

# EBURY BRIDGE

## NEWS



BRINGING YOU THE LATEST NEWS FROM THE NEIGHBOURHOOD OF EBURY BRIDGE



Concepts for Phase One blocks

### EBURY BRIDGE: PHASING OF WORKS

**Over the next month we will talk to all households about when you need to leave your home to allow new homes to be built.**

This follows a detailed survey on the housing needs of existing residents (both on the estate and those who have temporarily moved away). The priority, when building the first new homes, is to allow residents living offsite to return and the residents still living on the estate to move once, directly into their new permanent home. High quality public spaces, communal gardens

and modern retail provision have been vital in the development of designs for the new estate. Phase One will set the benchmark for such spaces with the first new public square created in collaboration with residents.

Our aim, which has been supported by the Community Futures Group, is to build a first phase that will see 216 new homes built and will set the quality design standards for new buildings, homes and public spaces. Read on for more information.

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#### SINCE THE LAST EDITION

- ▶ Work has started on Edgson House
- ▶ Half term activities for the younger members of the Ebury Bridge Community
- ▶ Community Futures Group start to recruit
- ▶ The council have started to identify how best to deliver the scheme
- ▶ Phasing continues to be explored to get it right for residents

## COUNCIL TAKES THE LEAD

The council is taking the lead in delivering the first phase of building new homes and will appoint a construction partner to create your new estate.

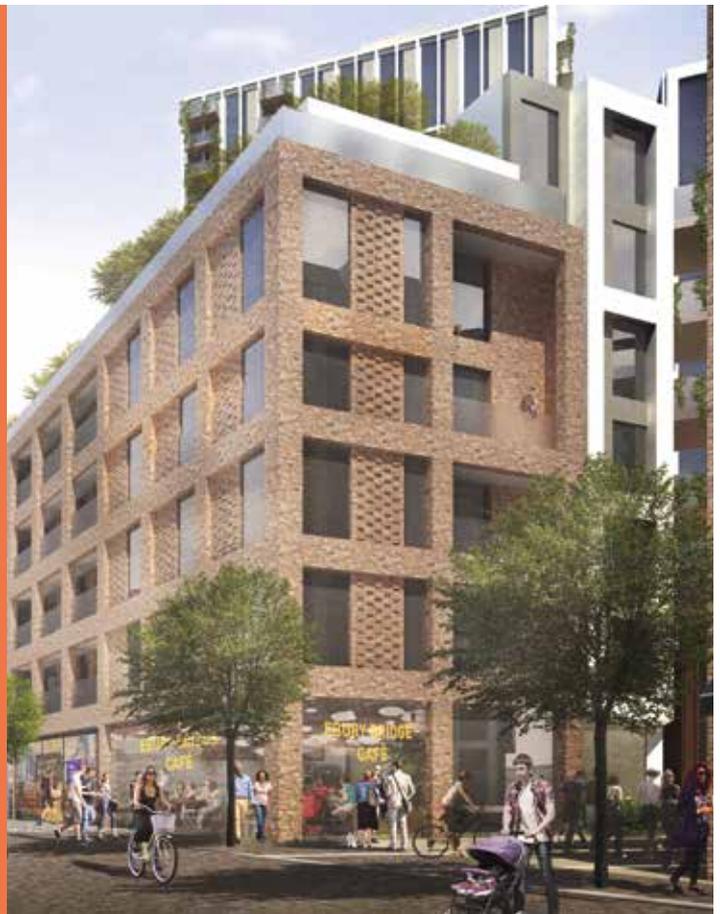
The Community Futures Group (CFG) will assist in the selection process and evaluation of the chosen contractor. After consulting housing providers, the number of homes for sale is likely to be reduced and homes to rent increased. This will help people of all incomes to find a home on the Ebury Bridge Estate.

Providing opportunities for people to live and work in Westminster is something we aim to address throughout the scheme in addition to the replacement social homes. Phase One will see new intermediate rent homes, affordable home ownership properties and market sale properties built.

Another key priority for the council is providing homes for residents with additional support needs.

We will shortly write to all Ebury Bridge residents to invite you to a dedicated session to discuss the phasing of work in detail and how it will impact you.

If you have any concerns once you receive your letter, please contact the Community Engagement Team on **0800 011 3467** or call into the Regeneration Base.



## KEEPING OUR PROMISES TO YOU

**R**esident, and CFG member, Charlotte Pragnell has been involved in the regeneration scheme from the beginning.

As a member of the CFG, Charlotte was recently able to seek reassurances from our Chief Architect Richard Hyams on the specification of the new homes. Here's an excerpt from their conversation:

**Charlotte: Currently, most homes on the estate benefit from lots of windows. How will the new homes maximise the light coming into our homes?**

Richard: Over 80% of homes will have windows on two sides (dual-aspect) allowing for increased daylight.

**Charlotte: In the old scheme every new property was guaranteed outdoor space. Is this still the case and what will be the size of the balconies on the new estate, will we be able to have a family meal on them?**

Richard: All homes will have a balcony (or outdoor space on the ground floor for slightly less 10% of homes) in addition to the guaranteed national space standards in each property. The balconies will definitely be big enough to have a family meal on them!

**Charlotte: How do you propose to tackle the challenge of waste and recycling?**

Richard: We are moving away from rubbish chutes to lockable refuse areas for blocks.

**Charlotte: Under the old scheme residents were guaranteed like-for-like property type replacement homes. Is this still the case?**

Richard: Although we've not yet fully worked up the configuration of the new homes, we will work with residents on the different building types across the new blocks. There will be some split-level homes, similar to the maisonettes that residents currently enjoy.

**Charlotte: What are the plans for open spaces on the estate?**

Richard: There will be wide spaces between each block and large, high quality public squares. The squares have been designed to maximise the amount of sunlight throughout the day and into the evening.

With Phase One now approaching, we will now work with residents across the estate to start the detailed design work on these homes.



Charlotte in discussions at a previous meeting



## HALF TERM FUN

**T**his half term the Community Engagement Team hosted several activities for the children of Ebury Bridge.

The four-day programme was put together with the help of Thomas, aged seven, who has become our resident adviser on activities for under 10s to enjoy.

Thomas has dedicated some of his time after school to come into the Regeneration Base to talk to us about what the children of Ebury might like during the school holidays. We have already started a list to look at the Easter and summer holidays.

If a young person in your household would like to put forward their ideas or get involved with helping plan the Ebury Bridge activity programme, please bring them into the Regeneration Base or get in touch on **0800 011 3467**.



Thomas, aged seven, has been helping the Community Engagement Team

## EDGSON HOUSE WORKS

**A**s you may have noticed, scaffolding is currently being erected on Edgson House ahead of the levelling works.

This is the start of a 28-week process that will see the site fully cleared to allow for the meanwhile use facilities to be installed in its place.

Now that the building has been completely emptied, our contractors Syd Bishop & Sons will install a full polythene wrap outside the scaffolding to prevent as much debris as possible from escaping the building.

Following these preventative works, small diggers will be craned onto the roof and the building will be brought down floor by floor. The vacant lift shaft will be used to transport debris out of the building.

We are committed to keeping any disruption to residents to a minimum, however this sort of work can at times be noisy and create dust. Syd Bishop & Sons have signed up to Westminster City Council's code of conduct and will work to minimise disruption to residents whilst the work is underway. There are strict working hours, with no work undertaken outside the hours of 8am – 6pm.

If you have any concerns about the work, please visit the Regeneration Base or call us on **0800 011 3467**.



## MEET THE TEAM TOM MCGREGOR, CHAIRPERSON, COMMUNITY FUTURES GROUP



**W**e're pleased to announce that Tom McGregor has been appointed as permanent Chair of the Ebury Bridge Community Futures Group.

A familiar face to many at Ebury Bridge, Tom McGregor initially took on the role of interim Chairperson of the Community Futures Group in October 2017. Tom played a key role in getting the group up and running before Teresa Wickham was named as Chair in February 2018. Tom's permanent appointment was confirmed by the CFG on 13 February 2019 following a unanimous recommendation from the group's members.

As Chair, Tom is responsible for ensuring every member of the CFG gets a chance to question, challenge and comment on all subjects set out in the agenda. Since taking up the role, Tom has been central to ensuring the group hold the council to account on their commitments to the community, from providing feedback on the mix of tenure types through to feeding into designs. Welcome (back) Tom!



## THE EBURY BRIDGE STREET PARTY

Following a suggestion from a local resident, the Ebury Bridge Community Engagement Team will be hosting a Street Party for the estate over the Summer. No details have yet been finalised but we'd love to hear your suggestions – no idea is too big or small – for the best way to celebrate our great community.

Lookout for further details in future issues of the newsletter.

## CONTACT US

Please get in touch at  
Regeneration Base,  
15–19 Ebury Bridge Road,  
London SW1W 8QX

### Hours

Monday to Friday  
10am to 4pm,  
Wednesday  
5pm to 7pm  
or make an appointment  
at a time that suits you

### Phone

0800 011 3467

### Email

[eburybridge@westminster.gov.uk](mailto:eburybridge@westminster.gov.uk)

You can also keep track of the latest news on the Ebury Bridge website at:  
[eburybridge.co.uk](http://eburybridge.co.uk)

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## RETAIL UPDATE

There will soon be some new faces appearing on the Ebury Bridge Road. You will have noticed refurbishment work taking place in a number of the empty shops. This is to prepare for new retailers to join the parade. Also expect to see new shops, known as pop-ups, over the coming months. These will be either established businesses looking for a new space or new enterprises taking on their first premises.

