

Ebury Bridge News

October 2017 | Issue 5



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Since the last edition:

- The Listening Period conversations have been extended until the end of October
- Several local retailers have now had one-to-one meetings with the council to discuss their individual circumstances
- A series of Listening Group meetings are being set up this month
- Housing and employment advice drop-in sessions for residents continue to be held at the Community Engagement Centre
- First Call Housing, the independent resident advisors are available to meet residents, and provide free independent advice on rehousing and buy-back options

Residents join us for some fun in the sunshine



The Community Engagement Team welcomed residents to a Community Open Day at the on-site Community Engagement Centre on Saturday 23 September.

The event was a further opportunity to take part in the Listening Period conversations and have your say.

On the day, children were entertained by a number of free community activities supplied by local businesses, including face painting and balloon modelling along with free popcorn. A local henna artist was also available for residents wishing to try a henna art tattoo.

Police crime reduction officers were on hand to mark and register residents' bikes with a unique ID number to make them easier to recover if stolen. There was an opportunity for residents to speak directly to Barbara Brownlee, the Council's Executive Director of Growth, Planning and Housing about the renewal of the estate. Cllr Nickie Aiken, Leader of Westminster Council, also dropped by towards the end of the day to say hello to residents.



If you were unable to attend the event and have still not participated in the Listening Period conversation, you still have until the end of October. Just let us know when it would suit you best to speak with us. Visit the on-site Community Engagement Centre or give us a call on **0800 011 3467**. Early morning, evening and weekend appointments can be arranged.

Your Right to Return

What does this mean for council tenants?

If you are a secure council tenant, and a redevelopment option is pursued where you are required to move, you will be offered a new social rent home within Westminster. You can either move once permanently, or move to a temporary home and return to one of the new homes on the estate once redeveloped.

The council has been approached by a number of tenants who are concerned that their rent will rise when they return to a new home.

We can absolutely confirm that when you return to a new home on the estate, the terms and conditions of your tenancy will be exactly the same as they are now.

You will return to a secure tenancy, your rent will be a social rent set by the council, you will retain your Right to Buy and you will enjoy all the other rights that you have now including succession, and mutual exchange.

Remember your right to return, it is important and protects you throughout the renewal process.

If you would like to discuss this with us in more detail, please get in touch with our team at the Ebury Community Engagement Centre via eburybridge@westminster.gov.uk or call **0800 011 3467**

Edgson House update

As Edgson House is now empty, the door entry system has been switched off and a new lock fitted to the main entrance door. We have also switched off the electricity supply to ensure the building is safe and secure.

A technical manager from CityWest Homes will be carrying out further inspections in the block to determine any further health and safety works that may be required such as liaison with utility companies regarding electricity and gas supplies.



How to tackle condensation and mould

Now that Autumn is here and colder weather has arrived, condensation and mould can become a problem. Did you know that an average family produces up to 17 litres of water vapour a day? This vapour can lead to condensation and black mould if you do not deal with it properly.

Condensation occurs when warm and moist air, such as steam from a kettle, comes into contact with cool air or a cool surface, such as window panes. Water droplets form when the cool air or surface reduces the temperature of the warm, moist air, turning it from gas to liquid.

Too much condensation can lead to mould growing on walls, furniture and clothes.

How to prevent condensation and mould: Hang your washing outside to dry if possible, or in the bathroom with the door closed and the window open or extractor fan on.

CityWest Homes offers free home visits to help you prevent condensation and mould. You will receive a free assessment, to identify ways in which we can help you to reduce the levels of condensation and mould in your home. These may be repairs or simple changes. Call: **0800 358 3783** or Email condensation@cwh.org.uk This service is free and funded by Westminster City Council.

If black mould does appear, you should in the first instance:

- 1. Treat the mould first by wiping down or spraying the affected area with a fungicidal wash. Please make sure you follow the instructions.**

- 2. After treating the mould, redecorate using good quality fungicidal paint and a fungicidal resistant wallpaper paste to help prevent mould recurring.**

- 3. Follow the prevention tips above to help you control condensation and reduce mould in your home. If you see our officers on your estate please feel free to have a chat with them.**

Silver Sunday comes to Ebury Bridge

Silver Sunday takes place every year on the first Sunday in October and is a day when the nation is invited to pause and think about older people and celebrate their contribution to society. This day is supported by Westminster City Council and the Sir Simon Milton Foundation.

The Community Engagement Team held its first Silver Citizen's Coffee Morning this week, in partnership with the Advocacy Centre, a borough wide advice and information service specifically aimed at over 65's.

Resident Sally Ward, pictured with Ritushree Guha from the Advocacy Centre, suggested that themed events on energy saving would be of great interest to residents. We have listened

to Sally and we will be holding a free monthly coffee morning for older residents on the first Tuesday of the month between 11am and 12 noon at the Community Engagement Centre. Our next event on 7 November will focus on energy saving tips.

If you are over 65, would like to discuss topics that matter to you, why not drop in to one of these monthly sessions.

You can also find out more about the renewal process and talk to us about your current or future housing needs.

Picture: Ritushree Guha speaks with resident Sally Ward.



Your questions answered.

Is the council going to replace social homes with private homes for sale on the open market?

No – in fact we will aim to increase significantly the amount of affordable housing in any scheme developed with residents compared with the amount of affordable housing on the estate at the moment.

Do tenants have a right to return to the estate?

Yes. A right to return is guaranteed for all secure tenants subject to the project being viable and going ahead. If you want to discuss this with us in more detail, please get in touch with our staff at the Ebury Community Engagement Centre.

I am a secure council tenant. Will the council assist me if I need to move?

The council will ensure that you are supported throughout the housing process should you be required to move.

In addition, secure council tenants will qualify for the statutory home loss payment, which is currently £6,100 plus reasonable costs for removal and disturbance.

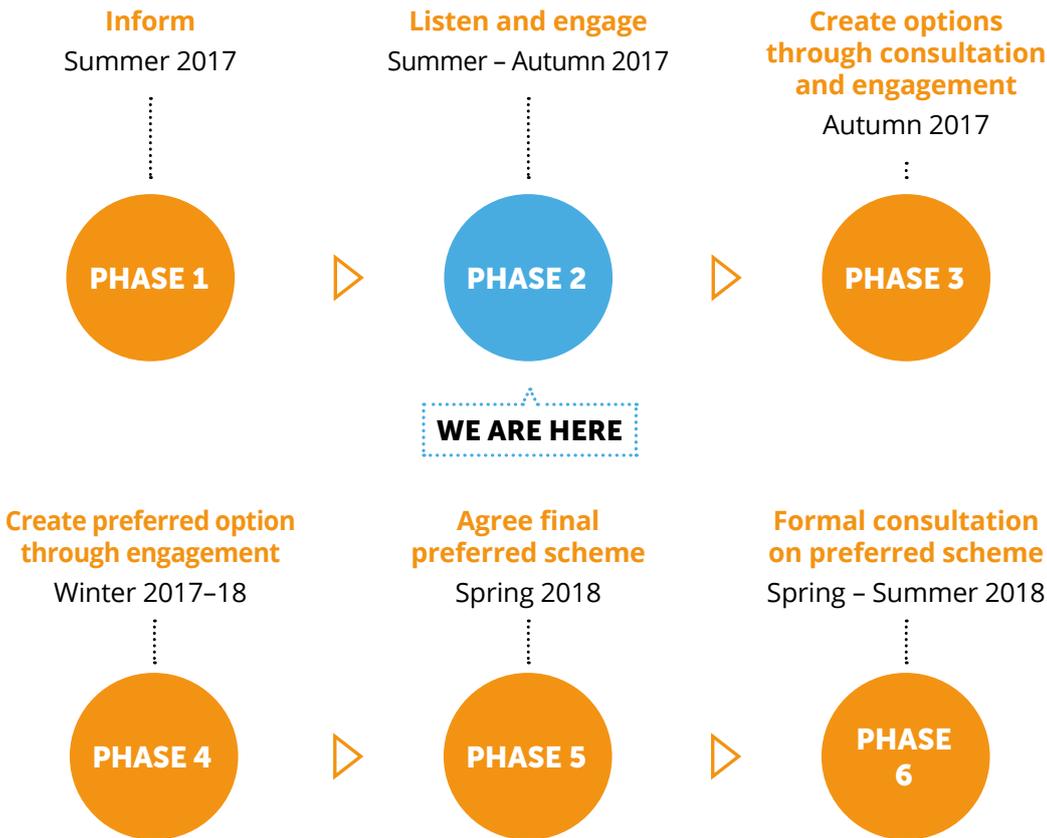
I am a council tenant. If I am rehoused and then return to a new home on the estate, will my rent increase?

Any secure tenant required to be rehoused will return to Ebury on a social rent. We can absolutely confirm that when you return to a new home on the estate, the terms and conditions of your tenancy will be exactly the same as they are now. You will return to a secure tenancy, your rent will be a social rent set by the council, you will retain your Right to Buy and you will enjoy all the other rights that you have now including succession and mutual exchange.

Can I return if I am a leaseholder?

Every resident leaseholder will have the option to buy one of the new properties, either with an equity loan, on a shared equity basis or outright.

Project Timeline – How are we doing?



Phase 2

Listen and Engage, taking place until the end of October, we are actively working in the community to talk to you about your experience of the previous scheme and listen to how you wish to be involved with any new scheme going forward.

If you haven't yet spoken to a member of the team, please make contact to ensure your voice is heard.

CEC Noticeboard

COMMUNITY ENGAGEMENT CENTRE

Normal Opening Hours

Monday – Friday
10am – 4pm

Late night opening
on Wednesdays
5pm – 7pm

First Call Independent Advice Surgeries

Monday
2pm – 4pm

Housing Advice Surgeries

Tuesday
2pm – 4pm

Thursday
10am – 12noon

Employment Advice Surgeries

Wednesday
2pm – 4pm

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

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

