- Will Clayton (PaddingtonNow BID)
- Andrew Scrivener (European Land)

### Invited Guests:

- Sam Fox from Pragma Consulting Limited for Item 2

	Actions
<b>1. Introductions and Apologies</b> These were duly made and apologies noted.	
<b>2. Presentation on Edgware Road Insights Study (Sam Fox, Pragma)</b> Sam Fox outlined the findings from the Edgware Road Insights Study carried out by Pragma and Gerald Eve. They used broad research data sources, carried out site visits and online survey/ telephone interview (with residents, workers, traders and large estate operators). Key findings include: <ul style="list-style-type: none"><li>• Profile of addressable audience: 21k residents with £218m annual spend, 133k workers with £97m annual spend, visitors represented by c1.1m annual visits (of which 685k were international tourists) with £583m annual spend (78% f&amp;b). This equates to an addressable market of £172m annual spend with f&amp;b accounting for half. All above was based on pre-covid data.</li></ul>	



<ul style="list-style-type: none"> <li>• Burwood Place – KB explained that a basement survey had been required due to the proximity to Barclays Bank, but we were unable to secure consent from Barclays for this. Instead WCC have proposed trail holes. The project has now moved to Stage 2 design.</li> <li>• Sussex Gardens – KB confirmed that final costs have been approved. KB noted that the police are nervous about a bench, accordingly the Bid has confirmed to WCC that they will pay for removal if the bench becomes an issue. PC questioned where that responsibility would lie if there was any change in status of the Bid. The Bid assets (including the bench) would be handed to the Church Commissioners. KB noted that they were frustrated with slow progress, but TFL and WCC had now agreed Halifax/ Boots junction changes can take once the full modelling has been completed by Tfl in 18 months or so.</li> <li>• Norfolk Square Gardens Showcase – CP noted that WCC postponed the project for 12 months when Covid hit. They were aiming to restart, although supply of plants was now an issue and WCC delaying construction until that is resolved. There is a risk that the project may need to be delayed another year. CP further noted that the Bid was commissioning a butterfly survey meantime.</li> <li>• Connaught Village Green – JP explained that the Church Commissioners are to build a plan for the scheme then handover to WCC (within next month).</li> <li>• The Bays – KB explained that Paddington Partnership had got planning approval and are seeking highways approval. There are extensive consent requirements relating to Bishop’s Bridge.</li> <li>• Bishop’s Bridge Road – KB confirmed that overall programme was agreed. They are now working with local businesses and occupiers to get ideas and recommendations (consider as a topic for next GM). PC queried if plans for Travis site were known – it is at the second stage of consultation, likely to be opening to canal but no retail. AB queried cycle pathways from Paddington Green development and KB reported that she thought these may be part of the overall wider Paddington Places programme.</li> </ul> <p>KB confirmed that the Bids have now funded their share of the above projects.</p>	<p>AZ/ KB</p>
<p><b>6. Topics and date for next General Meeting</b> The next date was provisionally set for 6 July (webinar) with topics to be confirmed.</p>	<p>KB/ BM</p>
<p><b>7. AOB</b> None</p>	
<p><b>8. Date of next Steering Group Meeting</b> The next meeting was scheduled for Wednesday 16 June at 3pm.</p>	<p>KB/ BM</p>