

Ebury Bridge News

March 2018 | Issue 12



In This Edition:

- Your new Regeneration Base
- Community Workshop: Refurb & Viability
- Your Community Futures Group: Update
- Business Meeting – Update
- Leap in to action day
- Helping us reach out
- Ebury Bridge on Tour
- When and how will a recommendation be made?
- Project Timeline
- Be part of Ebury News



Your new Regeneration Base

You may have noticed a new addition to the Ebury Bridge Road high-street. The brightly coloured signs above 15 to 19 now show the name of the new Ebury Bridge Regeneration Base and the doors are open to residents. The Base is open every day from Monday to Friday, with a late night on Wednesday and we welcome all residents to pop in for a cup of tea and a chat.

The Regeneration Base is the new home of the Ebury Bridge Engagement Team and will see new services being provided from this space over the coming weeks. We want the Base to become your one-stop-shop for all housing and regeneration enquiries. Residents have told us they would like to be able to talk to City West Homes in person. We now have a dedicated officer, Natasha White, located in the Regeneration Base. Natasha can help all residents with their housing queries.

The space has already hosted a number of events and workshops. It is the working space of your Community Futures Group.

It will also host exhibition boards as the project progresses. Feel free to drop in when you are next passing by and please let us know what else you would like to see in your Regeneration Base.

The following surgeries are hosted at the Regeneration Base. No prior appointment is necessary, just drop by:

Daily

- Regeneration Engagement Team
- City West Homes Housing Management

Weekly

- First Call Housing Independent Advice; Mondays 2pm-4pm
- Rehousing Advice: Tuesdays 2pm-4pm and Thursdays 10am-12pm
- Employment advice and support: Wednesday 2pm-4pm

Monthly

- Police - Safer Neighbourhood: Tuesday 20th March 4pm-5pm

Since the last edition:

- Regeneration Base Launch Event
- Community Workshops took place
- Community Futures Group continue to work with the Project Team
- Cabinet Member for Housing visited the Regeneration Base
- Drop-in sessions continue at the Regeneration Base
- We met with the businesses on Ebury Bridge Road
- A leap into action day is being planned
- Visit to Copley, Hanwell W7

Refurbishment and Viability Workshops

As temperatures plummeted and snow fell across the estate, residents wrapped up warm and joined the design team in the Regeneration Base.

As part of our testing of the eight scenarios we have looked at the potential cost of carrying out refurbishment work on each block. The initial cost estimate, £98 per square foot, has been used in our financial models – to test financial viability.

Residents have asked us for a greater understanding of what a refurbishment option might include. The sessions focused on the scope and extent of refurbishment work.

The £98 per square foot calculation for refurbishment includes the following works:

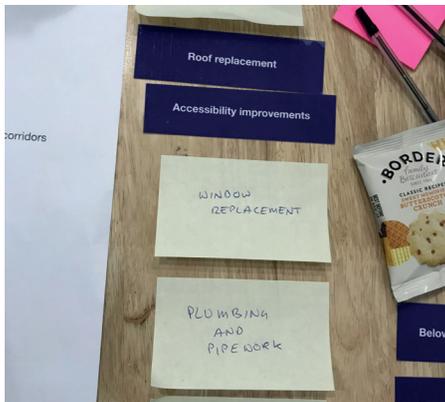
- Repairs to roof and external walls
- Replacement of all external doors and windows
- Re-painting of all building entrances, stairwells and corridors
- Replacement of floor coverings in common areas
- Lift Replacement
- General repairs and re-paint of existing walls
- Replacement of boilers and associated pipework

41 residents took part in the conversation over two workshops and said they would also like to see other items considered in scenarios that involve refurbishment. These items include:

- Enhanced soundproofing
- Roof replacement
- Lift replacement
- Accessibility improvements (disability ramps, adaptations)
- Plumbing and pipework improvements
- New heating systems and radiators

The team will now go away and price each item to work out the logistics of delivering these works. This will help all residents to get a better picture of what would be involved in each scenario and what it might mean to their household. Over the next few weeks, we will feed back to you through the newsletter and a factsheet on each scenario and at the drop-ins taking place on 22nd and 24th March in the Regeneration Base.





Community Futures Group Update



CFG welcomes new independent Chairwoman Teresa Wickham

The Community Futures Group (CFG) has welcomed their new independent Chair to the group. Teresa was appointed through a joint recruitment process that involved group members and council staff carrying out interviews with potential applicants.

Teresa brings a strong skill set to the project and has experience of working with both national and local government. She has a background in retail having worked for Safeway and Sainsbury's in business development and communications. She is currently involved in the New Covent Garden Market Authority where she is working on the regeneration project.

In January the CFG requested more time for residents to be consulted on the various scenarios for the renewal project. We've listened to that request and extended this process by two months. We will now look in further detail at the costs, logistics and impact of all eight scenarios. We will present this information back to residents through a series of scenario factsheets.

The Community Futures Group want to look at subjects that are important to the community. This will help the group in leading on a Community Charter to drive the project in the future. If you would like to work with CFG members to influence areas such as community facilities and gardens please contact us at eburybridge@westminster.gov.uk

Community Futures Group Membership Representation – who's representing you?



To ensure the Community Futures Group can best representative the voice of the community, the members come from a range of tenures and blocks across the estate. There are spaces for ten resident members, one business and a community stakeholder.

Your current membership is made up as follows:

- **Six Tenant Members:** Bucknill (1), Doneraile (2), Edgson, Decanted temporarily rehoused tenant (1), Hillersden (1), Mercer (1)
- **Four Leasehold Members:** Hillersdon (1), Rye (2), Victoria (1)
- **One Retail Member:** Ebury Bridge Road (1)

The Community Futures Group has recently welcomed new members Sheila Martin and Charlotte Pragnell to the group. If you would like to find out more about the group please contact the Regeneration Base or visit eburybridge@westminster.gov.uk/futuresgroup



Business Meeting – Wednesday 7th March 2018

The chatter of hungry builders provided the backdrop to our recent meeting with Ebury Bridge businesses at Ideal café. Following light refreshment, kindly provided by Salvador, the group headed next door for the meeting at the Regeneration Base

Six out of the 11 businesses were represented at the meeting. We talked about the process of making a recommendation to cabinet in July and the work that has to happen from now to get us there.

Some business owners are working with the Council to renew their lease and we wanted to make sure that all business were aware of this and had the opportunity to consider this as an option if they so wished.

We heard at the meeting how some business owners felt about the current situation and how they might like to be involved in the process once a preferred scenario is on the table.

We will meet again with businesses as a group once a preferred scenario is being discussed. In the meantime, all businesses have been invited to have a one to one conversation with the Council about their specific needs through a renewal option.

The Abbey Centre (Advice information and Direction) for your community

We are pleased to announce a partnership initiative with The Abbey Centre.



The Abbey Centre provides a host of support services for local communities, aiming to improve the quality of life for Westminster communities through a programme of health and social activities. Activities include women only exercises classes, cooking workshops, grow and eat sessions, massage, emotional support, childcare training, community

interpreting courses and business support for new enterprises.

Health and Well Being is a key offer provided by the Abbey Centre and they provide one to one support through their Community Champions.

The Abbey Centre is a one-stop-shop for advice why not check them out and see what they can offer you Look out for Abbey Centre activities taking place on Ebury Bridge.

Abbey Centre
34 Great Smith Street
Westminster
London SW1P 3BW

Phone: 020 7222 0303

theabbeycentre.org.uk/community

Leap into Action Day – Many hands make light work

Who loves Ebury? We do! And that is why we are working with you to put some much-needed investment into your estate.

This investment however will not happen overnight as we are discussing with you the scenarios currently being assessed and a full consultation process is undertaken. What happens in the interim?

Residents have commented on the condition of the estate and your Community Futures Group has demanded action 'not to let the estate deteriorate' whilst scenarios worked up into a renewal option. "We want action now"

The Community Engagement Team have undertaken an initial walkabout of the estate with CityWest Homes, to highlight the issues that residents have been raising about the common parts of the estate which have become tired looking, and we agree that some TLC is needed.

We are working to put together a list of works that could be completed now, with the help of some extra man power over a day on the estate. Volunteers from across the Council, City West Homes will be invited to join the Community Engagement Team on the estate on Thursday 12th April.

We will work together to undertake a list of small works jobs to get things started. If you would like to put forward a communal task for completion on that day or would like to volunteer on the day, please let the Community Engagement Team know.



Helping us reach out



Over the last eight months, we have contacted every household, both those on the estate and those that have temporarily moved away. During this time, we have talked personally with the majority of households to get their views.

There are however some residents we have not been able to reach. We want to ensure we hear all voices across the estate and we need your help to reach everyone. If you or your neighbours have questions or concerns about the project please ask them to get in touch with us or pass on their details to us. We want to make sure that we are providing the necessary support and information to all members of the Ebury Bridge community.

- You may have an elderly neighbour who has difficulty getting to meetings. If this is the case then we can bring the information to them.
- You may know a household whose first language is not English. If so, we can provide translated information in the language of their choice. We can provide up to date details of the project and the help all residents can expect throughout the process.

We can be contacted on Freephone number 0800 0113 467 or drop in to 15-19 Ebury Bridge Road Monday to Friday

Current Engagement Levels



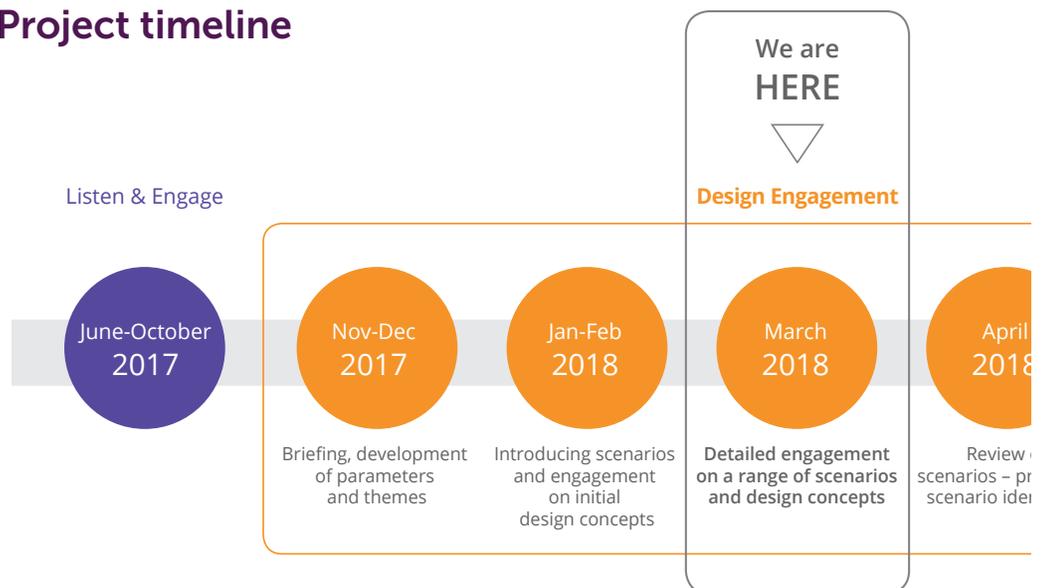
Ebury Bridge on tour

The leafy London suburb of Ealing welcomed Ebury Bridge residents on Saturday 10th March for a visit to regeneration project Copley Hanwell W7. Residents had the opportunity to talk with Copley residents about their experience and visit both refurbished and new build apartments. We're now going to plan a trip for Copley residents back to Ebury Bridge as a way of saying thank you.

"The committee members were very friendly and answered questions honestly. Feeling a lot more positive for Ebury Bridge."



Project timeline



When and how will a recommendation be made?

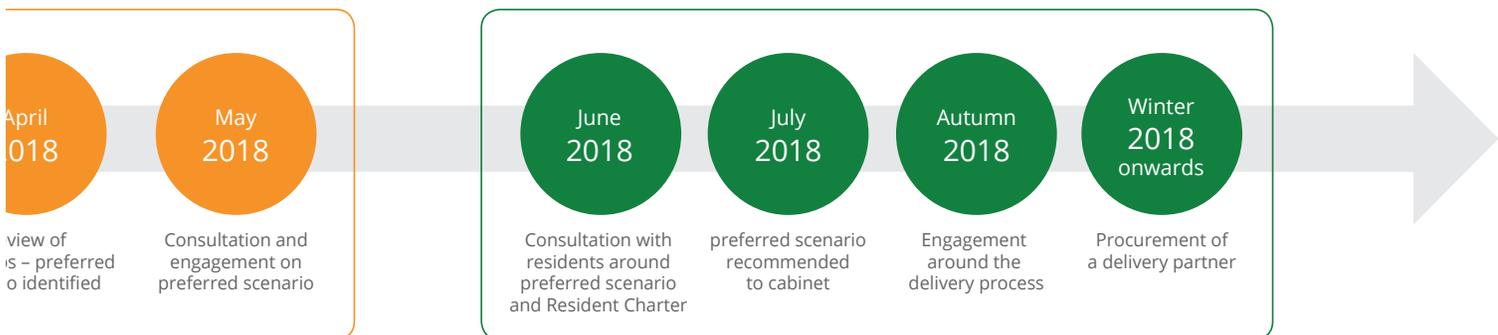
Between now and June we will be working with you to put forward a preferred option. This won't be a fully fleshed out design or specification, it will set out what the renewal option will involve and what will be included. We will then present this to the Westminster City Council Cabinet for approval.

You will have a number of opportunities to influence what the preferred scenario could look like. Over the next four months there will be set weeks where we want your feedback on specific subjects. We can discuss with you in person any other issues you feel are important. The key weeks will be;

- **Throughout March** we will be looking in detail at what the eight scenarios may mean to you and what residents think about each scenario. Our Community Futures Group will also begin the process of liaising with residents on the Ebury Bridge Community Charter.
- **In the first two weeks of April** we are offering one-to-one appointments on the impacts of any of the scenarios. This could be in your home or in the Regeneration Base
- **Toward the end of April** the team will collate all the information collected over the previous nine months and will work with the CFG on the preferred scenario
- **In May**, Ebury residents will shape the preferred scenario. This could involve the specification of refurbishment, the design of new buildings and what the communal gardens could look like.
- **In June** we will carry out consultation with the whole Ebury Bridge community (including those who have temporarily moved from the estate).
- **In July** we will present the preferred option to Westminster Council Cabinet for approval.



Next Steps



Dates for your diary

MARCH

Thursday 22nd

Scenario Assessment
Exhibition
4pm–7pm
Regeneration Base

Saturday 24th

Scenario Assessment
Exhibition
12pm–4pm
Regeneration Base

Ebury Easter Activities

Free fun for all residents
More details on
our leaflet

APRIL

Thursday 12th

Ebury Leap in Action Day
10am–4pm
Resident volunteers
welcome

Saturday 21st

Take the Tour:
Aberfeldy Estate, Poplar
10am–2pm
Book your place now

MAY

Monday 14th

Preferred Scenario
Exhibition & workshops
Regeneration Base

Tuesday 15th

Preferred Scenario
Exhibition & workshops
Regeneration Base

PREFERRED SCENARIO RECOMMENDATION – HELP US SHAPE IT

Saturday 19th

Preferred Scenario
Exhibition & workshops
Regeneration Base

From Monday 7th May until 15th June 2018 we will be sharing with the community the preferred scenario. Help us explore the preferred scenario in more detail and provide your feedback.

Look out for block pop-up events, focus group invitations and the Community Engagement Team knocking on your door.

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

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

Regeneration Base, 15-19 Ebury Bridge Road,
London SW1W 8QX

Hours: Monday to Friday 10am to 4pm,
Wednesdays 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**

Westminster City Council | westminster.gov.uk

