



Your Ebury, Your Future

Ebury Bridge Renewal FAQs

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Proposals

Is refurbishment for the estate an option?

We do not have a preferred option at this stage. A refurbishment approach is one of the options that we will be exploring with residents.

What will make this renewal process different from the last?

Learning from the experience of the previous scheme, as part of the design process we will ensure that options are tested to ensure they are viable. In this way a scheme that meets the aspirations of the residents and is deliverable is taken forward.

Will the new development be easy to access for prams, wheelchairs and the elderly?

Improving accessibility will be a feature of any new scheme which includes redevelopment of the estate.

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.

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.

Tenants Leaseholders and Business

Westminster City Council's target market for privately sold apartments is overseas investors and the estate is being sold off?

We want Ebury Bridge to be a home for local families. Whilst any new development will need to be financially viable, and may require the delivery of some private properties to assist with funding. Ebury Bridge will remain a Westminster Council owned estate.

What costs will the council pay towards our move?

The council will ensure that residents are supported throughout the housing process should they be required to move as part of any renewal scheme. In addition secure tenants who are required to move are eligible for a home loss payment plus reasonable costs associated with the move.

Why are the blocks in the original consented scheme being moved out?

The council have committed to honouring the original rehousing commitments made to secure tenants living in Bridge, Pimlico, Mercer, Dalton and Hillersdon Houses. Any secure tenant who is rehoused is done so with the Right to Return.

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.

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.

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.

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.

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 news 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 going 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 the 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.

Community

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.