

Ebury Bridge Renewal

SCENARIO ONE: COMPLETE REFURBISHMENT – NO NEW BUILD

WHAT'S INVOLVED?

Full refurbishment of each block including:

- New roofs
- Lift replacement (those blocks with lifts)
- Replacements of plumbing and pipework
- Improved sound insulation
- Improved heat insulation
- Replacement of external doors and windows
- Upgrade of kitchens and bathrooms (tenants homes only)
- Upgrade of mechanical and electrical
- Environmental improvements to existing facilities

EASE OF DELIVERY

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Likely to take at least 18 months per phase
- Support packages available (including removals and storage)
- At least 6 months notice before being asked to temporarily move
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment
- Overcrowding only tackled by off-site moves (which can be offered)

COST

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

Doneraile House	£4,375m – £6,275m
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m
Hilliersdon House	£1,810m – £2,595m
Bridge, Mercer, Pimlico, Dalton Houses	£1,170m – £1,675m
Edgson House	£2,340m - £3,360m
Wainwright House	£925k - £1,325m
Wellesley House	£725k - £1,040m

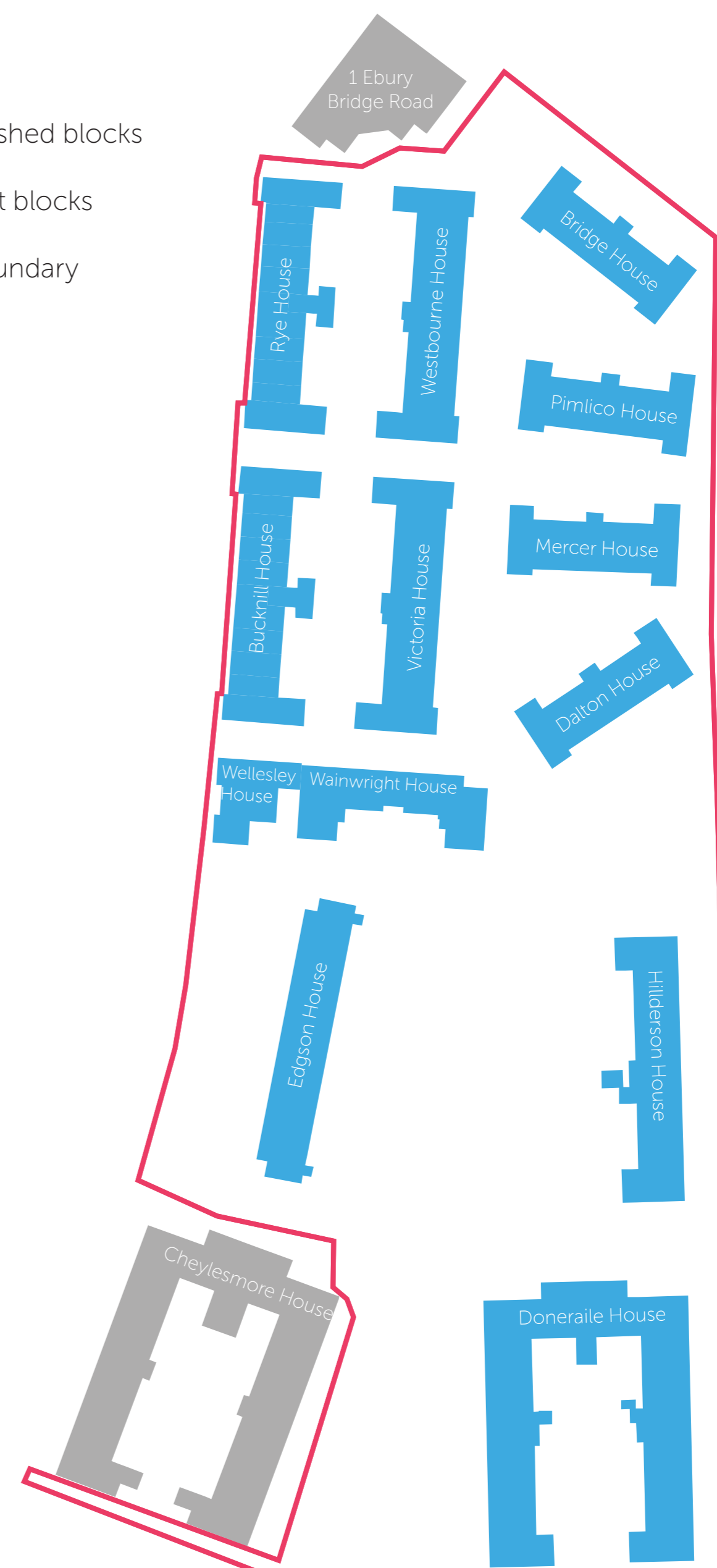
Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms

- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges

Refurbished blocks

Context blocks

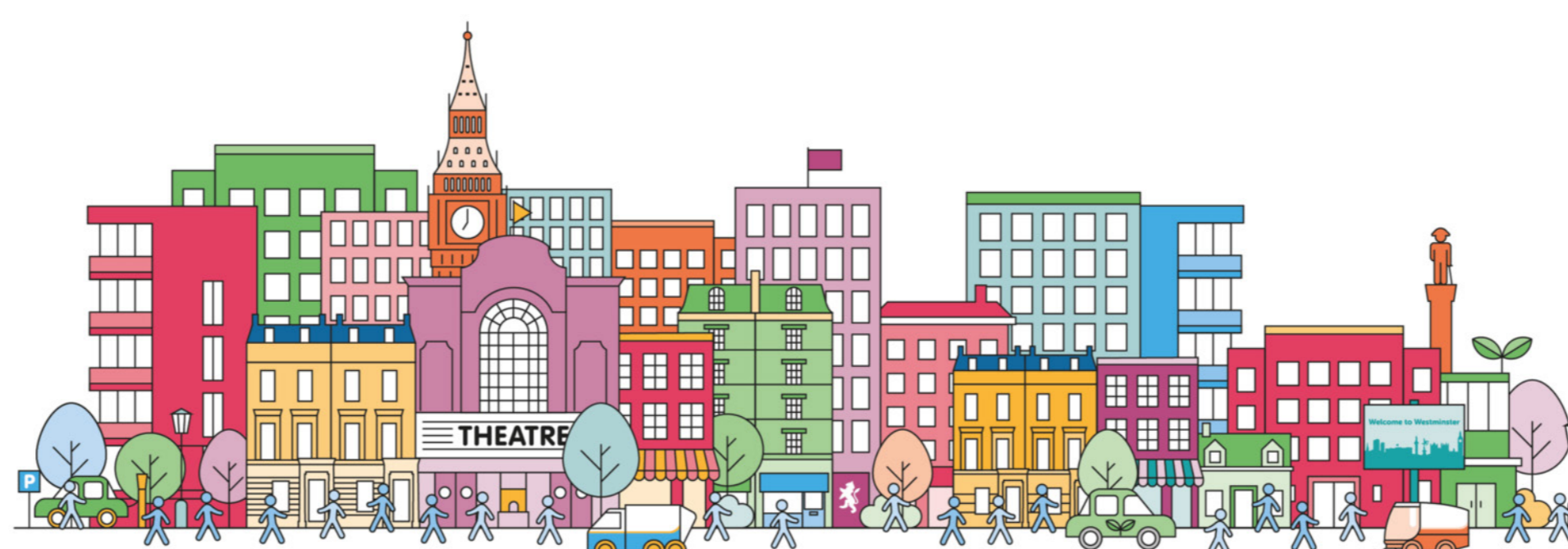
Site boundary



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- No new homes will be built on the estate (either affordable or private)
- Residents of refurbished blocks will move back into their homes without changes to tenancy or leases
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SCENARIO TWO: THE CONSENTED SCHEME (PART REFURBISHMENT / PART DEMOLITION & NEW BUILD)

WHAT'S INVOLVED?

Full refurbishment of Doneraile, Rye, Victoria, Westbourne and Bucknill Houses including:

- Specification in line with Scenario 1 (full refurbishment) including lifts, roofs, insulation, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements

Decanting, demolition and reprovision of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

- 99 new homes will be built in addition to those reprovided and those refurbished

EASE OF DELIVERY

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Previously did not attract a contractor partner
- Has a current planning consent
- Likely to take at least 24 months per phase
- Support packages available (including removals and storage)
- At least 6 months notice before being asked to temporarily move
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeloss payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment

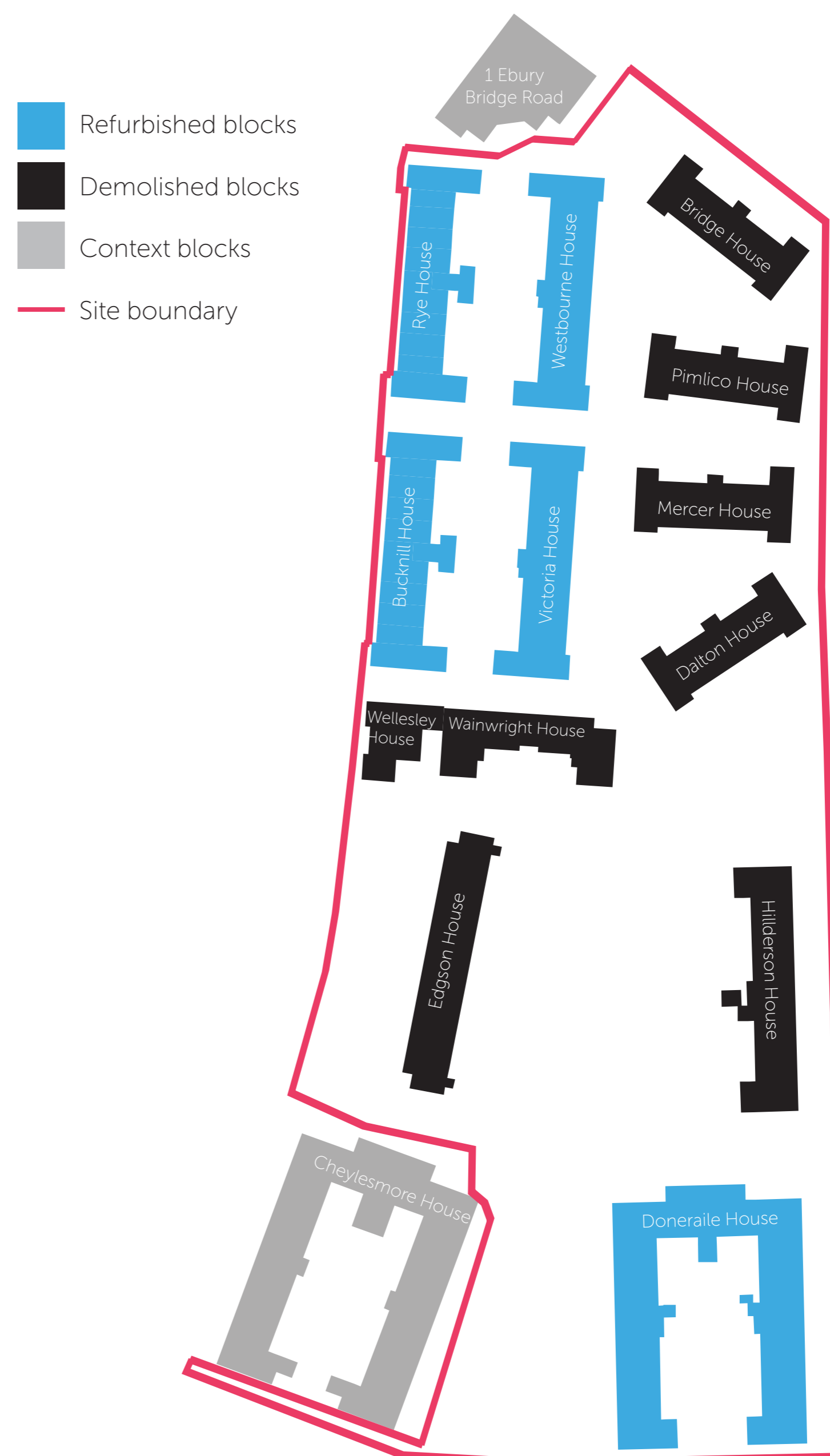
COST

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

Doneraile House	£4,375m – £6,275m
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms

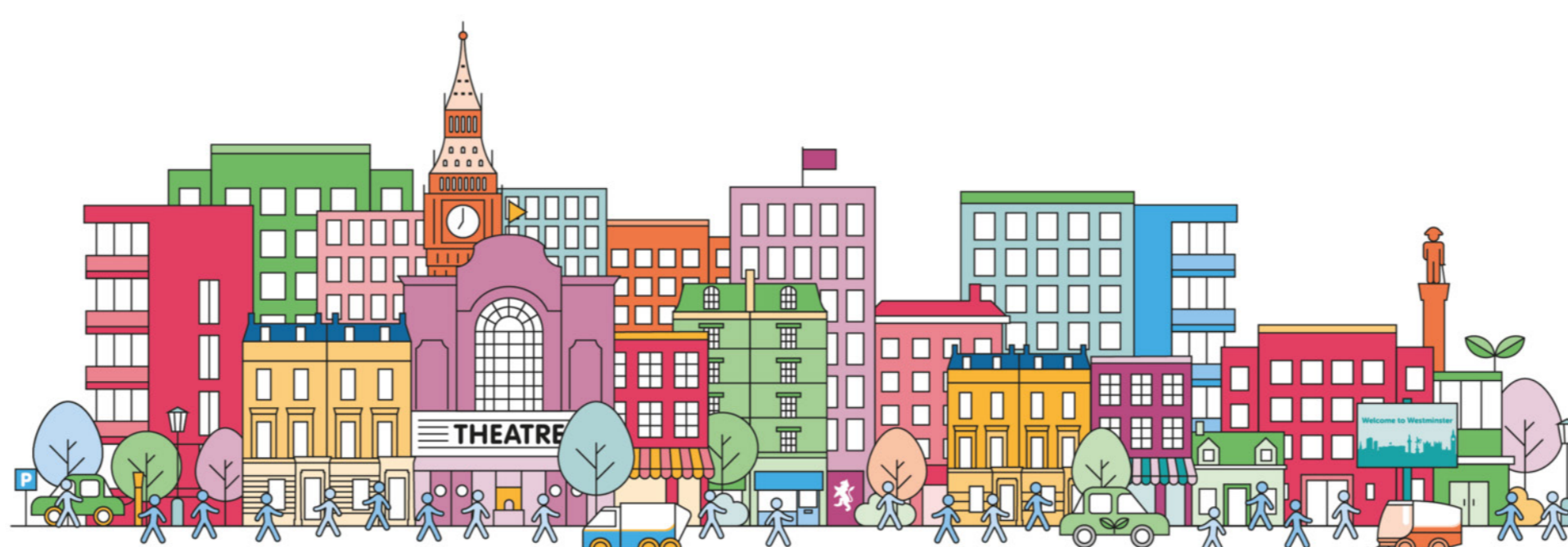
- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SCENARIO THREE: EXTENDED CONSENTED SCHEME (PART REFURBISHMENT, PART DEMOLITION & NEW BUILD)

WHAT'S INVOLVED?

Full refurbishment of Doneraile, Rye, Victoria, Westbourne and Bucknill Houses including:

- Specification as outlined in Scenario 1 (full refurbishment) including lifts, roofs, insulation, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements

Decanting, demolition and reprovision of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

- Around 300 new homes will be built in addition to those reprovided and those refurbished

EASE OF DELIVERY

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- May impact on surrounding area
- Likely to take at least 24 – 36 months per phase
- Support packages available (including removals and storage)
- At least 6 months notice before being asked to temporarily move or vacant possession is required
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeloss payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment

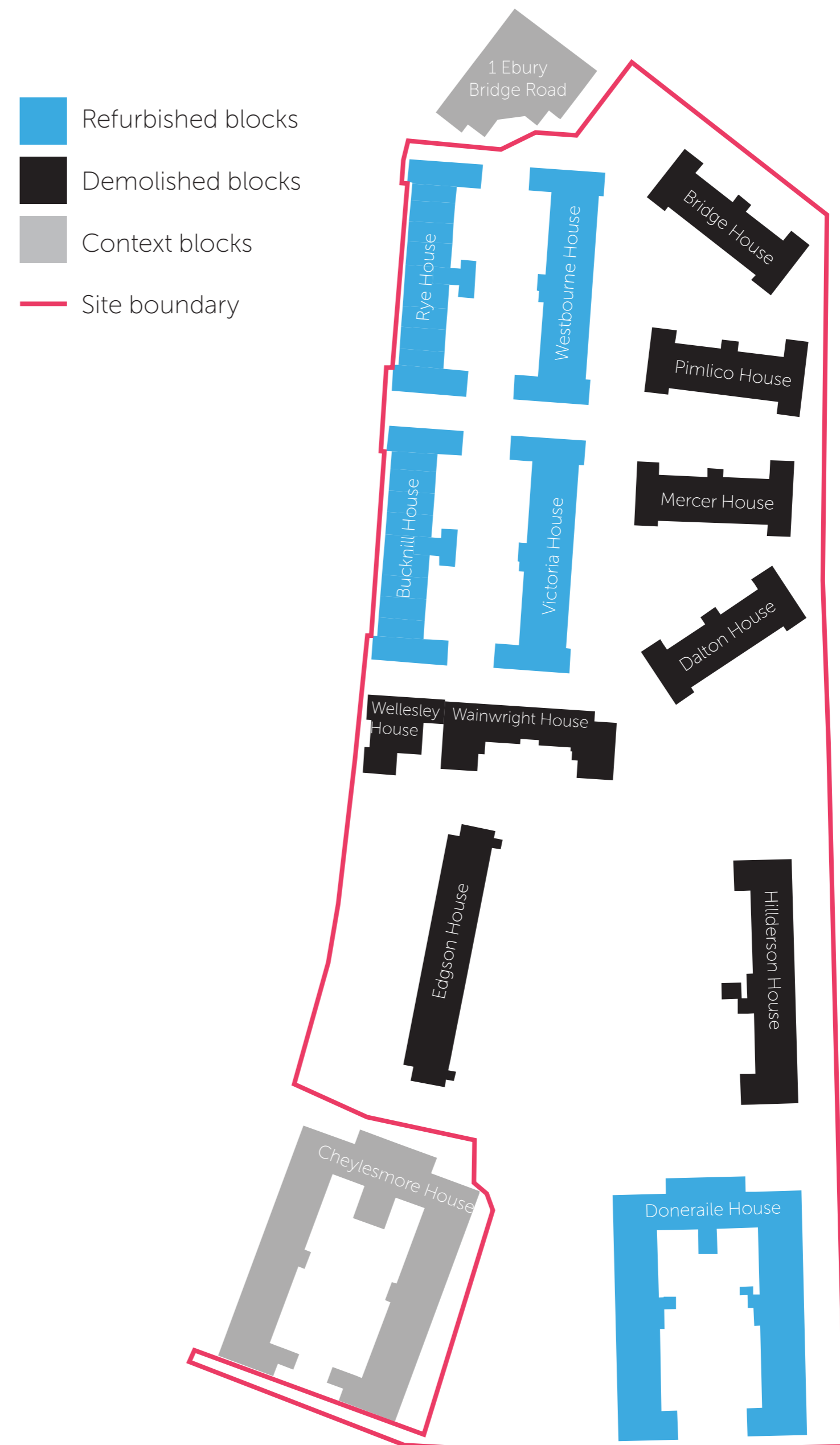
COST

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

Doneraile House	£4,375m – £6,275m
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645 – £2,360

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms

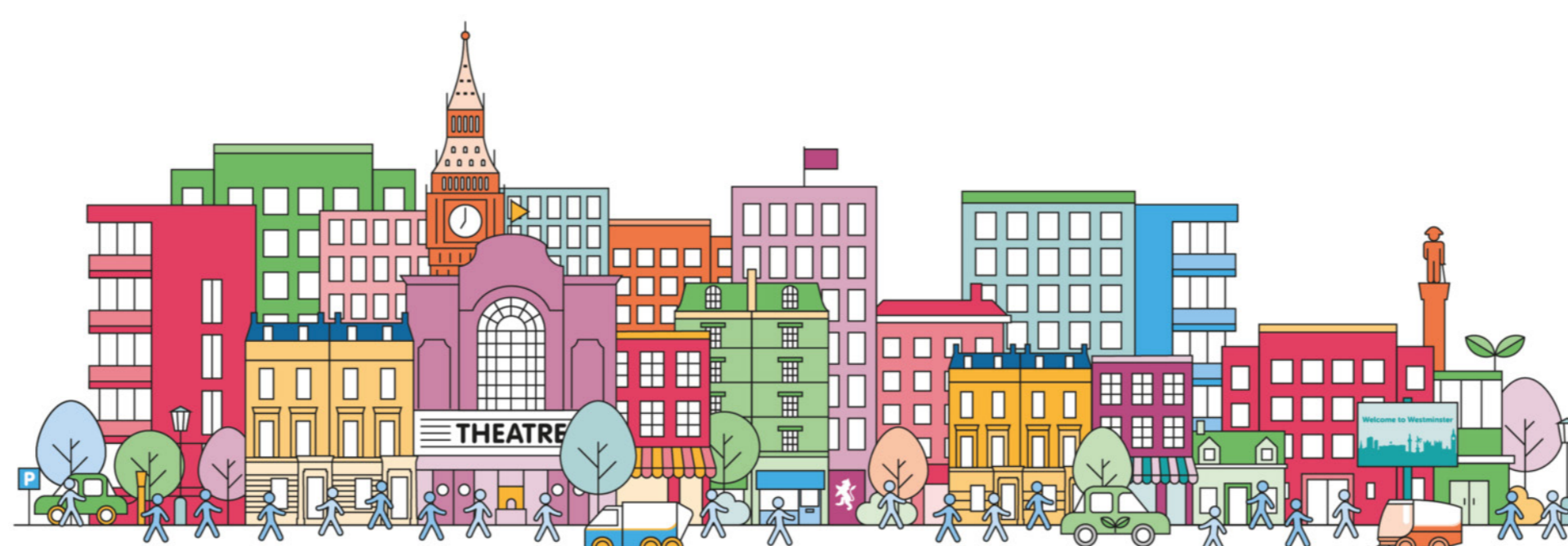
- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)





Ebury Bridge Renewal

SCENARIO FOUR: PART REFURBISHMENT (BUCKNILL, RYE, VICTORIA & WESTBOURNE) / PART DEMOLITION & NEW BUILD

WHAT'S INVOLVED?

Full refurbishment of Rye, Victoria, Westbourne and Bucknill Houses including:

Specification as outlined in Scenario 1 (full refurbishment) including lifts, roofs, insulation, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements

Decanting, demolition and reprovion of Doneraile, Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Doneraile, Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

- Around 500 new homes will be built in addition to those reprovided and refurbished
- New retail offer
- New community facilities

EASE OF DELIVERY

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Challenging delivery
- Likely to take at least 24 – 36 months per phase
- Support packages available (including removals and storage)
- At least 6 months notice before being asked to temporarily move or vacant possession is required
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeloss payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment

COST

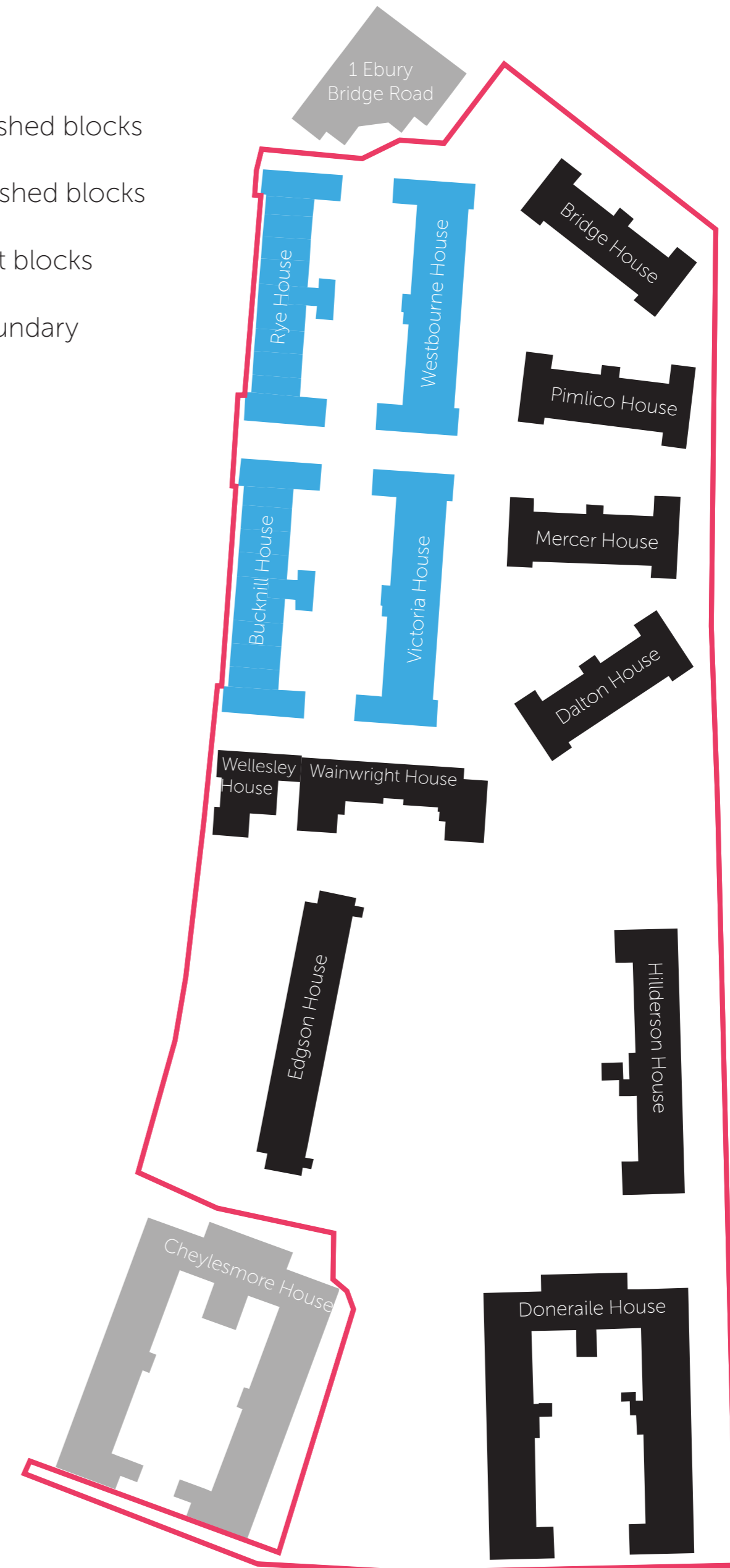
The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms

- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

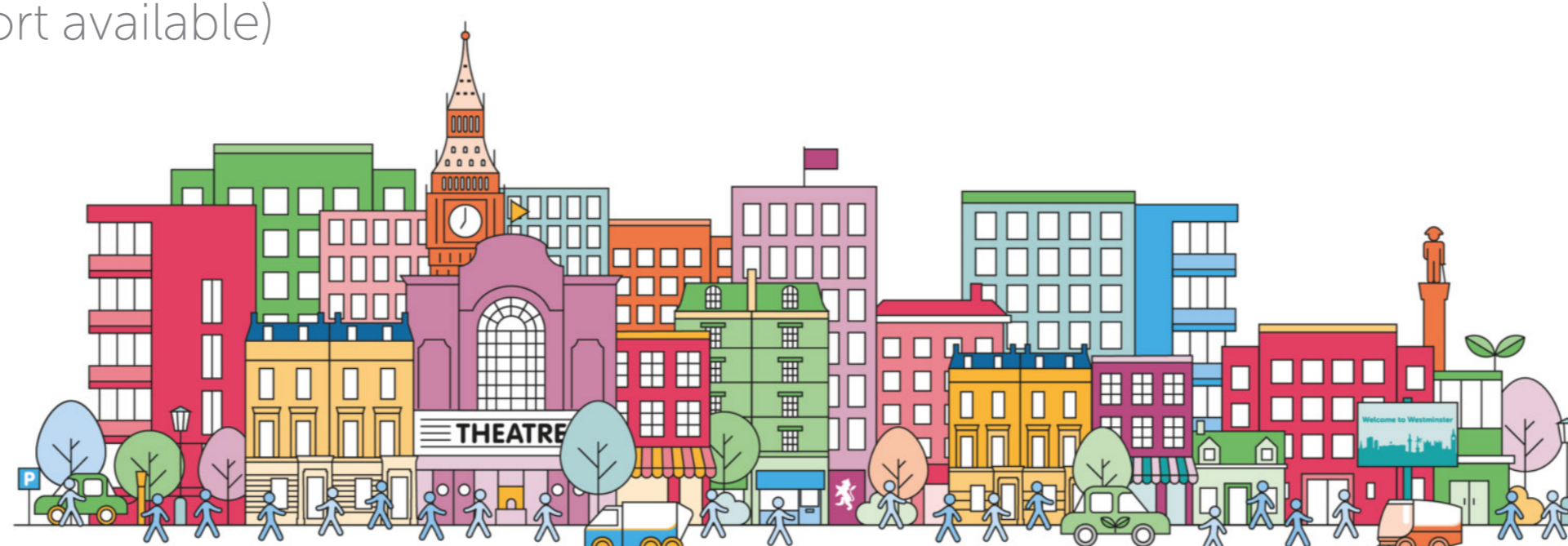
- Refurbished blocks
- Demolished blocks
- Context blocks
- Site boundary



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- New build residents will be provided with new tenancies and leases
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SCENARIO FIVE: PART REFURBISHMENT (DONERAILE) / PART DEMOLITION & NEW BUILD

WHAT'S INVOLVED?

Full refurbishment of Doneraile House including:

- Specification as outlined in Scenario 1 (full refurbishment) including lifts, roofs, insulation, soundproofing, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements, new community facilities, new retail and improvement of Public Realm

Decanting and demolition of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Rye, Bucknill, Victoria, Westbourne, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Doneraile, Hillersdon, Bridge, Mercer, Pimlico, Dalton, Rye, Bucknill, Victoria, Westbourne, Edgson, Wainwright, Wellesley Houses

- Around 700 new homes will be built in addition to those reprovided and refurbished

EASE OF DELIVERY

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Challenging delivery
- Likely to take at least 24 – 36 months per phase
- Support packages available (including removals and storage)
- At least 6 months notice before being asked to temporarily move or vacant possession is required
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeloss payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment

COST

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

Doneraile House	£4,375m – £6,275m
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Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms

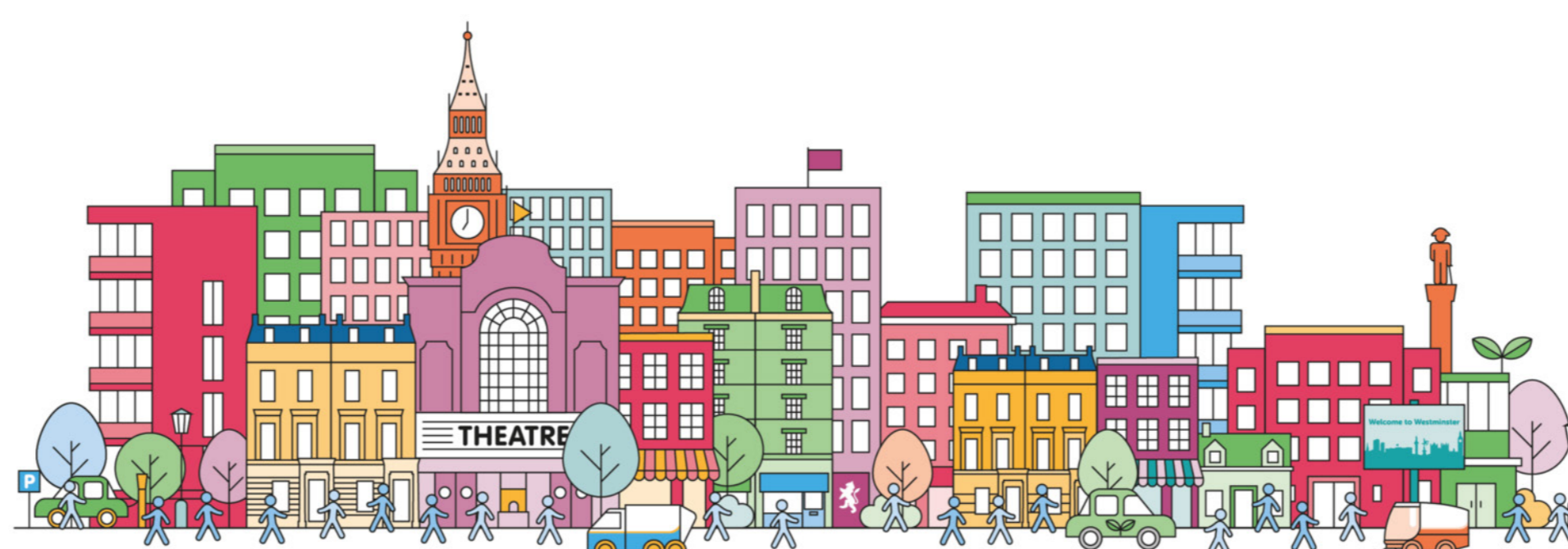
- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- New build residents will be provided with new tenancies and leases
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SCENARIO SIX: COMPLETE DEMOLITION & NEW BUILD –
INCREASED DENSITY TO APPROX. 650 NEW HOMES

WHAT'S INVOLVED?

Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner)

Decanting, demolition and reprovision of all blocks

New homes built across the Ebury Bridge Estate site

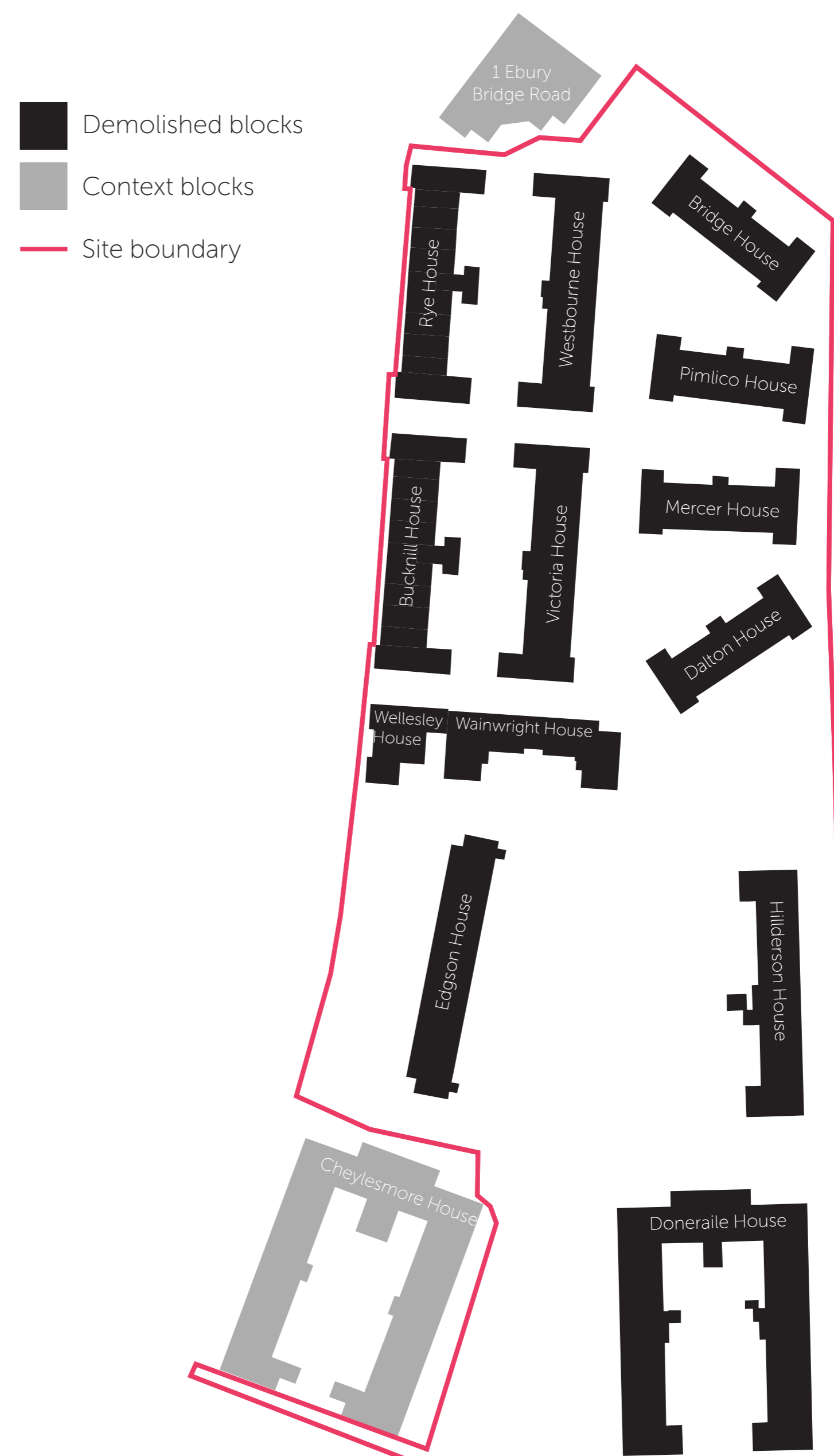
- 650 new homes delivered
- New retail offer
- New community facilities
- Environment and public realm improvements

EASE OF DELIVERY

- All households will move in phases either once into new built homes (preferred) or twice whilst new homes are built
- Phased/sequenced delivery
- Likely to take at least 24 – 36 months per phase
- Support packages available (including removals and storage)
- At least 12 months notice before vacant possession is required
- Temporary rehousing could take place within the site
- Homeloss and disturbance payments for all secure tenants and leaseholders

COST

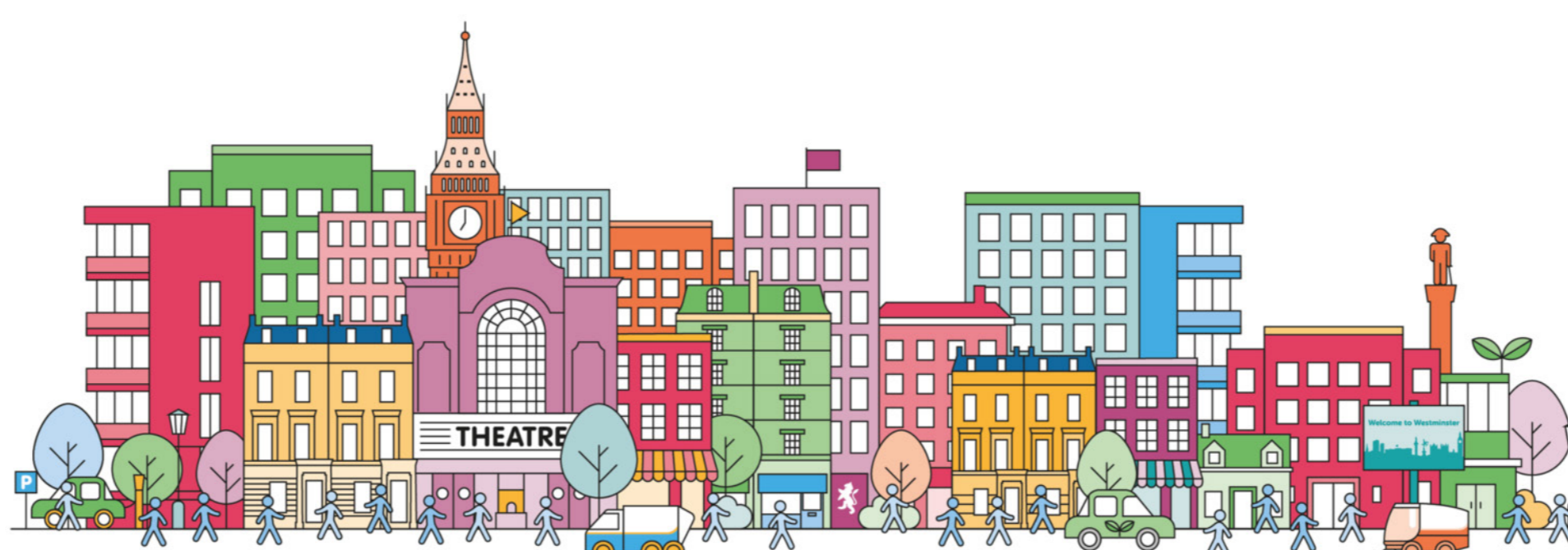
- The cost of building new properties will be solely funded by WCC/ cross subsidy with a delivery partner
- The delivery partner will look to achieve a profit in line with market expectations
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)



EBURY EXPERIENCE

- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- All current homes replaced plus 35% of all newly built properties will be affordable (social and intermediate rent)
- New properties will be offered with new tenancies and leases
- All new homes will meet modern energy efficiency and sustainability requirements
- Properties will be designed to be lifetime homes
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SCENARIO SEVEN: COMPLETE DEMOLITION & NEW BUILD –
TO APPROX. 750 NEW HOMES

WHAT'S INVOLVED?

Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner)

Decanting, demolition and reprovision of all blocks

New homes built across the Ebury Bridge Estate site

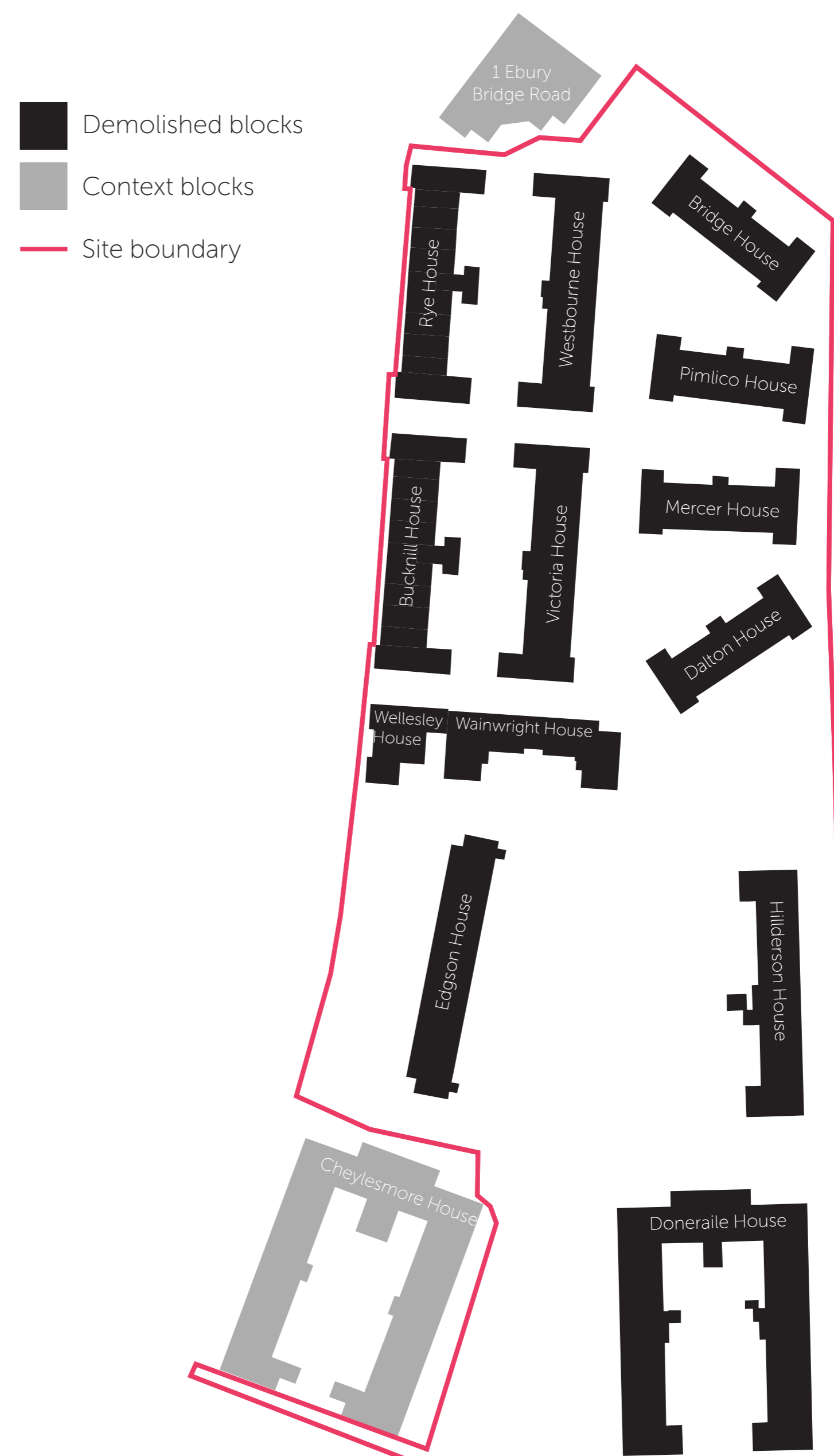
- 750 new homes delivered
- New retail offer
- New community facilities
- Environment and public realm improvements

EASE OF DELIVERY

- All households will move in phases either once into new built homes (preferred) or twice whilst new homes are built
- Phased/sequenced delivery
- Likely to take at least 24 – 36 months per phase
- Support packages available (including removals and storage)
- At least 12 months notice before vacant possession is required
- Temporary rehousing could take place within the site
- Homeloss and disturbance payments for all secure tenants and leaseholders

COST

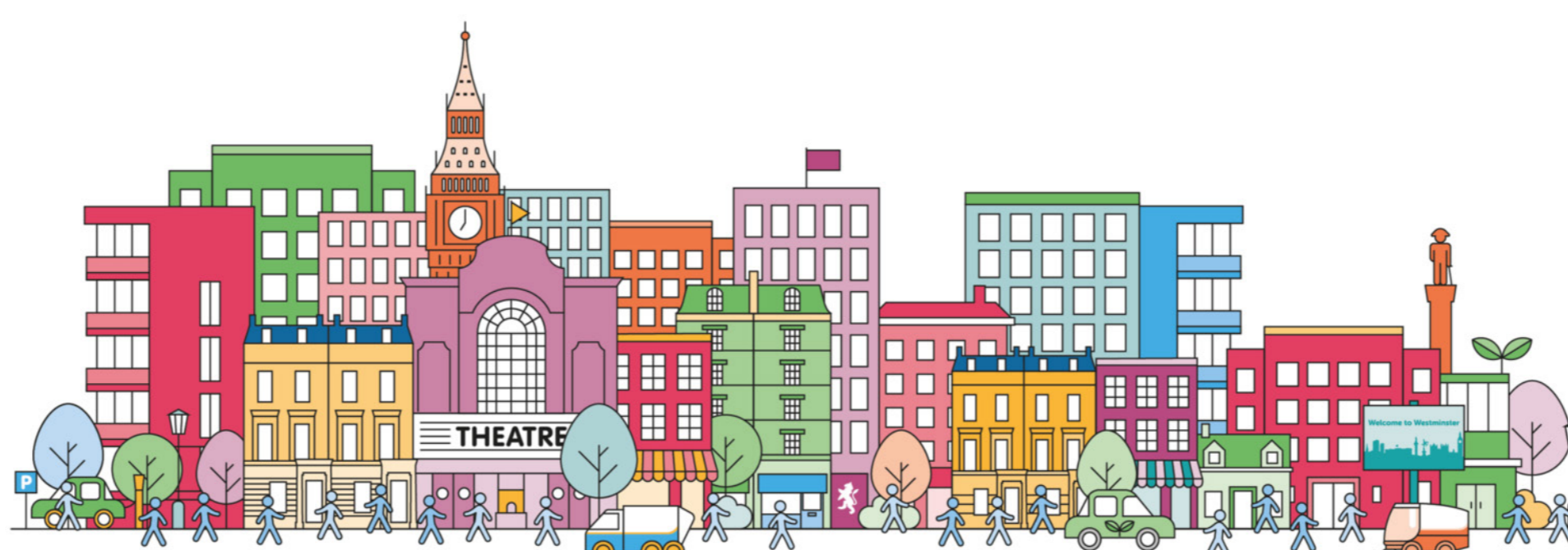
- The cost of building new properties will be solely funded by WCC/ cross subsidy with a delivery partner
- The delivery partner will look to achieve a profit in line with market expectations
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)



EBURY EXPERIENCE

- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- All current homes replaced plus 35% of all newly built properties will be affordable (social and intermediate rent)
- New properties will be offered with new tenancies and leases
- All new homes will meet modern energy efficiency and sustainability requirements
- Properties will be designed to be lifetime homes
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SCENARIO EIGHT: COMPLETE DEMOLITION & NEW BUILD –
TO APPROX. 800 NEW HOMES

WHAT'S INVOLVED?

Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner)

Decanting, demolition and reprovision of all blocks

New homes built across the Ebury Bridge Estate site

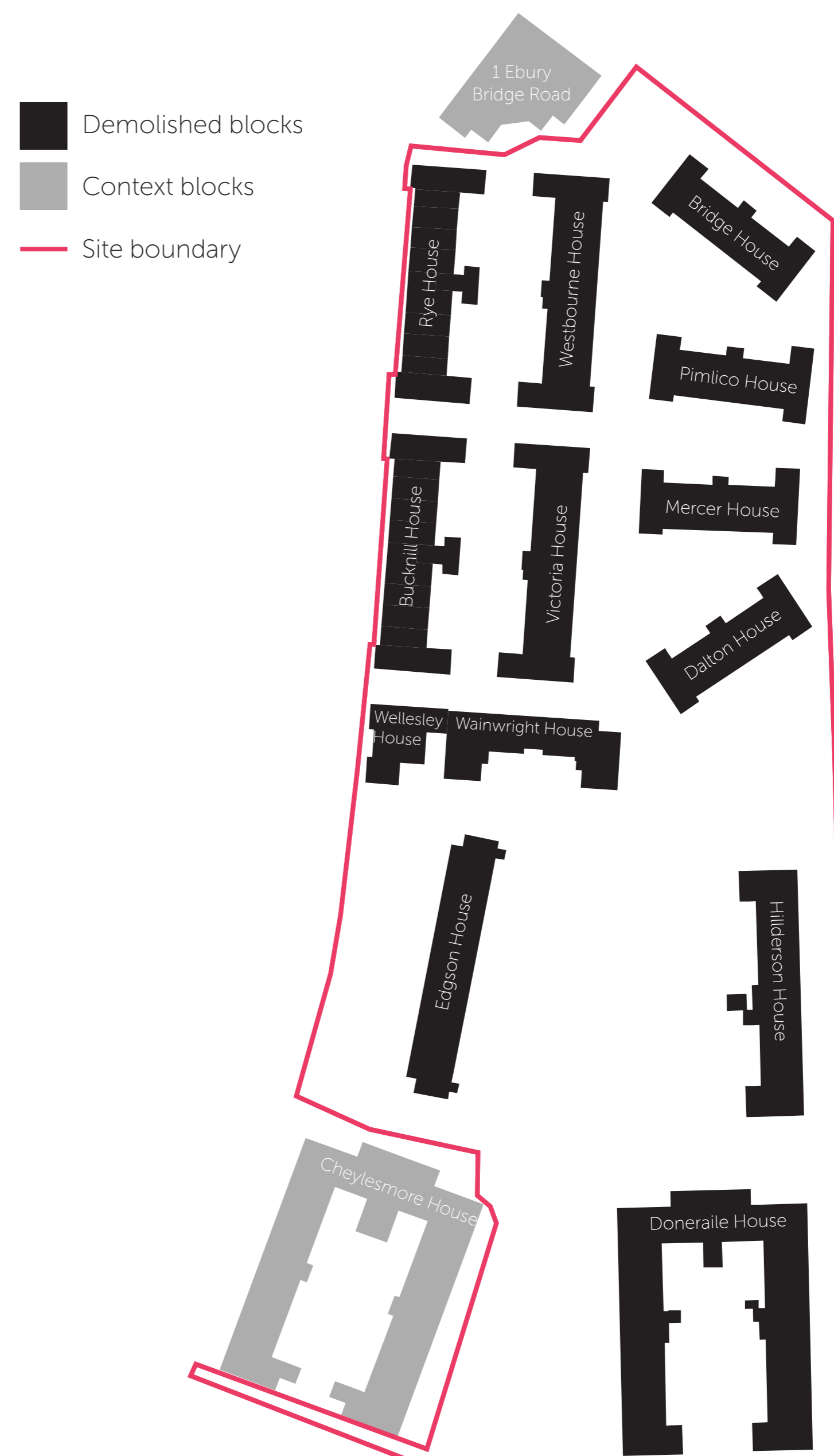
- 800 new homes delivered
- New retail offer
- New community facilities
- Environment and public realm improvements

EASE OF DELIVERY

- All households will move in phases either once into new built homes (preferred) or twice whilst new homes are built
- Phased/sequenced delivery
- Likely to take at least 24 – 36 months per phase
- Support packages available (including removals and storage)
- At least 12 months notice before vacant possession is required
- Temporary rehousing could take place within the site
- Homeloss and disturbance payments for all secure tenants and leaseholders

COST

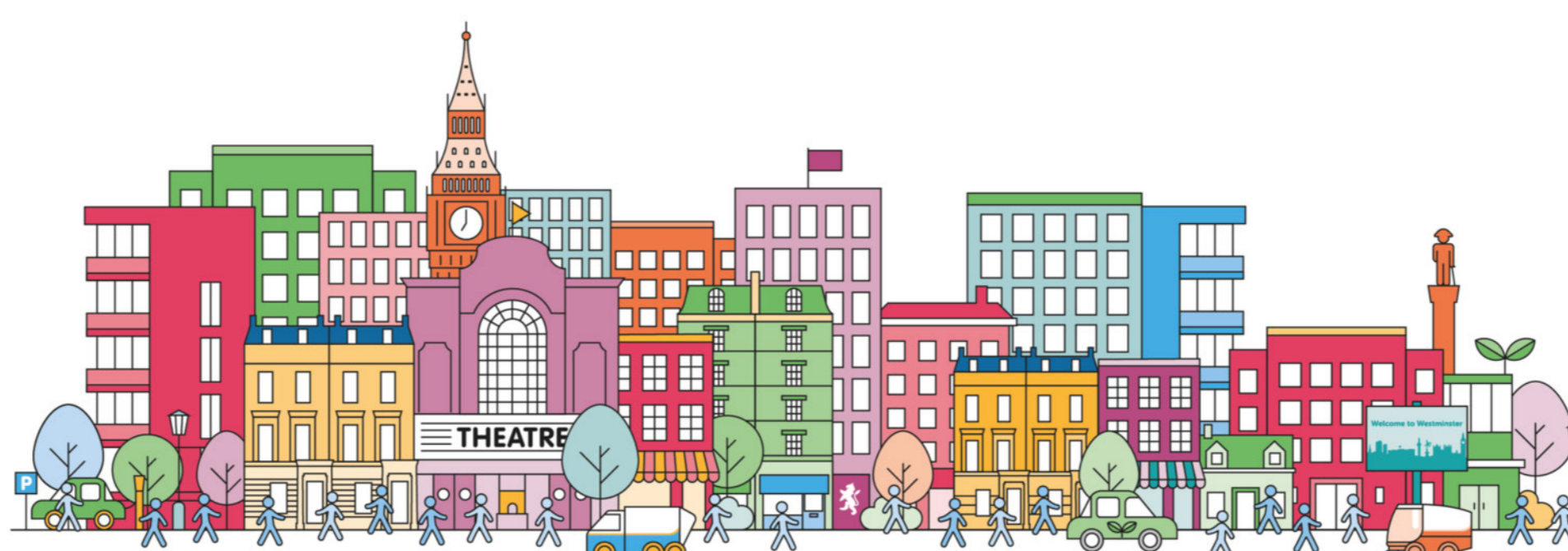
- The cost of building new properties will be solely funded by WCC/ cross subsidy with a delivery partner
- The delivery partner will look to achieve a profit in line with market expectations
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)



EBURY EXPERIENCE

- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- All current homes replaced plus 35% of all newly built properties will be affordable (social and intermediate rent)
- New properties will be offered with new tenancies and leases
- All new homes will meet modern energy efficiency and sustainability requirements
- Properties will be designed to be lifetime homes
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)





Ebury Bridge Renewal

LEASEHOLDERS: REFURBISHMENT & REDEVELOPMENT SUPPORT

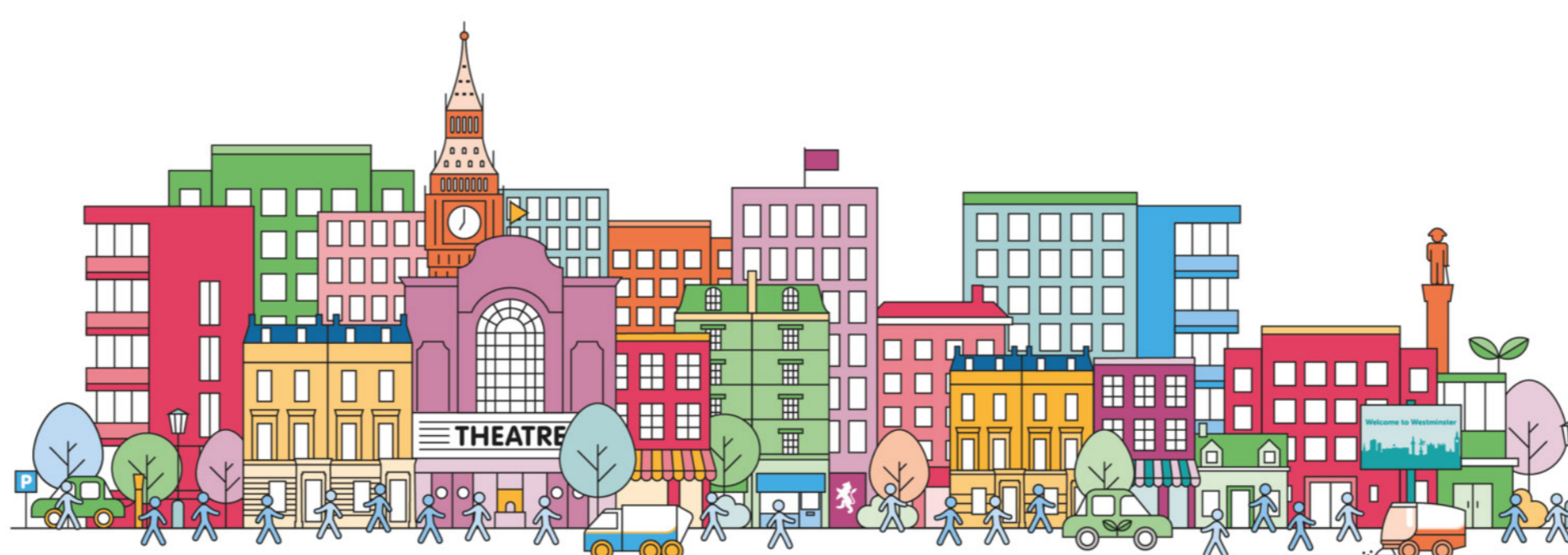
LEASEHOLDERS: REFURBISHMENT SUPPORT

- One to One sessions offered as early as possible
- Establishing the leaseholder's needs and preference, to facilitate the appropriate housing options including adaptation requirements
- Depending on the leaseholder's housing requirements, there is the possibility of splitting the household into temporary alternative accommodation
- Where a leaseholder has demonstrated special circumstances, Westminster Community Homes (WCH) are able to facilitate moves to meet their needs
- WCH will help with the search for temporary accommodation for resident leaseholders
- Resident leaseholders will pay up to their current housing costs for temporary housing
- Support in liaising with mortgage providers
- Where a non-resident leaseholder lets out the property, WCH will enter into negotiations whereby we will ask them to end the tenancy, and WCC would pay loss of earnings while the property is refurbished
- The Council has no obligation to rehouse the tenants of leaseholders
- Disturbance payments
- Free advice from Independent Tenant and Leaseholder Advisor

LEASEHOLDERS: REDEVELOPMENT SUPPORT

- One to One sessions offered as early as possible
- Leaseholders will need to confirm if they intend to return to the new estate
- Establishing the leaseholder's needs and preference, to facilitate the appropriate housing options including adaptations and out of borough moves to temporary alternative accommodation
- Depending on the leaseholder's housing requirements, there is the possibility of splitting the household into temporary alternative accommodation
- WCH will assist with sourcing temporary alternative accommodation
- Support can be also offered for permanent moves off the estate, depending on leaseholder's circumstances
- Support can be offered, if a leaseholder would prefer to have a secure tenancy, after selling their leasehold interest
- Financial options from WCC are presented to the leaseholder, to assist with the purchase of the new property
- Assistance is offered in the event the leaseholder has never purchased on the open market, to help facilitate their onward purchase
- All leaseholders are invited to sell by agreement
- Support is offered to resident leaseholders when securing a new mortgage for their onward purchase
- Homeloss payments and disturbance in accordance with statutory guidelines
- Free advice from Independent Leaseholder Advisor

(All information is based on current policies and cost assumptions and this could be subject to change)





Ebury Bridge Renewal

SECURE TENANTS: REFURBISHMENT & REDEVELOPMENT SUPPORT

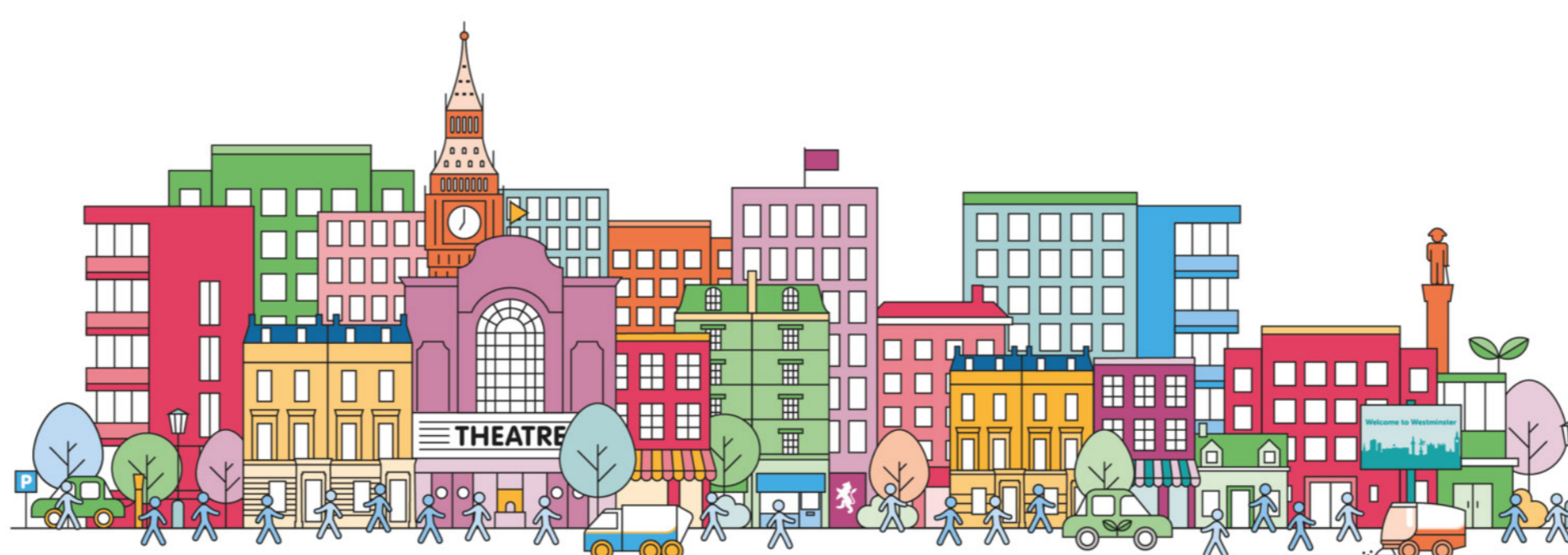
SECURE TENANTS: REFURBISHMENT SUPPORT

- Rehousing based on need, including number of bedrooms and mobility requirements
- Retain current secure tenancy
- Move temporarily with a licence to occupy an alternative property temporarily
- Move temporarily and retain the right to return to a refurbished home
- Option to take up suitable permanent alternative accommodation (overcrowded tenants only)
- Free advice from Independent Tenant Leasehold Advisor
- Reimbursement of all costs incurred by the secure tenant which qualify as disturbance payments, such as:
 - ♦ Redirection of mail
 - ♦ Early contract termination fees
 - ♦ Removal costs from current home to new home
 - ♦ Washing machine, cooker, dishwasher and plumbed fridge disconnection and reconnection
 - ♦ Cost of new carpets and curtains to an equivalent standard if existing carpets and curtains cannot be used in new property
- Additional support for vulnerable residents e.g. furniture packing and unpacking, transport to new property, etc.

SECURE TENANTS: REDEVELOPMENT SUPPORT

- Rehousing based on need, including number of bedrooms and mobility requirements
- Move temporarily and retain the right to return to the redeveloped scheme
- Option to take up suitable permanent alternative accommodation away from the Estate
- Free advice from Independent Tenant Leasehold Advisor
- Homeloss Payment currently £6,110 (19:03:18)
- Reimbursement of all costs incurred by the secure tenant which qualify as a disturbance payment, such as:
 - ♦ Redirection of mail
 - ♦ Early contract termination fees
 - ♦ Removal costs from current home to new home
 - ♦ Washing machine, cooker, dishwasher and plumbed fridge disconnection and reconnection
 - ♦ Cost of new carpets and curtains to an equivalent standard if existing carpets and curtains cannot be used in new property
- Additional support for vulnerable residents e.g. furniture packing and unpacking, transport to new property etc.

(All information is based on current policies and cost assumptions and this could be subject to change)





Ebury Bridge Renewal

ENGAGEMENT FEEDBACK

A large, empty rectangular area defined by a dotted orange border, intended for providing engagement feedback.