

**Chairman's Report
Annual General Meeting
22nd February 2023**

I am delighted to report our General Meeting schedule, following the pandemic, is back on programme and will now be held approximately every 6 months.

There has only been 3 months since our last General Meeting so not too much to report on.

All our areas of focus continue to progress although, at times, not as quickly as we would like.

To repeat the summary of current project initiatives

- improving security in central Mayfair where we are shortly initiating a CCTV trial. Security is a major priority among residents and business.
- Working with Farm Street Church to improve the wellbeing of the homeless and those sleeping rough.
- The celebration of the historic route of the River Tyburn.
- Reviewing the options to improve Social Housing.
- Developing the West/East Green route through the heart of Mayfair.

It is proving increasingly challenging to find people with the available time to resource the priorities of the Steering Committee and to ensure that we deliver the vision of the Mayfair Neighbourhood Plan. We will therefore be directing energy towards recruiting new members to the Steering Committee who have the time and energy to lead sub committees and on initiatives.

Homelessness and anti-social Behaviour is proving to be an increasing challenge within Mayfair. This does not sit naturally within our remit but we are debating whether we can assist. It is inevitable that financial resource will be necessary and if the Forum is to help with this we will require to reach out to residents and businesses and the Westminster City Council to fund any initiative.

Gordon Morrison BEM D.Sc
Chairman
Mayfair Neighbourhood Forum
18th February 2023

Planning and Public Realm Committee Report

Introduction

The Planning & Public Realm Committee (P&PRC) reports to the Steering Group. Its principal remit is to seek to ensure that future developments enhance Mayfair in line with the policies of the Mayfair Neighbourhood Plan (the Plan). It also has to consider how the policies may need to be adapted for the future and how the key aspirations of the Plan, such as the Tyburn Opportunity Frontage and Park Lane, can be brought forward.

Membership

Since the General Meeting in November 2022, Eric Scots-Knight (Resident SG Member) and Piers Townley (Business SG Member) have stepped down from the Committee but have been replaced by Belinda Harley (Resident Member) and Paul O’Grady (Business Member). Andrew Nutt (Business Member), from the Crown Estate, has also joined the Committee to replace Bob Dawson who stepped down last year.

Other members include Jeremy Bishop – (Resident SG Member), Hannah Corlett – (Consultant Architect), Giles Easter – (Business SG Member), Nigel Hughes – (Chair), Julian Milne – (Business Member), Gordon Morrison (Resident & Chair of the Steering Group)

Key Activities

The P&PRC has only met once since November but bi-monthly meetings are diarised for the rest of the year - either on Teams but with actual meetings and site visits being held to review specific applications.

The key role of the P&PRC is to monitor, review and where necessary, comment on planning applications for physical changes, or changes of use, to buildings, open spaces, highways and the public realm. In order to carry out this work, the P&PRC meets, at the earliest possible stage, with the promoter, agent or architect for any scheme that is of sufficient scale, complexity, sensitivity, general interest or potential conflict with the Plan that warrants the involvement of the Committee. Where a scheme is of significant interest, it may be referred to the Steering Group.

When considering proposals, the needs and interests of local businesses and residents, in line with the Plan policies, are taken into account. Members will contribute ideas and comments on applications and proposals in accordance with the Plan and seek to assist the applicants in both identifying and overcoming problem areas as well as with the monitoring and review of ongoing developments when required.

We are still coming to terms with recent changes to the planning regime at national, regional and local levels that have impacted on Mayfair. The GLA, in addition to requiring all buildings with 10 storeys or more to now have two staircases, has announced recent London Plan Guidance updates:

- Sustainable Transport, Walking and Cycling guidance
<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/sustainable-transport-walking-and-cycling-guidance>

- Urban Greening Factor guidance
<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/urban-greening-factor-ugf-guidance>
- Air Quality Neutral guidance
<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/air-quality-neutral-aqn-guidance>
- Air Quality Positive guidance
<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/air-quality-positive-aqp-guidance>

We can expect a new Westminster City Plan in 2025 that will focus on sustainability (including a preference for retrofit over demolition) and affordable housing. WCC are also setting up an independent Design Review Panel, an approach which most local authorities outside Westminster have employed for many years to assist officers and Councillors evaluate development proposals.

In addition to reviewing the monthly published list of planning applications (for which special thanks are due to Julian Milne), over the past 3 months we have considered several proposals including 2 revised presentations for schemes in Curzon Street – Leconfield House and Nightingale House, which includes a pedestrian link to Stratton Street.

The issue of late night entertainment uses and applications for outside tables and chairs continues to exercise the Committee as building owners take advantage of the permissive use changes under Use Class E. We have published the Entertainment Use Study on the Forum's website <https://www.mayfairforum.org/news-events> which details the approved entertainment planning uses in Mayfair as at June 2022 with a base date of 2010. This document needs to be kept updated as the desire for new restaurants, in particular, seems to be continuing and any feedback is welcomed. The Forum does not get involved with Licensing, which is dealt with effectively by the Residents' Society of Mayfair & St James's, but we are looking at how the planning map could be extended to include licence consents to provide one, comprehensive, database. We have also been considering how we might engage proactively with landowners to agree which buildings and areas might be suitable for entertainment uses and which would not.

In November I mentioned the possibility of preparing a Conservation Area Audit for Mayfair - Mayfair is one of the very few Conservation Areas in Westminster (of which there are 56) that has never had an audit. It has been suggested that we could apply to use CIL funding to prepare an audit in partnership with the City Council later in the year once the new WCC approach to dealing with NCIL applications, introduced in October, has settled down.



Public Realm

Revised proposals for the Oxford Street District are being progressed (the Steering Group will receive an update at their meeting in March) and a number of other schemes are being progressed although funding will be the principal determinant of whether they actually go ahead. Schemes are being proposed by the BIDs in Conduit Street and Berkeley Street, by landowners in Shepherd Market, Bruton Place, and Grosvenor Square as well as the Tyburn Opportunity Frontage by a number of developers.

While the Forum and other local amenity societies objected to TFL's proposal to make permanent the temporary measures introduced on the North bound carriageway of Park Lane, the proposals were supported by the City Council. We await the formal result of the consultation but we can expect that the scheme, which has inherent dangers for both cyclists and pedestrians while also having a negative impact on air quality, will go ahead.

Also in Park Lane, the Forum wrote to Royal Parks in support of the Byron Society's petition for the relocation of the statue of Lord Byron (c.1880), currently sadly neglected and marooned on a traffic island at the southern end of Park Lane, into Hyde Park. The statue used to be within Hyde Park until the northbound carriageway was built in the 1960's and since the closure of the subway, it has become inaccessible to all but the foolhardy or the brave.

Finally, and as ever, I would like to thank my fellow members of the P&PRC for the support they have given to the committee, for giving up their valuable time and for providing valuable input without fear or favour.

Nigel Hughes MBE - Chair, Planning & Public Realm Committee – February 2023

CIL SUBCOMMITTEE REPORT

Annual General Meeting February 22, 2023

Eric Scots-Knight | CIL Subcommittee Chair

CIL Allocations to Mayfair

Published by WCC on February 18, 2021. Last Updated by WCC on August 20, 2022. (Source: [WCC CIL allocations](#))

Total Allocation: £2,335,221.08

Allocated To Date: £ 729,003.00

Available: £1,606,218.08**

****NOTE:** The amount under the “Available” heading is the official number on the Westminster City Council Neighbourhood Community Infrastructure Fund web page. However, this amount overstates the actual available funds as it does not include amounts that have already been submitted to the WCC Cabinet CIL Committee in January 2023, see below.

MNF Mayfair Green Route

ALDFORD STREET GARDEN

- NCIL Budget Applications to WCC:
 - NCIL 1: Overall Mayfair Green Route: £119,000, approx. £117,000 allocated.
 - NCIL 2: Aldford Street Garden: £378,000 (NCIL £338,000, Greener Futures Fund £40,000)
 - NCIL 3: £659,192 (decision expected by WCC in March/April 23)
- WCC's consultants WSP have developed a revised outline design and cost estimate for the garden area, including changes to the underpass staircase
- Underground surveys and vehicle tracking at the Park Street / Aldford Street junction have been completed (latter show scheme is workable)
- The revised design has been agreed with TfL in principle.
- The total cost for the Aldford Street Garden is £1.03m including 30% risk and contingency.
- It has been agreed with Greener Futures and WCC that the proposed two public consultations will be combined into one, which will be programmed for second half of 2023.
- Next steps include:
 - WCC to confirm NCIL funding including the underpass staircase relocation.
 - Landscape design – the proposals will require further design work and clarity in consultation with WCC tree and parks officers.
 - Present staircase relocation proposals to TfL prior to progressing further to confirm their support and discuss specifics around approvals (legal and technical).
 - Ascertain ownership of the larger cabinet and agree location and detailed costs to relocate. Pay BT to complete C4 survey.

MOUNT STREET PIAZZA UNDERPLANTING

- The previous planting under the olive trees had failed, resulting in the area appearing scruffy.
- New planting cost: £3608 plus VAT
- A new planting scheme of lavender, complementing the existing beautiful olive trees was agreed, based on advice on the suitability of plants for this location.
- Planting is programmed to take place and completed on 21st February.
- Grosvenor has agreed to be responsible for watering and general maintenance.
- After the planting, the NVEC team has offered to have the paving jet washed and the piazza cleaned up
- The Lavenders should be in flower May/June, which will be the ideal timing for photography of the site.

On-going engagement takes place with the Mayfair Green Route project partners to progress the remaining sections of the route.

MNF CCTV + Acoustic Camera Network

In response to a rising level of crime and an ongoing nuisance of supercar racers in Mayfair WCC has approved a CIL application to fund a Study and Pilot of a CCTV network including audio-visual as well as acoustic cameras to deter and catch the offenders in the act and permit prosecution. This application involves the Metropolitan Police as well as WCC and specialist public realm security authorities with who the MNF is collaborating.

Special thanks to the team at Berkeley Estate Asset Management (former Astrea Asset Management) who have been particularly supportive of this project in terms of their infrastructure, time, expertise and their agreement to host, for the duration of our Pilot, the monitoring and response of the MNF security camera network in the new security and communications centre in Berkeley Square House.

Placemaking London Ltd and former Metropolitan Police Borough Commander Tony Nash, acting as advisors to the MNF, have concluded the study and together with Astrea and the MNF CIL team a selection process of the latest technology and potential suppliers has been completed and contractual agreements have been finalised.

Equipment will be installed in Berkeley Square House in Q2 2023.

Discussions are underway with the Metropolitan Police Service to agree with them to take on the long-term monitoring of the network after the Pilot Scheme.

PILOT SCHEME DETAILS

- First NCIL Budget: £230,000.
- The initial stage of the First Phase was to identify the top five locations for public realm CCTV.
- This assessment was based on review of historic crime statistics supported by asking the Mayfair community on their perceptions of unsafe locations and the crime and Anti-Social Behaviour landscape over a three-month period.
- Competitive tendering and due diligence resulted in the selection of Core Security as the supplier to deliver CCTV cameras at three priority locations:
 - Berkeley Square
 - Bruton Street and Lane
 - Mount Street /Carlos Place (including an acoustic monitor)
- The ownership of the data and appointment of a Data Controller (Astrea/BEAM) was completed, which is a legal requirement. This included agreeing policies for data access requests.
- The project is supported by a central 24/7 control room at Berkeley Square House, owned and operated by Berkeley Estate Asset Management (BEAM) (previously Astrea), which will soon go live.
- Completion of wayleave agreements has been delayed by the change from Astrea to BEAM. Completion of Wayleave agreements is expected by mid- March.
- In addition to wayleave agreements, planning consent is required for some of the proposed locations. This is at the stage of pre-planning advice.
- We have consulted with BEAM, the Metropolitan Police Service, New West End Company and Heart of London Business Alliance to agree how to response to incidents observed when the CCTV is operational.

CCTV ROLL OUT POST PILOT

- A NCIL funding application for £204,600 was made in January 2023 to extend the CCTV Pilot Project (Phase 1) to additional crime and anti-social behaviour hotspots in the Mayfair area (Phase 2).
- The MNF secured NCIL funding in January 2022 to scope and install CCTV within the public realm to five key geographic areas.
- However, based on costs, Red Place and Shepherds Market were deferred to Phase 2
- In addition, the importance of safety for residences of the Peabody Estate has become a priority, therefore this area has been added to Phase 2
- The NCIL funding is for:
 - Point 1. Install cameras into the two deferred locations.
 - Point 2. Scope extension of the camera network onto the Peabody Trust Estate with an options paper
 - Point 3. Provide some financial support for the 24/7 monitoring.
 - Point 4. Scope options for a long-term monitoring capacity and network expansion within Mayfair with statutory partners, landowners and business improvement districts

Update on Class E Mapping

A review and mapping of existing **Class E planning use** has been completed and is now accessible online. It covers restaurants, cafes, pubs, bars, clubs, their locations, number of covers, operating hours, licence conditions, deliveries and servicing.

The purpose of this project is to establish a factual reference framework enabling the MNF and outside agencies to evaluate new applications and provide guidance.

Update on Reverse Vending Machines

To fund the introduction of Westminster's first Reverse Vending Machine, which will be located in the Mayfair Neighbourhood area, close to or on Oxford Street, e.g. the West One Shopping Centre. Agreements have now been reached in principle and documentation between British Land and WCC is being finalised.

Engagement with the Peabody Estate

A series of meetings have been held with several Peabody Estate [“PE”] residents as well as organisations focused on outreach to this community (Salvation Army, Community Engagement Manager at Grosvenor, etc.) to explore:

1. How the MNF can encourage and facilitate the participation and engagement of representative members of the PE community with the MNF.
2. How the MNF can contribute to make life on the Estate better for its residents, within the limits of the MNF mandate and plan.
3. Whether the MNF can identify CIL projects that would benefit the PE community.

The MNF and its security consultants continue to engage with residents of the PE on the key areas of interest to them: security and greening.

The MNF Green Route Team is now also exploring specific locations in the PE area to be included the Route in the roll out phase post pilot.

Tyburn River Route

The MNF SG is currently working on ideas and opportunities to celebrate the underground Tyburn River Route.

Financial Position

For the period from 31 January 2022 to 31 January 2023

Amounts in GBP

Bank account opening balance as at 31 January 2022			40,378
Income			
Contributions from Westminster CC		43,519	
Contributions from The London Community Foundation		<u>10,000</u>	53,519
Expenditure			
Professional fees			
Mayfair Green Route project	(61,129)		
Surveys of U/G - Alford Street, Mayfair	<u>(11,226)</u>	(72,355)	
Marketing costs		(92)	
Bank Charges		<u>(6)</u>	(72,453)
Bank account closing balance at 31 January 2023			21,444
Invoices paid directly by The Crown Estate			
Evening entertainment uses report		(6,000)	
Mayfair Green Route project		(19,680)	
Professional fees		<u>(4,800)</u>	(30,480)
Adjusted cash balance at 31 January 2023			<u>(9,036)</u>