

Minutes of the Eighth Meeting of the Pimlico Neighbourhood Forum

St Saviours Hall, Pimlico

Wednesday 2 July 2025, 7.30pm

Present: Simon Clark, Harry Dodd-Noble, James Ingham, David McDowell, Sarah Moncrieff, Peter Ruback (Steering Group) and 27 other Forum members and 4 guests mentioned below.

1. Opening remarks and welcome by the Chairman

The Chairman of the Forum welcomed PNF members to the meeting and introduced 4 guests who had been invited as observers: Monica Lucas, Belgravia Neighbourhood Forum, Glenn Murphy, Victoria Neighbourhood Forum, Richard Beville, Churchill Gardens Neighbourhood Forum and Jack Jerjian representing Vincent Square Residents Association.

Simon Clark, Treasurer of the PNF chaired the meeting.

2. Approval of minutes of the meetings of 24 October 2023 and 23 July 2024

Copies of the draft minutes for the past two meetings had been sent with the Agenda. Both minutes were approved unanimously by the meeting by a show of hands.

3. Matters arising not otherwise covered by the agenda.

There were none.

4. Chairman's Report for 2024-25

A copy of the Chairman's report had been sent with the Agenda. The Chairman spoke about the work of the last year: Westminster Planning Policy and Examination of a site allocation for Grosvenor Sidings, Westminster "after dark" policy, and Westminster City Council (the Council) work on possible housing developments on the Queen Mother Sports Centre (QMSC) block and the Sussex Street playground. The Forum would be engaging with the Council on the QMSC and the Sussex Street playground and would reflect the policies in the Pimlico Neighbourhood Plan, which seek to ensure continuity of a sports centre and improved public realm of any replacement and retention of the Sussex Street playground and return to community use. The PNF had been involved in the Forum of Forums, the Westminster Amenity Society Forum monthly meetings with the Council and with Rachel Blake MP. Finally, we expected to be applying for redesignation shortly and might need to run a voluntary survey of members to obtain basic demographic data.

In response to a question from a member, it was explained that the Council was seeking sites for developing affordable housing on its own land whereas its previous position was that it had no funds for replacing or redeveloping the QMSC. The Chairman added that the

Government had recently announced a £39bn pot for Affordable Housing and that might be a new source of funds.

5. Steering Group membership

James Ingham and Sarah Moncrieff were elected by secret ballot by 25 and 26 votes respectively out of 33 ballot papers issued.

6. Revision of the PNF constitution

The Chairman explained that a proposed revised constitution incorporating the Steering Group's proposed changes had been sent to all Forum members on 5 June 2025. This had followed an informal consultation of members between 14 April and 3 May 2025. The changes were designed to reflect that we now had more experience of what was required for producing a Neighbourhood Plan and the issues involved in trying to obtain input from the whole of the Neighbourhood Area whether Forum members or not.

A vote by secret ballot for the changes which the Steering Group were recommending had 28 members in favour and none against out of 33 members present.

7. Treasurer's report and accounts

The report and accounts for the year ending 30th April 2025 had been sent to members on 13 June 2025.

8. Pimlico Neighbourhood Forum Limited

To note: as previously advised Pimlico Neighbourhood Forum Ltd is a limited company set up for the formal management of the Forum's finances and as an acceptable and recognised counterparty with funding agencies and contractors. The Steering Group members are directors. The company is in compliance with all statutory requirements regarding accounts, records and filings with Companies House

9. Any other business

The Chairman said that he had been asked to make members aware of "Pimlico Unites" (www.pimlicounites.com) a group for residents of Lillington and Longmoore Gardens, Churchill Gardens, Abbots Manor and Russell House who had heating and hot water provided by the Pimlico District Heating Undertaking (PDHU). Cllr Glen explained the innovative origins of the PDHU which had been designed in the 1950s to use the waste heat from Battersea Power Station in the country's first district heating system. When the power station closed in the 1980s the power source was switched to large gas boilers in Battersea and from 2007 in Churchill Gardens, later supplemented by diesel Combined Heat and Power Units. These are the largest source of carbon emissions in Westminster. The whole system is now at the end of its design life and requires complete replacement or refurbishment. Cllr Pitt-Ford explained that there were particular problems with water pipes in Lillington and Longmoore Gardens and that works were needed irrespective of the transition to non-fossil fuels. He said that innovative alternatives to the direct replacement of

the existing PDHU such as individual electric boilers or block level heat pumps would potentially both save costs to leaseholders and avoid running piping on the exterior of the listed buildings of Lillington and Churchill Gardens.

Richard Beville said that resident user experience of capital cost overruns, shortened useful lifetime, and poor maintenance on the previous replacement for the PDHU heat source and the combined Heat and Power unit did not inspire confidence in the Council's management of large projects. He said that residents would prefer individual solutions i.e. flat by flat which would avoid "decanting".

In response to a question from a member on the Forum's attitude to the Council's scheme for Warwick Way and Churton Street improvements, the Chairman explained that after the first lockdown in 2020 the Forum had encouraged the Council to develop a temporary scheme for Warwick Way to increase café, restaurant and pub capacity. The Council had been initially unresponsive, so a rough outline scheme had been drawn up with the help of a Forum member who was a transport planner to help push the debate forward. In response the Council had put forward its own proposals. The Pimlico Neighbourhood Plan strongly supported improvement of public realm in the Warwick Way, Wilton Road and Denbigh Street area and the Plan Examiner had said that such improvements were necessary if the area was to realise its potential. The Forum therefore supported the Council's improvements to the area. We had had a trial period of almost 3 years, which suggested that any issues with the scheme should now be apparent and the Council had tried to address them in its current scheme. It was, however, the Council's scheme and up to them to defend the details, including the costs.

10. Thanks

Andrew McCarthy was thanked by the Chairman and the members for his service on the Steering Group. His wise advice and help had been instrumental in the success of the Forum.

The meeting expressed its thanks to Peter Ruback for his work on the Forum. His deep knowledge and hard work were much appreciated by the members.

11. Close of meeting

The meeting finished at 8.30.