

Ebury Bridge News

November 2017 | Issue 6



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Since the last edition:

- Listening Group Panels
- Community Futures Group members come together
- Engagement Centre
- Design Team appointed
- Listening Period ended

Learning by design

All estate meetings with Arup, our design team

22 & 23 November 3-7pm

more information to follow

As part of preparation for design options you may notice officers on the estate carrying out ground checks. Please contact **0800 011 3467** if you have any concerns



Moving up a gear

Over the last three months we've had conversations with residents across the entire estate. What you've told us will help us better engage and communicate with you as the project progresses.

Although the days are now shortening as winter approaches you may have seen a flurry of activity across the estate with a number of new faces and events taking place over the last few weeks.

Mid-October saw households on Ebury meet with the team to discuss the future of the area and their preferences for the Estate.

Those who attended gave us a brilliant insight and a better understanding of life on Ebury Bridge. Key themes included the strong sense of



community and how the estate's green spaces currently benefit people both young and old.

We have now appointed a design team to start the detailed conversations with residents around emerging proposals. With over 70 years' experience in delivering projects, Arup are industry leaders in estate renewal. There will be lots of chances for residents to meet the team and get involved in shaping designs.

Ebury Bridge Estate: Myth Busters



Many residents have approached us with concerns about inaccurate information they have been given about the proposed renewal of the Ebury Bridge Estate. This is causing distress to our residents and neighbours in the surrounding area so we have a responsibility to address this by providing clear factual information.

At this stage any proposals that are being developed for Ebury Bridge Estate are just that: proposals. No decisions have been made and we remain committed to working with the community to develop any future plans.

THIS IS THE MYTH

'Residents will be moved off the estate and not allowed to return'

THIS IS THE FACT

Westminster City Council has guaranteed a 'Right to Return' to all secure tenants of Ebury Bridge estate. This means that any secure tenant who would like to stay on the estate will have the opportunity to move back to the estate if they wish.

THIS IS THE MYTH

'Rents on the redeveloped estate will be double what they are now'

THIS IS THE FACT

Existing council tenants will retain their secure tenancies. All existing council tenants will continue to pay social rent to the Council and will continue to be council tenants. Ebury Bridge will continue to be a Westminster City Council owned estate. The council is committed to providing new affordable homes, many of which will be new council homes.

THIS IS THE MYTH

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

THIS IS THE FACT

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 City Council owned estate.

THIS IS THE MYTH

'You'll be moved and won't know where you're going'

THIS IS THE FACT

We will meet with you all individually at the appropriate time to assess your housing needs. If you move off the estate you'll be able to choose whether to move away permanently or just until a suitable new home is available on the estate.

Key Pledges should we proceed with a development option:

- A right of return for residents is guaranteed for all secure tenants and resident leaseholders
- There will be a full replacement of all council homes
- In addition, 35% of any new homes provided will be affordable for social and intermediate rent
- Addressing overcrowding is a top priority
- Good local shopping that serves local communities is central
- Ebury Bridge will remain a council-owned estate

Tips to help save Energy in the home

Making some simple changes throughout your home can make a huge impact on your energy consumption which will result in more money in your pocket:

Doors

Keep the doors closed in your home.

Draught excluders

Seal up draughts with draught excluders or silicone mastic to save up to £25 a year.

Curtains

Use your windows as solar panels. Have south facing curtains open in the day to collect the sun's warmth and make sure all curtains are closed when night draws in. Don't drape your curtains over radiators as this sends heat straight out of your windows.

Radiators

Don't dry clothes on the radiators. It makes your boiler work harder than it needs to, wasting energy unnecessarily. Turn off radiators in rooms you use less often. Use radiator reflector panels. They cost £25 for a typical home and could reduce your heating bill by as much as 20% or £60 per year.

Thermostat

If you have a thermostat control panel, turning this down just one degree could cut your heating bills by up to ten per cent and save you around £65 a year.

Shower

Have a shower instead of a bath. This will save both water and energy needed to heat the water. Fit an eco-shower head to cut your water use further.

Support available

For free independent help and advice on how to save energy in your home, contact the Energy Saving Trust. Website: energysavingtrust.org.uk or email: energy-advice@est.org.uk

Could you help make improvements in your community - why not volunteer

Earn Time Credits:

- Pick up litter in the park
- Drive the mini-bus for the local day centre
- Help out at your local youth club
- Attend or set up a peer support group.



Spend Time Credits:

- At the place where you earned them
- On other local activities and opportunities
- Give them to someone as a thank you
- Somewhere across our UK network.

Interested in volunteering in Ebury Bridge? Then time credits could be the incentive you're looking for.

'Spice Time Credits' is a charity which has developed Time Credit projects across the UK as a way of building closer links with communities.

For every hour of time donated towards improving their community, people receive one Time Credit in recognition of their contribution. Time Credits can then be spent

accessing a wide range of activities both in the local area and at over 700 UK partner venues.

As well as the examples in the diagram above you can also earn Time Credits through other community activities such as creating support groups, acting as a community champion for your block or developing a good neighbour scheme.

Young adults for example could develop an Ebury Young People's

group, a forum to identify what kind of activities Ebury needs for young people and then receive Time Credits for attending meetings!

The Community Engagement Team would love to work with you to develop your ideas to bring the Ebury community together. Contact the Community Engagement Centre with your ideas and for more information on Time Credits.



Your Ebury Community Futures group

The Ebury Bridge Community Futures Group (CFG) has now been formed. The members had a first introductory meeting on Wednesday 25th October, allowing everyone to introduce themselves, and discuss the terms of reference for the group going forward. Now that the CFG has been formed, it will work closely with the Project Team to explore the different options for the renewal of the Ebury Bridge Estate.

Your CFG members are: Mohammed Eisa; Rhoda Torres; Waleed Shaath; Fiona Quick; Karin Haslam; Mike Smith; Shaista Miah and Other members of the Community Futures Group not pictured: Carly Taplin; Rachael Riley; Stephen Rushbridge; Ian Brelsford and Tammy Dowdall. A schedule of regular meetings have been agreed and all notes from these meetings will be available on the project website - eburybridge.co.uk.

Project Timeline – How are we doing?



CEC Noticeboard

COMMUNITY ENGAGEMENT CENTRE			
<p>Normal Opening Hours</p> <p>Monday – Friday 10am–4pm</p> <p>Late night opening on Wednesdays 5–7pm</p>	<p>First Call Independent Advice Surgeries</p> <p>Monday 2–4pm</p>	<p>Housing Advice Surgeries</p> <p>Tuesday 2–4pm</p> <p>Thursday 10am–12noon</p>	<p>Employment Advice Surgeries</p> <p>Wednesday 2–4pm</p> <p>Silver Citizen's Coffee Morning</p> <p>Tuesday 7th November 11am–12 midday</p>
<p>Freephone: 0800 011 3467 Email: eburybridge@westminster.gov.uk</p>			

Silver Citizen's Coffee Morning

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
1 Wainwright House, Ebury Bridge Estate
Hours: Monday to Friday 10am to 4pm, Wednesdays 5pm to 7pm
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

