

EBURY BRIDGE

NEWS

BRINGING YOU THE LATEST NEWS FROM THE NEIGHBOURHOOD OF EBURY BRIDGE



Looking towards the future of the Ebury Bridge Estate

THE ROUTE TO THE NEW EBURY BRIDGE

Firstly, a happy New Year from the Ebury Bridge team. We hope you had a restful Christmas and have been wrapping up during the cold January weather.

In the last newsletter, we talked about how we are identifying the best way to deliver the new estate. Following lots of work analysing the housing needs of existing residents we now better understand your rehousing preferences. We now also know how the construction industry thinks we should proceed.

Next we will be asking the Cabinet Member for Finance, Property and Regeneration for permission to proceed and work with residents to develop a

detailed design plan and selecting the council's delivery partners.

If the request to start the next phase of shaping your new estate is approved, we will shortly write to everyone living on the Ebury Bridge Estate (irrespective of tenure) inviting them to an update session. This will include when phases of work are likely to start, how we will consult with you and the support you will receive in working on detailed design.

Once we have spoken to the existing residents we will update neighbouring residents via the newsletter and contact local neighbourhood groups via a range of wider stakeholder engagement meetings.

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SINCE THE LAST EDITION

- ▶ Concluded all soft market testing discussions
- ▶ Met with CFG and refreshed understanding of Scenario 7 offer
- ▶ Introduced meanwhile use experts to work with residents
- ▶ Appointed a contractor to bring down Edgson House
- ▶ Received lots of interest in the vacant retail units
- ▶ Held a police drop-in session

FEEDBACK FROM POTENTIAL PARTNERS

From December and into January we have been talking to house building funders and house building companies about potential working relationships with the council and residents, to hear their thoughts on how best to deliver the scheme.

This process told us there is a strong interest in working with us on the scheme, with 40 organisations attending a market sounding event and a further 21 one-to-one sessions held to get a further understanding of the interest shown. Taking early advice from across the housing industry is a key lesson learnt from the last renewal scheme – with their specialist knowledge being vital in agreeing a deliverable scheme. The key things we learnt from these conversations were:

- ▶ The current private sale market conditions mean we should consider alternatives.
- ▶ In addition to social and affordable rents, the introduction of private housing for rent has been proposed as a more appropriate option when compared to outright sale.
- ▶ Carrying out the work to create the new Ebury Bridge over three phases was seen as attractive.
- ▶ The council will maintain the freehold ownership of the site, as part of our commitments to Ebury Bridge.

We will keep talking to the relevant housing organisations as we take proposals for the Ebury Bridge Estate forward.



GET INVOLVED

The Community Futures Group (CFG) will continue to work with the council on key areas of the project.

If you are interested in becoming a member of the CFG, please contact the Ebury Bridge Community Engagement Team by emailing eburybridge@westminster.gov.uk or call 0800 011 3467 for more information.



FINDING YOUR INDEPENDENT TENANT AND LEASEHOLD ADVISOR

We will soon start the first of many 'task and finish' groups, which are groups set up to deliver a project or task over a short period of time. The first is being set up to help the council re-tender for the Independent Tenant and Leasehold Advisor (ITLA) contract.

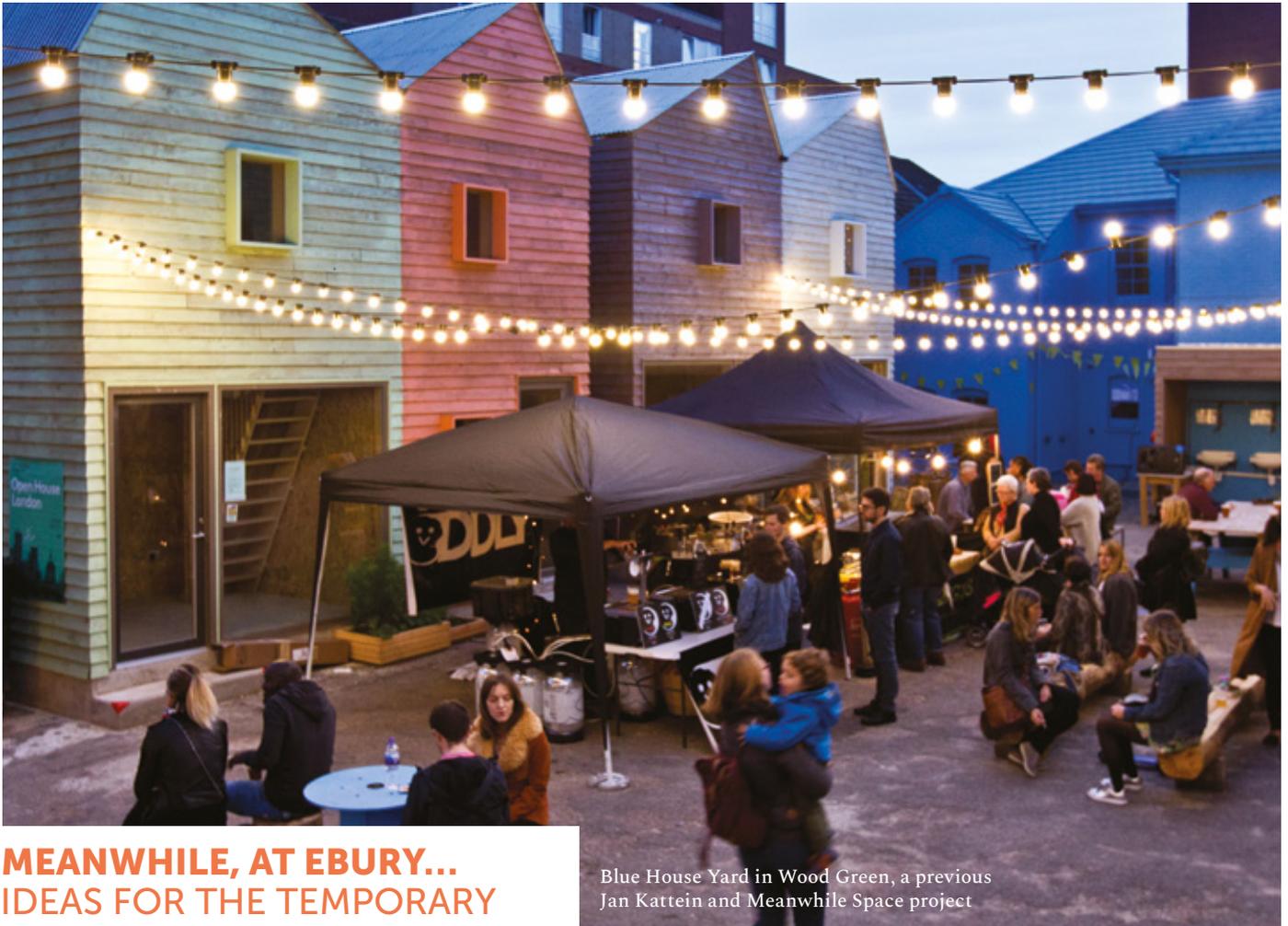
Whilst Communities First have been working with the residents of Ebury Bridge for many years now, and are well known within the community, their contract has come to an end. The council is now required to re-tender for this service and we would like help from the residents to make sure the service is tailored to what you want and need.

There is an exciting opportunity for you to help out first hand with the selection process. We are looking for Ebury residents to:

- ▶ Attend a short training session to help you understand the process and how to look at specifications from suppliers. This will be held at the Regeneration Base, early evening or Saturday morning, for roughly an hour and a half.
- ▶ Review the work specification at home via email or at the Regeneration Base, for roughly an hour.
- ▶ Examine the suppliers' proposals. This can be done at home via email or at the Regeneration Base, for around 45 minutes per return.
- ▶ Attend a shortlisting session at the Regeneration Base. This will be done over half a day or two early evenings or a Saturday morning.

Remember all resident volunteers will be fully supported to enable a contribution to this task and finish group.

If you are interested in getting involved or even just want to find out more, give us a call on 0800 011 3467 or email eburybridge@westminster.gov.uk.



Blue House Yard in Wood Green, a previous Jan Kattein and Meanwhile Space project

MEANWHILE, AT EBURY... IDEAS FOR THE TEMPORARY USE OF THE EDGSON HOUSE SPACE

With work starting at Edgson House very soon, we have begun conversations with the Community Futures Group about plans to deliver exciting temporary facilities.

We have invited specialists Jan Kattein Architects and temporary use company Meanwhile Space. Combined, the organisations have years of experience working with local communities to help them create bespoke and exciting offers that can be used temporarily whilst wider renewal plans take place.

The meanwhile use team will work with residents to find users for the community focused facility/building and we want people across the estate to get involved.

We have had a lot of ideas so far through various consultations activities. Now it's time to further develop the 'Ebury meanwhile offer' and we are looking for a group of residents who could spare some time to work with Jan and Meanwhile Space to do so. We appreciate residents are busy so we are extremely grateful for any time you are able to offer.

If you would like to put yourself forward or have an informal chat about how you might get involved, please pop into the Regeneration Base, give us a call on **0800 0113467** or email **eburybridge@westminster.gov.uk**.

Work for this project can be done remotely, so we would encourage Ebury residents living offsite to get involved as much as possible as well.



Jan Kattein, Architect



Emily Berwyn and Eddie Bridgeman, Meanwhile Space

EDGSON HOUSE UPDATE

Contractor Syd Bishop & Sons will begin work on Edgson House during the first week of February. The first 6-8 weeks will be erecting scaffolding and other enabling works, with the levelling works starting at the beginning of March.

The Ebury Bridge Regeneration Base will be holding a 'meet the contractor' drop in session to discuss the company's social value commitments to Ebury Bridge Estate residents and answer any queries you may have regarding the works.

Drop-by and meet Mark Bishop and his team on **Wednesday 27th February between 4.30-7.30pm**. Refreshments will be provided.

MEET THE TEAM ASHTON DEAN, CONSTRUCTION PROJECT MANAGER



Whilst you may see the familiar faces of the housing regeneration team, beyond the Ebury Bridge Regeneration Base officers from across the council are working to transform the estate.

Ashton Dean is the Construction Project Manager responsible for overseeing the removal of Edgson House to make way for the estate's new meanwhile use space, an important stage which marks the start of work on the estate.

As Construction Project Manager, Ashton is responsible for the appointment of a contractor (Syd Bishop and Sons), overseeing the work on site and ensuring Edgson House is removed in a safe and timely way to provide the space to host the community's meanwhile use facility.

If you have any questions regarding the deconstruction work, please visit the Regeneration Base.

SECURE TENANTS – NEED HELP WITH YOUR REHOUSING OPTIONS?

Relocations officers will be onsite at the Ebury Bridge Regeneration Base every Wednesday between 10am-4pm to help secure tenants talk through any questions or concerns you may have regarding your rehousing option. No booking required, simply come into the Regeneration Base or contact us to arrange a later appointment.



TELL US YOUR THOUGHTS ON THE TENANT POLICY CONSULTATION

Westminster City Council's consultation on proposed changes to the Tenant Policy for Housing Renewal Areas concludes on 8th February 2019 but there's still time to give us your views.

The updated Policy is mainly aimed at council tenants and it gives information on the rehousing offer, financial compensation and support they will receive when they move to enable redevelopment.

A booklet explaining the proposed changes has gone out to all tenants on the estate but if you require a second copy please visit the Ebury Bridge Regeneration Base. Alternatively, the booklet and feedback form are available from westminster.gov.uk/housing-strategies.

We encourage all tenants, including those living in private accommodation to provide their feedback.

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 at eburybridge@westminster.gov.uk requesting a digital copy of the newsletter and you'll be emailed as soon as it's ready!

CONTACT US

Please get in touch at
Regeneration Base,
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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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