

Come and talk to us

We want residents to tell us their views on the preferred scenario, look at the Scale of Change for Ebury and the opportunities associated with estate renewal. Listen out for a knock at your door, posters in block notice boards, leaflets and letters posted through your letter box.

In addition we are also holding the following events...

Focus groups for all residents – dates across the next two weeks

Every resident has been invited to come and talk to the team about the preferred scenario. These discussions will ask your opinion and look at what it means to you. Please call the Ebury Bridge Engagement team on 0800 011 3467.

Block pop-ups – Every day across the estate

At different locations across Ebury Bridge you will see the Regeneration Gazebo. Feel free to come and talk to us and tell us what you think about the preferred scenario.

16th June 10am-3pm: Take the tour – estate regeneration visit

Residents will visit the Woodberry Down regeneration scheme to meet and speak with residents who have already engaged in a similar process. Residents will see examples of quality design, best practice around community engagement and will hear from residents about their experience.

18th June 6.30-8.30pm: Community charter session

An opportunity for residents to see what the structure of their community charter document could look like, based on the feedback received from residents and the initial community charter work carried out by the Community Futures Group.



We want to keep in touch with you

You are probably aware that new data protection laws came into place on 25 May 2018. We want to keep you up to date with information and news about the council and the services we provide for you and will continue to do so by sending you this Ebury News monthly newsletter. If you would prefer not to receive future copies you can UNSUBSCRIBE at any time by emailing unsubscribe to eburybridge@westminster.gov.uk quoting your mailing address

If you'd like to find out more about what information we collect, the purpose for processing, categories of personal information and who we may share it with, please visit westminster.gov.uk/fair-processing-notice

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

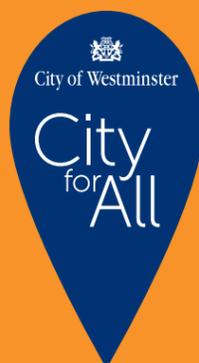
Hours: Monday to Friday 10am to 4pm, Wednesdays 5pm to 7pm or make an appointment at a time that suits you

Phone: 0800 011 3467

Email: eburybridge@westminster.gov.uk

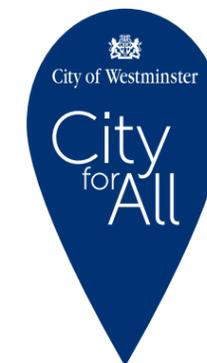
You can also keep track of the latest news on the Ebury Bridge website at: eburybridge.co.uk

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Ebury Bridge News

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Meanwhile...

Over the coming months we want to explore exciting opportunities for temporary uses for empty spaces, flats and gardens. This could be anything from pop-up markets and cinemas to a new temporary community centre or youth space. We want to hear from any creative residents who would like to help us come up with a plan to deliver these projects.

Please contact eburybridge@westminster.gov.uk for more information.



Preferred Scenario – Have your say

We recently wrote to every resident about the preferred scenario, which involves the full replacement of all existing homes and the creation of around 400 new homes.

We have heard from many residents already, but we want all Ebury Bridge residents to tell us what you think about this scenario and have all the facts at hand.

To give everyone the opportunity to talk to the team, ask questions and give feedback, we will be continuing to knock on every door and talking to those households who have temporarily moved away. We will also be holding lots of events (details in this newsletter) and will be available in the Regeneration Base on Tuesdays, Wednesdays and Thursdays.

Whilst this is an important milestone, it is also just the beginning of the journey. We want Ebury Bridge to be the national example in estate regeneration and we want any redevelopment to meet the needs of the existing community.

This is an exciting opportunity for all Ebury Bridge residents and we want you to shape the future of the estate.

Since the preferred scenario brochure was distributed, estate residents have asked questions about what happens next. We've summarised some of the most frequently asked questions in this newsletter.

What is a Community Charter

You may have recently heard from the Community Futures Group about a document called a Community Charter.

A Community Charter sets out how Westminster City Council will work with residents and builds on the Key Pledges agreed at the start of the project. We're inviting all Ebury Bridge residents to help us create a set of principles that will frame the way we work together in the future. For example residents can ask for a commitment from the council to work with them on delivering a community space that meets their needs.

We want all Ebury Bridge households to continue to shape the project and this document provides a strong voice in this process.

Using the feedback collected from residents over the last ten months, the Community Futures Group have started to look at a basis for what this document should include. This currently includes items such as support during house moves and a commitment from the council to involve residents in the design of their new homes.

The Community Future Group will lead this piece of work on behalf of residents, and everyone will be invited to provide feedback. We are also holding a Community Charter session at the Regeneration Base on 18th June (details overleaf). This document will evolve over the course of the project but will be key when discussions with potential contractors take place.



Frequently asked questions

Since we issued the preferred scenario booklet, residents have asked us a range of questions. Here are a few of the most frequently asked:

Would it be possible to see the data captured during the Engagement, if not, can it be independently verified?

Once all the data and residents' feedback is collected, this will be included in the paper that will be presented to Westminster City Council Cabinet. This will include the anonymised comments made by individual households and residents. The paper is a public document and can be accessed by anyone. The written feedback from attendees at engagement events has been recorded and stored and will also be included in the paper.

Are Ebury Bridge blocks listed buildings?

The buildings on the Ebury Bridge estate are not listed. Residents have said that any new development needs to be of the highest architectural standard and quality. We will work with residents to shape these designs.

When is the work likely to start?

Although reaching a preferred scenario sets the direction of the project, it is still just the first stage in a process. The scenario will be presented to the council's cabinet in July who will then make a decision on whether the council will take this scenario forward. There would then need to be a procurement exercise (to find a developer partner) and a planning application presented to the Westminster planning department before any work starts. We will keep you updated at each stage and give you key timelines when we have them. There also could be work taking place sooner to provide temporary community facilities or spaces. You will also see City West Homes carrying out work to keep the estate in good working order throughout the regeneration of the estate.

When will residents learn if they need to move once or twice?

If the preferred scenario is agreed at the council's Cabinet meeting then further work will be carried out to identify how the scheme can be delivered. Only once a delivery partner is selected (a process we will involve residents in), will we know how the work will be sequenced. We want to minimise disruption to residents as much as possible and maximise the possibility of single moves wherever possible.

Where will we be re-housed if we are required to move off the estate?

If the preferred scenario is approved by the Westminster City Council cabinet then any secure tenants and leaseholders who are required to move temporarily will be given priority in finding suitable accommodation. This means finding the right home in Westminster while your new Ebury Bridge property is built. A full package of support will be provided. All residents who wish to remain as Ebury Bridge secure tenants and leaseholders will have the right to return following any works.

I own my entire home now, this won't be the case following any redevelopment?

Whilst any new properties may be valued higher than current homes all leaseholders will have the option to remain owners of their own homes. We will help all leaseholders through this process and provide a package of support that meets their individual circumstances.



We were able to vote on whether the last scheme went ahead, why is there no vote this time?

A ballot was held with Ebury Bridge residents on the previously consented scheme. This scheme failed to attract a delivery partner and the council needed to look again at how best to deliver the scheme with more affordable homes. Over the last ten months, we have strived to engage all Ebury Bridge residents at each stage of this project. This included sharing financial viability information, detailed assessment criteria and community benefit. We have regularly carried out 'pulse surveys' to ensure that residents are confident in the decisions we are making with them.

The Council were an early adopter of ballots and we have found that they only provide a snapshot of opinion at a point in time. We believe that working collaboratively and carrying out ongoing consultation throughout the whole project allows more opportunities for residents to shape proposals.

How will the risk be mitigated against the Development Partner stopping mid phase or part the way through the regeneration?

When choosing a delivery partner the council goes through a rigorous process to ensure whoever is selected has the skills and experience to complete the job. We also look at the financial security of contractors before bringing them on board. It is in the best interest of a contractor to complete work both from a reputational point of view but also in order to meet the obligation of their contract. We work closely with all our contractors throughout projects to ensure they are on track.

What if the delivery partner can't sign up to certain elements of the Charter, how could it still be binding?

The Community Charter is predominantly an agreement between the council and its residents. It can be used to influence how the council and residents will work with a potential delivery partner but the expectations of a delivery partner are enshrined in their legally binding contract. Items such as the provision of affordable homes will be clearly set out when we invite delivery partners to bid for the work.

A Charter can request that residents are involved in the selection of a delivery partner and that there is resident involvement as work is carried out.