

# Ebury Bridge News

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## In this edition of Ebury Bridge News . . .

- The Cabinet Member sets out key pledges
- First Call Independent Resident Advisors
- Resident in focus... Meet Mike Smith of the Ebury Gardening Club
- Your questions answered
- Timeline explained

## Since the last edition . . .

- We continue to listen...Door knocking continues and telephone contact is now being made with residents who we have not yet heard from
- Housing Advice Drop-in sessions continue and the Employment Advice Drop-in sessions have begun
- The notes from the Retailers' Listening Panel have been shared with the businesses and the council continues to work with the business owners
- We will be hosting a Community Open Day on Saturday 23rd September as part of the Listening Period



## The future of Ebury Bridge is about more than bricks and mortar

Westminster City Council's vision for housing is about people and families having the chance to make a life in Westminster and not having to leave as their families grow. It is also about ensuring the city remains home to vibrant mixed communities that comprise people of all ages, income levels and backgrounds.

At Ebury Bridge, should we proceed with a development option, we have the opportunity to deliver more affordable housing, both for social and intermediate rent, to address overcrowding on the estate, and to provide better living environments for residents.

In addition, the council is working with the local shop owners to ensure we respond to their needs in any proposals.

We recognise that processes such as this are unsettling for residents. However if we want more and better homes, and to sustain vibrant mixed local communities in Westminster who can make their lives here long into the future - we need to continue to renew and refresh the housing we provide. We look forward to working with the community to create a sustainable, viable proposal that makes the Ebury Bridge Estate an even better place to live.

Cllr Rachael Robathan

Cabinet Member for Housing.

## Key pledges

Should we proceed with a development option:

- A right of return for residents is guaranteed for all secure tenants and resident leaseholders
- There will be a full replacement of all council homes
- In addition, 35% of any new homes provided will be affordable for social and intermediate rent
- Addressing overcrowding is a top priority
- Good local shopping that serves local communities is central
- Ebury Bridge will remain a council-owned estate
- Residents will be at the heart of developing a viable new scheme

## First Call Independent Advisors

First Call Housing are the Independent Residents' Advisor for council tenants and leaseholders on the Ebury Estate and can provide you with free independent advice on rehousing and buyback options, should your block form part of any new scheme for Ebury. First Call has been working with Ebury residents for some time and already know the estate and community very well.

First Call Housing can visit you at home or on the estate at a time of your convenience, and from 18th September will be available at the Community Engagement Centre on Mondays between 2pm and 4pm. No prior appointment is needed.

To get in touch with the team at First Call Housing, contact Louis Blair or Ian Simpson on Freephone **0300 365 7150** or email [ebury@first-call-housing.com](mailto:ebury@first-call-housing.com)



Louis Blair from First Call

## Ebury Bridge Community Futures Group

We have now had significant interest from across the estate to join this group, and are working with those residents to set a date for the first meeting. There will be a lot to discuss at the first meeting, including making sure the group represents the whole community and ensuring that all your voices are heard.

This group provides the community the opportunity to work with the council, the Community Engagement Team and the Design Team, who will be appointed shortly, to look at what the options could be for the future of the estate.

The Ebury Bridge Community Futures Group will play a vital part in 'co-creation' of new options for the estate.



Mike Smith, Ebury Gardening Club with Colin Tanner from the Community Engagement Team

## Resident in Focus... Mike Smith

Mike Smith has been a resident of Doneraile House for 20 years and is an active member of the Ebury Bridge community. Mike supports a number of residents across the estate and in the wider community, through his varied voluntary work and charity initiatives.

Mike set up and has run a gardening club on the estate for residents which has been growing from strength to strength over the last 10 years. The community gardens are situated behind Doneraile House and run from the 'The Lodge'. The Ebury Gardening Club is not only helping many residents become 'green fingered' but also shares a great deal of knowledge with local school groups who come to learn more about growing flowers and vegetables.

Mike Smith, Ebury Bridge resident, said:

"From that seed of an idea, the success of our club at Ebury has grown and grown, largely due to the commitment and energy of our members. Working together, we have achieved a scheme to be proud of – a place where people can enjoy the beautiful surroundings."

If you would like to get involved with the Gardening Club, or would like some hints and tips for your window boxes, why not pay Mike a visit at the lodge and say hi.

## Your questions answered.

### **If I speak to the Community Engagement Team, will this result in my block being knocked down?**

No. The Community Engagement Team are currently working with residents and businesses as part of the Listening Period. It is important that your views on the future of Ebury Bridge are heard so do please get in contact with the team.

### **If my family is required to move, will we move close to the Ebury area? We are worried that we may have to find a new school to attend.**

Residents are able to exercise choice about which properties they bid on. We fully appreciate that those currently living on the estate will have established networks and connections in the local area over time. If you are required to move, we will meet with you to listen to your needs and requests when completing your housing needs assessment.

It has been our experience on previous regeneration schemes within Westminster, that parents are not typically required to change their child/children's school.

### **Will I be moved into temporary accommodation (bed and breakfast), a council home within Westminster or to another borough outside London?**

As a secure tenant, you will have choice of where to move within the borough of Westminster. Secure tenants would not be rehoused in B&B accommodation should they be required to be moved.

All secure tenants who are rehoused due to the regeneration will have the right of return, which allows them to come back to the estate once the new homes are completed.

### **How long will the development take?**

We are currently speaking to residents about their ideas for the future of Ebury Bridge. The length of time any development will take depends on the options developed and which preferred option is taken forward.

We will continue to communicate with all residents throughout the regeneration process to ensure residents remain fully informed.

### **As a resident leaseholder, if I take the option for an Equity Stake in a new home on Ebury, will I be able to rent the flat out?**

Any new lease agreement offered by the council will be in line with the terms as the current existing Westminster Council leases.

Should you choose to sub-let your property, you can apply to do so, in the same way as you would now.

### **We have an Ebury gardening community, will there be an area for them in a new development?**

Yes. The Ebury Bridge Community Garden is a much loved community asset. We will ensure that this is acknowledged in the design options process.

### **When we move back will there be a rent increase?**

Any secure tenant required to be rehoused as a result of any new scheme for Ebury will return to Ebury on a social rent.

### **A ground floor flat has recently been secured in Victoria House. Does this mean that the council intend to knock this block down?**

No. This was a vacant property that was secured after reports of suspicious activity.

There are no plans or proposals at this stage for any block on the estate and we continue to listen to the community throughout the Listening Period. This feedback will inform the next stages of the process,

which includes working with the community to explore the options for the estate.

Proposals for the estate could include refurbishment of the existing blocks through to building new homes and these options will be explored during Phase 3 – Create options through engagement.



## PHASE 2

Listen and Engage, taking place until the end of October, we are actively working in the community to talk to you about your experience of the previous scheme and listen to how you wish to be involved with any new scheme going forward.

If you haven't yet spoken to a member of the Community Engagement Team, please make contact to ensure your voice is heard.

## DATE FOR YOUR DIARY

### Community Open Day

The Community Engagement Centre will be hosting an open day on **Saturday 23rd September** between **1pm and 4pm**. Why not pop in and see what's going on (see posters on the estate for more details)

## COMMUNITY ENGAGEMENT CENTRE

### Normal Opening Hours

MON – FRI  
10am – 4pm

Late night opening on  
Wednesdays 5pm to 7pm

### Housing Advice Surgeries

TUES  
2pm – 4pm

THURS  
10am – 12noon

### Employment Advice Surgeries

WEDS  
2pm – 4pm

Freephone: **0800 011 3467** Email: **eburybridge@westminster.gov.uk**

## Keep up to date and in the know by following us on social media

Did you know that Westminster Council has several social media channels including Twitter, Facebook and Instagram? If you want to receive all of the latest information from us and you can't wait until the next issue of Ebury Bridge News, then it's time you started to follow us!

We regularly promote local community events, ways you can get involved, job vacancies and information about our services. Following us will ensure you don't miss out. You'll also find out about some of the fantastic work we do in the community. So what's stopping you? Don't be shy, follow us today!

## Be Part of Ebury Bridge News

We welcome articles, letters and information about upcoming local events or items of interest and offer free advertising for local businesses in the community.

If you would like to submit an article for inclusion in a future edition of Ebury Bridge News please email: **eburybridge@westminster.gov.uk** or call **0800 011 3467**

### Contact us

Please get in touch at:

#### Ebury Community Engagement Centre

1 Wainwright House, Ebury Bridge Estate

Hours: Monday to Friday 10am to 4pm

Phone: 0800 011 3467

Email: **eburybridge@westminster.gov.uk**

You can also keep track of the latest news on the Ebury Bridge website at: **eburybridge.co.uk**

Westminster City Council | **www.westminster.gov.uk**

