

Ebury Bridge News

August | Issue 2 2017



In this edition of Ebury Bridge News . . .

- Westminster Employment Services Offer
- Business Listening Panel Update
- Your Community Engagement Centre
- Your questions answered
- What would you like to see in future editions of Ebury Bridge News?

Since the last edition . . .

- Offers of interest have been received from residents and local businesses to join the Ebury Bridge Community Futures Group (EBCFG)
- Two Housing Advice Drop-in Surgeries have been held
- Four evening Listening Period door knocking sessions have been undertaken
- First listening meeting with retailers held



Community Engagement Team left-right: Colin Tanner, Suzanne Ste-Croix, Gelina Menville, Chris Le May

Meet the team

Your dedicated Community Engagement Team are based at the on-site Community Engagement Centre at 1 Wainwright House and are available between 10am and 4pm each weekday. We also have a number of weekly drop-in sessions available. You do not need to make an appointment and we have a private meeting space should you prefer to meet with officers in confidence.

COMMUNITY ENGAGEMENT CENTRE

Normal Opening Hours

MON – FRI
10am – 4pm

Housing Advice Surgeries

TUES
2pm – 4pm

THURS
10am – 12noon

Employment Advice Surgeries

WEDS
2pm – 4pm

Freephone: **0800 011 3467**

Email: eburybridge@westminster.gov.uk

We are a friendly team and are here to support the community. Why not pop in and have a chat over a cup of tea (or coffee) and talk to us about what you would like to see for the future of Ebury. Early morning, evening and weekend appointments can be arranged.

Retailers' Listening Panel Meeting – the first of many

Thank you to those local retailers who attended the Retailers' Listening Panel meeting on 16 August.

This meeting was the first of many opportunities for the council to engage with local retailers on the Ebury Bridge estate. All points discussed at the meeting will be fed into the wider Listening Period exercise.

We will be writing to all retailers shortly to set up individual meetings for those who wish to discuss their individual circumstances further.

We are here - and we will continue to listen

We know that some of you have been away on your summer holidays and haven't yet had the chance to meet with the Community Engagement Team.

You will have by now received a calling card through your door, and we are still keen for your voice to be represented in the Listening Period.

Don't worry - you still have plenty of time to feed into the listening exercise. You have until the end of October. Whatever your views, it is important that the council can hear from as many people from within the community as possible.

If the times of our previous visits were not convenient, just let us know when it would suit you best to speak with us. Pop into the on-site Community Engagement Centre or give us a call on 0800 011 3467. Early morning, evening and weekend appointments can be arranged.

Sorry we missed you today.

We called today to talk to you about the regeneration proposals for your estate – Ebury Bridge.

We will try to knock again soon, however in the meantime you can contact the Engagement Team in a variety of ways:

- In person: **1 Wainwright House, Ebury Bridge Rd, London SW1W 8RS**, weekdays between **10am-4pm**. You can also use the letterbox to post your comments, queries and feedback at any time
- By email: **eburybridge@westminster.gov.uk**
- By telephone: **0800 0113 467**



Thank you for talking with us today.

It was good to talk to you about the regeneration proposals for your estate – Ebury Bridge.

If anything else comes to mind, or you would like to have a further discussion with us, you can contact the Engagement Team in a variety of different ways:

- In person: **1 Wainwright House, Ebury Bridge Rd, London SW1W 8RS**, weekdays between **10am-4pm**. You can also use the letterbox to post your comments, queries and feedback at any time
- By email: **eburybridge@westminster.gov.uk**
- By telephone: **0800 0113 467**



New employment coaching service to get prospective employees into work

The Westminster Employment Service is coming to Ebury Bridge Estate. Residents can receive free one to one employment coaching, help with CVs, job applications and interview preparation as well as access to work placements, training and volunteering to get back into work. You can drop in to the Community Engagement Centre at 1 Wainwright House between 2pm and 4pm each Wednesday. Alternatively see westminster.gov.uk/employment to refer yourself, email employmentteam@westminster.gov.uk or call us on 020 7641 3336.



Westminster Employment Service Team

Your questions answered.

Does the council want to refurbish or redevelop the estate?

We cannot rule anything in or out at this stage as we are still listening to the views of residents and businesses on the future of Ebury Bridge. Proposals for the estate could include refurbishment of existing blocks through to building new homes. If we build new homes, these will be modern, energy efficient homes of all sizes and tenures. This will include more social rent homes than at present and more 'intermediate' rent homes (homes offered at lower rent than private rental homes) – alongside new community facilities and an improved public space. In developing any new scheme for the site we will keep viability in mind throughout to ensure any emerging scheme options are deliverable.

The council spent a lot of money on the previous scheme – what has this gone towards?

Under the consented scheme we have been working with leaseholders to buy back the private homes on the estate. We will continue to buy these back at market value and qualifying leaseholders will also get a statutory home loss and disturbance payment. As with any major renewal programme, the majority of the investment spent at this stage has gone towards the purchase of leasehold properties, without which, work on any future scheme involving redevelopment would be unable to start on site. Procuring architects and consultants did result in the submission of a successful planning application following extensive resident consultation. Unfortunately the consented scheme was not viable. We have learned much from this work which will help shape discussions on any new scheme.

Is the council going to replace social homes with private for sale homes?

No – in fact we will aim to increase significantly the amount of affordable housing in any scheme developed with residents compared with the amount of affordable housing on the estate at the moment. Any resident leaseholder or secure council tenant will have a right to return to a home on the estate in any new scheme.

Are the developers of the Chelsea Barracks development opposite involved with Ebury Bridge?

We can categorically assure residents and businesses that the council has not entered into any agreement with the developers at Chelsea Barracks. The development at Chelsea Barracks is entirely independent of the proposed renewal of the Ebury Bridge estate.

What is happening to the shops on Ebury Bridge Road?

There are no proposals at this stage. Good local shopping that serves the local community will be an important part of any new scheme. The Council is working with the local shop owners to ensure we respond to their needs in any proposals.

Do residents have a right to return to the estate?

A right to return is guaranteed to all secure tenants and resident leaseholders.

What is the council doing to tackle overcrowding at Ebury?

Tackling overcrowding for those on the estate is a top priority. The relocations team have already contacted a number of overcrowded households on the Ebury Bridge estate to discuss their housing needs. Should you wish to speak to a member of team please contact us on 0800 011 3467. We are holding housing advice surgeries at the Community Engagement Centre at 1 Wainwright House every Tuesday 2pm – 4pm and Thursday 10am – 12pm and we encourage you to attend.



Chatting to Ebury Residents

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

