

Hyde Park Paddington

Minutes of General Meeting held on 12 December 2022

Hybrid meeting: In person at Victory Services Club and online via MS Teams

	Actions
<p>1. Introduction and Apologies</p> <p>Allen Zimbler (AZ, Chairman) welcomed everyone to the meeting. 27 people had registered to attend and 24 people attended online or in person. Apologies had been received from Cllr Dimoldenberg, Cllr Southern, Will Clayton, James Parker, Jean-Pierre Papajak, Sarah Buttleman, Diana Towell and Paul Charalambous.</p> <p>Kay Buxton (KB) shared a presentation for the meeting which can be found on the HPP website at https://www.hydeparkpaddington.org/wordpress/wp-content/uploads/2022/12/HPP-General-Meeting-Presentation-12-December-2022-for-web-1.pdf</p>	
<p>2. Presentation: Paddington Square Update</p> <p>Jonathan Ring (JR) of Sellar Property Group provided an update presentation on the Paddington Square development:</p> <ul style="list-style-type: none"> • The main building is completed. The rooftop restaurant has been completed to shell and core and awaits a tenant/fit-out; • Confirmed tenants for the office space include Capital International (majority of building with a longer fit-out period), Kingfisher and DS Smith. These tenants are currently fitting out their space; • The public realm works, particularly around the LUL/Bakerloo Line ticket hall are running a bit later than planned. The top escalators are ready but require the LUL works to be completed. These will be handed over in phases; • Basement Level 1 - escalators and retail units are well progressed; • Basement Level 2 - ticket hall's shell and core are nearly there and the tunnels connecting to the Bakerloo Line platforms are being fitted out; • It may be summer 2023 before the ticket hall is ready and Sellar will be working on the retail leases next year, in parallel with the office occupation; • In answer to questions raised about the nature of the retail offering, JR confirmed there are 40 units in total – pavilion and street/Level 1 are food and beverage, the concourse would primarily be gifting and fashion retail; Basement Level will be “grab and go” convenience outlets. • JR flagged that local businesses and residents had expressed concerns about the level of overnight lighting in the unoccupied building. He explained that this had been for testing purposes and now they are dimmed overnight. He thanked people for raising this concern. • A question was raised about the issues with rough sleepers in the area and how this would be managed when the development opens. JR explained that they had submitted a public realm plan which had been approved by WCC, including security, CCTV and other measures to “design out” this risk. The building manager and team can provide a more detailed presentation on this issue and other questions raised, in due course. 	

<p>AZ thanked Jonathan for taking the time to update the Forum members on this important development.</p>	
<p>3. Agreement of minutes of the Annual General Meeting held on 30 March 2022</p> <p>The draft minutes of the last annual general meeting had been available on the HPP website. No comments were made at the meeting. The minutes were agreed and will be added to the website.</p>	<p>KB</p>
<p>4. Re-designation of Hyde Park Paddington Neighbourhood Forum</p> <p>AZ explained that the original designation of the HPP Neighbourhood Forum had been made by WCC in June 2017. As designations last for five years, the application for redesignation was made earlier this year. He was pleased to confirm that WCC had confirmed the redesignation of the Forum on 29 July 2022 for a further five years.</p>	
<p>5. Presentation: Elizabeth Line Opening</p> <p>KB provided an update on the Elizabeth Line which runs over 100km from Heathrow and Reading in the west to Shenfield and Abbey Wood in the east. There are 41 stations along the route, including 10 major new stations. It is currently at Stage 8 of the nine stages of opening. HM The Queen officially opened the Elizabeth Line, at Paddington Station, on 17 May 2022 and trains started to run between Paddington and Abbey Wood a week later. At this stage the line was running as three separate railways.</p> <p>On 24th October Bond Street station opened and on 6th November through running commenced. There has been reduced reliability since this extended opening of the line, although the data is complicated by recent strikes. The peak volumes were on 1st December (646,000 journeys) and over half of the journeys are on the central section between Paddington and Abbey Wood. The centre of gravity has also shifted from Oxford Circus to Tottenham Court Road and Bond Street.</p> <p>The final phase will complete in May 2023 when the full peak timetable will be in operation – 24 trains per hour between Paddington and Whitechapel, a train every 2.5 minutes, in each direction during the peak. The Elizabeth Line is expected to break even in 2023/24, ahead of target and will at that stage account for c15% of TfL revenue.</p> <p>A question was raised around the frequency of trains between Paddington and Heathrow, as the gap can sometimes be up to 30 minutes. KB replied that approximately 25% of the trains currently run to Heathrow.</p>	
<p>6. Progress of Neighbourhood CIL Projects and next round of applications</p> <p>KB reminded the meeting of the £557,000 worth (including CIL money) of projects which had been approved. Many of these had now been completed. Updates on progress since the March AGM were provided as follows:</p> <ul style="list-style-type: none"> • Bishop’s Bridge Road (CIL £50,000) – KB explained that much of 2022 has been spent engaging with amenity groups, councillors and residents about the ideas raised in the feasibility study funded through the CIL. There is a groundswell of support for the proposals to define the zoning around the bridge. The Paddington Partnership is pursuing the aesthetics of the 185 parapets and WCC is leading on safety issues for pedestrians and cyclists. The project is likely to require further Neighbourhood CIL application/funding. • Connaught Village Green (CIL £185,000) – Charlotte Moss (CM) provided an update on the proposed new public amenity space. It will be a pedestrianised area and will include greening, benches and a drinking water fountain. The existing trees, phone box and notice board will be retained. There will also be permanent al fresco dining in the scheme. The Church Commissioners had hoped to commence the development in Spring but it is now likely to be towards the end of 2023. 	

<ul style="list-style-type: none"> • See Paddington/The Bays (CIL £100,000) – KB confirmed that the lightbox and improved signage/ way finding have now been installed. The final piece will be installed on station bridge in January 2023. 	
<p>7. Themes to shape the Neighbourhood Plan and Vision for Hyde Park Paddington area</p> <p>AZ explained the importance of progressing with the Neighbourhood Plan now that the redesignation had need achieved. This should set the vision for the area and will allow the Forum to access 25% of CIL (currently 15%).</p> <p>KB explained that an application for CIL funding for technical policy planning support would be made shortly. She went on to outline the policy and priority areas for the Neighbourhood Plan which are summarised on slides 30 and 31 of the presentation. She drew attention to the following areas:</p> <ul style="list-style-type: none"> • Praed Street Corridor – including the opportunities to deal with congestion from delivery drivers. • Edgware Road – the importance of stating objectives to address the balance between food and beverage (F&B) and retail. • Keeping air quality and sustainability objectives at the core of the Plan • Ensuring that the Plan brings in uses to support the night-time economy around workers and other users of 24/7 facilities in Paddington Station, St Mary’s Hospital and Edgware Road Core Retail Central Activity Zone. • The walking route proposals for connecting the Opportunity Area and Hyde Park Estate had been pushed back on previously. However, given the importance of safety and clarity, the aim is to try again for this public realm improvement. • Flexibility around planning requirements for accessibility enhancements to older properties e.g. hotels in Norfolk Square. <p>The meeting then split to allow the online attendees and in-person attendees to discuss the policy and priority areas in two groups – the discussions are collated and summarised below:</p> <ul style="list-style-type: none"> • A wider discussion is required on the potential to convert the hotels on Norfolk Square (and elsewhere in the Forum area) to residential use, when leases come to an end/up for renewal. Is there a requirement for this hotel capacity, given the new Premier Inns in the area? Could the space be used to support raising families and encouraging more of that demographic into the area? There was concern that residential use could become Air BnBs or HMOs (Housing in Multiple Occupation) with all the negative consequences. It was agreed this should be a priority policy area for further discussion and technical advice. • Edgware Rd/Praed St – it was noted that the mix of use between F&B and retail are now similar issues to both areas. It will be key to address how this sits alongside the opportunities presented by the new Paddington Square development. Will there be a horizontal link or vertical divide with the new “grab and go” outlets in the station? Would allowing merging of units, thereby providing enlarged premises on Praed St, help the area to compete with the new development? Disparate ownership limits the opportunity to develop a single vision but the Plan should try to address these concerns by bringing owners together for a more strategic long-term letting plan. • Additional detail was requested on the policy and priority areas, as the information presented appeared high level. AZ confirmed these are themes and detailed follow up discussions will be required to build these out. • AZ asked about the plans for redevelopment at St Mary’s and Ian Lush explained that a pragmatic approach would probably be adopted on building-by-building basis. The ability to deliver services differently, reducing the requirements for out-patient facilities would also be taken into consideration. It was further noted that Imperial received a funding increase for Biomedical Research and scoping this into the 	

<p>redevelopment is important. A question was raised around the Imperial College/ library building which has been sold. It was noted that this will not transfer until after 2025 and the future use is not yet known.</p> <ul style="list-style-type: none"> • Other potential areas to consider for pedestrianisation/ al fresco dining were suggested e.g. Porchester Place. There was a strong message coming through of the requirement for retail more suited to the neighbourhood and also a farmers' market. 	
<p>8. AOB</p> <p>Nothing arising.</p>	
<p>9. Date of Annual General Meeting</p> <p>The aim is to hold the AGM in April or May.</p>	