



My experience in Ebury Estate

My experience here has been awesome. I have made many new friends and have met many caring people throughout my time in this estate.

Over the years I have seen buildings being knocked down and renovated, I have seen people move in and out and the years have gone by unbelievably fast. I can't believe it!

Knocking down the buildings is a big change, but I know it will lead to a better future for the younger children living in the estate.

Throughout the years swings and other activities in the playground have been damaged so if we have a new estate I believe our playground would have more activities for little children and older, which means if children are bored or not doing much they could go down and enjoy themselves.

I have really enjoyed living in this estate and I hope many will enjoy the new one.

By Asaelle, aged 11

Summer Fun at Ebury

There will be a range of free activities taking place on Ebury Bridge Estate over August. See estate notice boards for more details.



Your Community Futures Group (CFG)

A message from Teresa Wickham – Independent Chair

Since joining the CFG I have been able to see first-hand the strong sense of community felt by residents across the estate. It's this strong bond between neighbours and friends across Ebury Bridge that makes the neighbourhood the great place it is. No matter what new development takes place in the future we want to keep this spirit throughout the project and beyond.

I would like to recognise the hard work carried out by the members of the Community Futures Group (CFG). Members of the CFG asked the council for more time for consultation so that all residents had the opportunity to fully understand the logistics and impact of each scenario. They have helped to explain to their neighbours the importance of getting involved and support them to build relationships with the Community Engagement Team.

The renewal project at Ebury Bridge presents a truly exciting project and a great opportunity for residents to set the standard for others to follow. I'm looking forward to being part of this journey and continuing the work of the Community Futures Group, after the summer break.

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

Contact us

Please get in touch at:

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

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

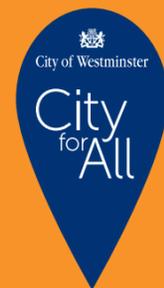
Phone: **0800 011 3467**

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Ebury Bridge News

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Big changes for Ebury Bridge Estate

The go-ahead has been given to work with the community to further develop plans for the redevelopment of Ebury Bridge estate.

After further detailed scrutiny by elected members on 30th July, the preferred scenario 7 was endorsed. Detailed discussions took place around local lettings, the decant strategy and social housing ratio. We will provide more details in the next edition on these important issues. Scenario 7 involves the redevelopment of the estate and replacement of all existing homes with new, high-quality, energy-efficient ones.

This exciting renewal, the largest of its kind in the heart of London, will bring opportunities for all existing residents and future Ebury Bridge households. These include:

- In addition to the replacement of all 198 existing council homes, a minimum of 142 of the new homes will be at affordable rents (discounted rents for lower income working families) and a minimum of an additional 90 homes at a social rent (council rent).
- All secure tenants and resident leaseholders wishing to stay on the Ebury Bridge Estate will move into a new, high quality homes. True to the Council's pledges, existing secure tenants will stay on social rent.
- The scheme will look to provide good local shopping and community facilities for all ages across the estate.
- A range of jobs and training opportunities for local people including apprenticeships, construction jobs, internships and placements.



Next steps to renewal

The decision at cabinet was a significant milestone, giving the green light for officers to progress further with the renewal plans for the estate, including talking to residents about their personal circumstances and rehousing options.

The Council will begin work on how best to deliver the renewal scheme in line with the Council's Objectives and residents need. This includes working with the market to procure an appropriate delivery partner

and exploring with residents the opportunities for temporary use of property or land across the estate.

We know that renewal is a long process and so there is an opportunity to utilise vacant space across the estate for creative and productive uses. Residents have given their ideas which include childcare and space for young people, pop up markets and a cinema, a swimming pool and even a Christmas ice skating rink. We invite residents to talk to us about what they would like to see happen on the estate.



Maintaining the existing estate

It is important to mention that a lot of work still needs to be completed before the renewal can start and so nothing will happen overnight.

We are still in the early stages of the renewal process and are committed to supporting each household along this journey.

Part of this journey is ensuring that Ebury Bridge Estate remains a nice and welcoming place to live, work and visit.

In addition to continuing with their day-to-day repairs obligations, CityWest Homes have started a program of external works, carried out by repairs contractor,

Morgan Sindall. This is to help ensure the estate does not deteriorate whilst the future plans are being developed.

You will have seen some of these improvements already, newly painted shed and bin-store doors, painting of external metal work, such as down pipes, and deep cleaning the entrances to each of the blocks.

These works are set to continue, and a second phase of work is currently being discussed.

If you would like to suggest an area of communal work on the estate, for improvement, please visit the Regeneration Base and let the team know.

Support and Rehousing for residents

Secure tenants and resident leaseholders all have a right to return to a new property on the estate. We will also be exploring the opportunities for other local residents to be prioritised for new homes on Ebury Bridge using a Local Lettings Plan (LLP).

Westminster City Council existing policies explain the offer of rehousing to both tenants and leaseholders living on renewal schemes. The table below highlights the key facts, from each policy. To better understand how this would be applied to your individual household, please book a one-to-one appointment.

To support the Council's policies, a Local Lettings Plan (LLP) will be developed with the Community Futures Group and consulted on with all residents.

The implementation of a LLP for Ebury Bridge would be a great opportunity for other residents within the existing community to be made offers of new homes on the estate once they are built, further helping to keep the existing community together. Details of how the Local Lettings Plan is progressing will follow in future newsletters.

Remember, if you require additional assistance, including translation services please let us know.

	Secure Tenants	Resident Leaseholder
Individual discussion about personal circumstances	Please contact the Relocations Team on 020 7641 5097	Please contact Westminster Community Homes on 020 7641 5097
Rehousing - Number of bedrooms	Based on housing needs	Based on housing preference
Rehousing - Adaptations	Based on medical needs and will be carried out to make your alternative home suitable for you to move in to	Based on medical needs and will be carried out to make your alternative home suitable for you to move in to
Rehousing - Location of alternative homes	Chosen by tenant	Chosen by leaseholder
Rehousing - Temporary or permanent move	Decided by tenant	Decided by leaseholder
Independent advice	Free - provided by First Call Housing on 0300 365 7150	Free - Provided by first call housing on 0300 365 7150
Home loss payment	£6,100 per household	10% of market value of the property
Moving costs	Reasonable costs, including removals, disconnection/reconnections, Redirection of mail	Reasonable costs, including removals, conveyancing fees, stamp duty up to the value of the current property
Additional support available	Vulnerable, elderly, disabled tenants - any residents who need this help	Vulnerable, elderly, disabled leaseholders - any residents who need this help
Leaflet information available	Yes - Collect from Regeneration Base	Currently in progress - Policy currently being updated

Support drop-ins

To support you through this process we continue to run a number of drop-in sessions over the summer for you to discuss your rehousing options if you so wish.

You can also attend a drop-in session if you would like to discuss any questions you might have. If the times of the support session, do not suit you, just give us a call to make an appointment at a time convenient for you.



	Monday	Tuesday	Wednesday	Thursday
Session	Independent Resident Advice	Tenant Advice	Late night - General project information	Leaseholders' Advice
Drop-in Time	3pm-5pm	3pm-5pm	4pm-7pm	4pm-6pm
Run by	First Call Housing - 020 8682 9576	WCC Relocations Team - 020 7641 5728/6838	Community Engagement Team - 0800 0113 467	Westminster Community Homes - 0207 641 4372