

Ebury Bridge News



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Since the last edition:

- The Relocations Team have started to work with secure tenants to understand their needs and requirements
- Conversations have begun with leaseholders about their options
- Conversations about temporary use across the estate continue
- The Community Engagement Team have continued to work with and support residents
- Individual meetings have taken place with all retailers
- A dedicated CWH officer continues to be based at the Regeneration Base
- The Community Futures Group continues to meet each month

Back to business

Welcome back to Ebury Bridge News! We'd like to offer a warm welcome to our new readers living in the neighbourhood close to the Ebury Bridge estate.

Firstly can we apologise for the slight delay in the publication of the newsletter. Although we've been quiet, there's been plenty of work going on behind the scenes. We'll soon be in a position to share with you what we have done and how you can play a part.

You may have heard about the exciting plans for the plot of land where Edgson House currently sits close to Ebury Bridge Road. Once demolished we want to work with local residents to create a unique community space and generate a buzz about the new facilities.

We've had early discussions with some of the best creators of temporary facilities in London and we'll soon be in a position to get you involved in delivering your ideas.

Temporary facilities: next steps

Thank you to everyone who contributed to the temporary facilities consultation over the past two months. This feedback has been recorded and will inform plans for the temporary facilities.

You may have already noticed some activity taking place in and around Edgson House. This is in preparation for the block to be taken down early in the New Year.

We want to minimise the disruption to local residents as much as possible and we will be communicating with everyone regularly throughout this levelling work.

In mid-November we will erect site hoardings and gates around the perimeter of the site. This is to ensure the safety of residents whilst this work to Edgson House is carried out. We will enhance the lighting all around the site to increase security to residents at night, without causing intrusion.

Earlier this month we started the formal process of consulting with residents in the wider area, about bringing Edgson House down to replace it with a temporary facility. This is part of a standalone planning application we have submitted requesting permission to take down Edgson House. A separate planning application will be submitted for the whole renewal project at a later date. If you have any ideas about temporary facilities or wish to discuss the demolition project please call **0800 011 3467**.



Key points for all residents to be aware of:

- The permitted users of disabled bays will still have access to disabled car parking
- There will continue to be very limited vehicle access to the estate but this will not impact the emergency services or refuse collections
- The children's playground will still be available during the demolition
- There will be restricted access for pedestrians at either side of Edgson House
- Pedestrian access to the front entrance of Cheylesmore House will be unaffected



Welcome to our neighbours



As the project gathers pace we'd like to welcome our neighbours to our newsletter. We've expanded the circulation of this newsletter from just the residents on the estate to include the neighbouring area.

A hard copy of our newsletter will be circulated monthly with a digital copy available online. Anyone is welcome to opt out of receiving a hard copy and information on how to do so can be found on the back of this newsletter.

Project update

Since approval was given for Scenario 7 to progress as the preferred option, the project team have started putting together the work streams needed to deliver the new Ebury Bridge. To help everyone understand these areas of work we've tried explain some of the technical terms used, such as:

Delivery routes

There are a number of ways in which the council can deliver the project. These range from partnering with

a developer through to the council leading the project itself and hiring building firms to deliver the new homes. Each different route has advantages and disadvantages but through careful analysis we'll choose the best option for the council and our residents. The Community Futures Group have been part of discussions around the various delivery options. The chosen delivery route will be presented to them in November.

Procurement

This relates to the process undertaken by the council in selecting the best contractors, builders and suppliers. Depending on the chosen delivery route, the council may need to hold competitions with interested firms. We'll invite residents to take part in this process and interview potential partners.

Phasing

This refers to the order of which work will take place across the estate and in which areas/blocks. The team have looked at where work can start after Edgson House is demolished and how best we can minimise disruption for residents. By the end of the year we will have a better idea of how the project will be phased.

Future engagement

There will be many more opportunities for residents to influence the project and we'll be publicising these shortly.





Housing needs assessment

The end of the month marks the end of the housing needs assessments for secure tenants. The re-housing team have worked tirelessly to make sure residents have been visited to discuss their preferences for relocation during the renewal. These assessments will provide the council with all the relevant information to accommodate resident's needs during the regeneration process. As the assessments draw to a close, we would like to assure residents that there is no urgency for you to move in the immediate future unless you choose to do so.

Resident leaseholders have also started to be contacted to discuss their housing preferences. Individual appointments are being arranged and we are hoping to complete as many visits as possible by mid-November.

It is important that all secure tenants and resident leaseholders complete their assessment as soon as possible if you have not done so already. If your housing needs survey has not been completed, please contact the Regeneration Base to arrange a meeting.

Those living in privately rented accommodation or temporary accommodation on the Ebury Bridge estate will be invited to discuss their options once the phasing of work has been finalised. This will allow the council to provide timescales for each block and when residents may be asked to move. In the meantime, if you are worried about your current living situation, please contact the Community Engagement Team on **0800 011 3467**.

Leaseholder policy

Following consultation with residents throughout Westminster, the council has recently updated its leaseholder policy in renewal areas, including the Ebury Bridge Estate. The new policy improves the offer to resident leaseholders with the aim of keeping residents as homeowners on the estate following redevelopment.

All leaseholders should now have received a letter and a copy of the new leaseholder policy. If you haven't or require a second copy please visit the Regeneration Base.



Tenant decant policy

We are also in the process of refreshing the tenant decant policy. This document will provide a framework for how we rehouse people during renewal projects.

Community Futures Group

Following the summer break the Community Futures Group (CFG) met to discuss the next stages of the renewal project. The CFG has been vital to the progress of the project, providing a strong resident voice. This latest meeting saw discussion around the best delivery route for the renewal project and how the group can influence future decisions with the interests of all residents in mind.

Membership is open to all residents on the estate following an informal discussion and we would welcome your interest. We currently have a vacancy for one new member of the group and will work to ensure this is filled to reflect the estate's diversity and tenure mix.

If you would like to become a member of the CFG please contact the Engagement Team by emailing eburybridge@westminster.gov.uk or calling **0800 011 3467**.



Our engagement commitments

Your input and dedication over the last year helped shape a preferred option, a foundation from which the designs for the new Ebury Bridge estate will be built.

Ebury Bridge residents have been at heart of the engagement process, asking for information at various stages. Based on this we've formed a set of engagement commitments that Westminster residents can expect when working with the council. We've summarised these below:

- We will listen to your views before starting any renewal scheme for your estate
- You will play a key role in developing the projects objectives
- We will work together to form the criteria to assess renewal options
- You will see design, quality and cost information on the viability of each option

- We will seek your input at every stage and make changes based on your feedback
- You will work with us to appoint contractors and monitor their performance
- You will have a say in how your neighbourhood is managed in the future

As part of the Ebury Bridge renewal project, some key engagement activities will be:

- Involvement in the development of the final designs of the estate
- Procurement of a contractor to build out the final scheme
- Consultation across the estate on a Community Charter, shaping the way the council and its partners work with residents





Summer fun at Ebury

Over the summer, the Community Engagement Team held a range of fun activities across the estate for residents of all ages. Young children enjoyed their Teddy Bears' Picnic, whilst older residents and families enjoyed a trip to Kew Gardens. Regular football sessions were held throughout the summer for younger residents to learn new football skills, and the Smile Workshop went down a treat. The summer activity programme ended with a pop-up cinema and our End of Summer celebration!

If you have any suggestions for activities you would like to see put on over the December seasonal period, please let us know.





Retailer in focus

Local shop owner Laura Buttigieg has been running Party Occasions on Ebury Bridge Road for over four years. The shop has established itself as the 'go-to' party store in the area.

Laura is a member of the Community Futures Group and adds an invaluable perspective of an Ebury Bridge retailer. She's played a key role in shaping the way the Engagement Team communicates with residents by promoting accessible language and images.

With Halloween soon approaching, Occasions is offering a 10% discount on all packaged costumes to Ebury Bridge readers. Simply mention Ebury Bridge News at the till.



Halloween – ghoulish goings on at Ebury Bridge!

This Halloween, the Ebury Bridge Community Engagement Team will be celebrating the spookiest night of the year with a family film night and fancy dress competition. Join the team at 1 Wainwright House on the Ebury Bridge estate. Last year's event was a great success, with over 60 locals joining in the fun.

Please book in advance to guarantee your place by calling **0800 011 3467** or emailing **eburybridge@westminster.gov.uk**. We'll see you there!



Future retail

We understand the value that retailers like Laura bring to the Ebury Bridge community. Through establishing and growing their businesses they have generated a strong local economy.

The council is committed to supporting retailers and the regeneration project presents a unique opportunity to grow and develop businesses. Conversations are currently being held with all retailers about their aspirations for the future.

You will have seen a number of retail units have recently become vacant. We've given initial priority to existing retailers to expand into this space or diversify their existing business into these units.

We are also considering proposals from the wider neighbourhood, so long as they complement the existing retail offer and serve the needs of the local community. To explore these options, Westminster City Council hosted a retail open day on 25th October at the Regeneration Base. If you have not already spoken with a member of the team and are interested in putting forward a proposal, please send an email to eburybridge@westminster.gov.uk to be placed on the reserve list.



Resident in focus – Mohammed Eisa

“I have lived on the Ebury Bridge Estate for 13 years. Until recently, my wife, my 7-year-old daughter and I lived in a one bedroom flat in Bridge House. I would love for my daughter to continue to grow up in this area and the council have given me the commitment that I will be able to return with my family.

In the meantime, the regeneration has allowed my family and me the opportunity to be rehoused in a two-bedroom new build property and finally I can buy a bed for my daughter in her own bedroom. The relocations team were really good and continued to work with my family, listen to our requirements for rehousing and we now have a lovely flat to enjoy whilst we wait for our new home to be built.

Since 2013 the regeneration process has been up and down, however we are now really involved in the whole process. The project team are experts and we as residents have the added experience of living here, so we can work together. We visited other regeneration schemes that have given us ideas – we want Ebury to become even better than what we saw of others.

Westminster City Council has given us the opportunity to help design new homes in the heart of London and we really need this. We need homes that are good quality. London is the best city in the world and we need homes that are the best.

I am also a member of the Community Futures Group (CFG) because I want to influence the future for my family and my neighbours. I believe that if we work together with the council, we can influence how the regeneration takes place and ensure that we, as residents, get something out of it for the community.

The CFG has given us a chance to say what we want, acting on behalf of residents. I have been involved from the beginning. Our points have been taken into high consideration, which I personally really appreciate. I speak to many residents in my community, both the secure tenants and the temporary accommodation residents, and we feel happy. Our current flats have damp and leak all the time, if we didn't have the regeneration, we wouldn't ever get this opportunity again.”



Westminster Employment Service – helping you into work

The Westminster Employment Service (WES) provides 1:1 coaching to Westminster residents to support them into employment, training or volunteering. The team work in a personalised way to understand your interests, your experience and work with you to address barriers and enable you to return to work. The team work with employment brokers who find a variety of jobs with major Westminster employers to provide job opportunities with all of the council's big contractors.

Some examples of the team's recent work include:

- An older man who had stopped work having had a stroke. He was able to return to his former profession as a hairdresser (pictured below).
- A young person who had been involved in a gang – he got onto an apprenticeship where he was very successful and well liked.
- A young man who had a degree but had been unemployed for two years. WES supported him into a paid work placement in the council, and this led to a long-term job.
- The team worked with a homeless single parent living in temporary accommodation and supported her to find an administration job in one of the council's construction firms.

Westminster Employment Service will be running a drop in session at the Ebury Bridge Regeneration Base on Wednesday afternoons, if you are interested in finding out more about what WES can do for you or your family, come and speak to the team.

Recognising the challenges which exist the team will also specifically seek to engage and support any residents living in temporary accommodation or renting privately to provide support with both housing and employment services (the HELP project). WES are planning a specific event towards the end of November for all residents who may require this.

However, if you are in this situation and would like to receive support before the event please contact the Community Engagement Team on **eburybridge@westminster.gov.uk** or call **0800 011 3467**.

To refer yourself or another person to the Westminster Employment service you can do a simple online referral via:

Online: **westminster.gov.uk/employment**

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

Telephone: **020 7641 3460**



City of Westminster

Westminster Employment Service



Meet the team



David Thompson
Senior Regeneration
Manager



Martin Crank
Communications and
Engagement Manager



Gelina Menville
Regeneration
Manager



Suzanne Ste-Croix
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Natasha White
City West Homes
Link Officer



Sam Walker
Communications and
Engagement Executive

Digital permissions – Stay up to date with the latest news from Ebury Bridge

Keep up to date with the latest news from Ebury Bridge by signing up for an electronic copy of the newsletter. Simply email the team requesting a digital copy of the newsletter and you'll be emailed as soon as it's ready!

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

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**

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

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