

# Ebury Bridge News

December 2017 | Issue 9



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## Since the last edition:

- Drop-in sessions continue at the Community Engagement Centre
- Community Futures Group continue to work with the Design Team
- Design Team held a second event for the Community
- Councillor Robathan visited the estate and met the Design Team
- A ward councillor update took place
- Exploring options to relocate the Community Engagement Team



## Ebury Bridge Estate 2017

As 2017 draws to a close in a flurry of snow and ice, it's an opportunity to reflect on what has happened at Ebury Bridge Estate and look forward to the year ahead. We saw over 600 residents get involved in the project telling us what they hope to see from the future. We have seen 12 residents form a strategic body to help shape design proposals and an onsite engagement team has been set established. Mike Smith and his volunteers continue to help some of the most vulnerable people in Westminster through the food bank and charitable giving to families in need.

## Keeping our promises

In December, Housing Cabinet Member Rachael Robathan visited the estate and re-affirmed the council's promise to keep tenants who return to the estate following any development, **on a social rent**. The pledges made to Ebury residents at the start of the project such as a **guaranteed right of return for all secure tenants and resident leaseholders** will continue to underpin any scheme put forward. Tenants and leaseholders rights are enshrined in law and we are committed to delivering a scheme with private owners, tenants

and leaseholders living door by door in a tenure blind neighbourhood.

Cllr Robathan's visit coincided with the community design workshop, where residents took the opportunity to give their preferences for any future design features such doorways and communal space.

## Looking ahead

Early next year will see activity pick up a pace once again with a coach trip to other regeneration estates and further opportunities to get involved in the design process. We hope to be in a position to start sharing more concrete ideas for the new-look Ebury Bridge.

## New Year, New Engagement Space

We are currently looking at bringing the vacant retail unit at 15 – 19 Ebury Bridge Road back into productive use. We plan to use the unit as a new Community Engagement Centre and exhibition space, that will provide residents with easier access to the on-site Community Engagement team currently located at 1 Wainwright House. We will provide more information in the new year as the plans develop.

## An Insight into the Community Futures Group



The futures group consists of 12 people across the Ebury Bridge Estate and we are tasked with working with WCC for the regeneration of the estate. We are a mixture of Tenants, Leaseholders, Business and already decanted residents and we have a heavy responsibility to ensure that whatever form the regeneration takes, we represent ALL residents and businesses.

The group faces many challenges but the journey so far has been both informative and interesting. Whatever is decided from total refurbishment to total demolition, there will be significant change and disruption. Some of the reasons why the earlier scheme failed have now been published and it has become apparent, that as 'Doing Nothing' is not an option, disruption to a lesser or greater degree will follow.

We live in a vibrant community that has been established over many decades. There is unique architecture that provides character and a sense of where we live in SW1. I am proud to say that I live here. However, over time, buildings and open spaces have been neglected for years and some are boarded up. Overcrowding, ASB and illegal sub-letting pose a significant problem and are getting worse.

We all have a huge opportunity to participate in how to refresh and invigorate the estate to future proof it in terms of housing capacity and sustainability. To invest in people's lives so they may carry out their day to day family lives knowing that they are secure now and in years to come. A change such as this should not be underestimated in whatever from it takes. The transition through this process could mean that people will feel they are being driven away

never to return. As a leaseholder, I may find that I have a financial 'partner' who has an interest in my property if complete demolition is proposed, this is naturally very disruptive and I am sure is a great concern for many of you.



I would urge all of you to actively engage with us as a group and we can be contacted through the Engagement Team in Wainwright House. We have a collective responsibility to collaborative with WCC to ensure our views are taken into account and that they are accountable to us the residents of Ebury Bridge Estate.

**Fiona Quick**  
*Community Futures Group member and resident at Victoria House*



## Ebury does Christmas

Don't forget to join us **20th December at Ebury Youth Centre, 6pm - 8pm** for our Ebury Christmas Gathering.

## Engagement Activities for January 2018

We'd love you to join us and the Community Futures Group in a visit to a successful estate renewal scheme, to see what lessons we can learn. We'll come back with details of transport and how to book a place in the New Year.

The design team will be back to get your views on a shortlist of design options for Ebury Bridge on **25-27th January 2018**. We will send all the details in the New Year of how you can get involved in this next step towards a new Ebury Bridge estate.

## Project timeline

LISTEN & ENGAGE

JUNE - OCTOBER  
2017

NOVEMBER  
2017

DESIGN PREPARATION  
& BRIEFING

## Take the Design Challenge – What you told us

Thank you for joining us during the busy run-up to Christmas to work with the architects. It was great that so many of you could come to share your ideas.

Some residents have told us the engagement process is moving too quickly and some have said they would like it to speed up! We want to provide as many opportunities as possible at each step for Ebury residents to be involved and the team are finding your input incredibly helpful.

The design team have told you about some of the challenges they are working on whilst developing proposals for a new scheme. These include; the kind of homes that will be created, the type of open spaces, community facilities and how to prioritise the design elements put forward by residents.

### A desirable scheme that can be funded and built

Any scheme that is recommended must meet the needs of existing residents, provide desirable new homes and attract interest from a developer to carry out the build. In order to assess the suitability of any scheme a set of key criteria have been put together which collects all of these factors together.

We now need to explore in more detail what type of scheme can be taken forward. We showed examples of both Ebury Bridge as it is now and other recent developments.



## Some of the key ideas you said you wanted our design team to consider were...

### A thriving and sustainable community

You suggested a community space that could be utilised by different age groups would be beneficial. A pharmacy, shops, a café, car club and onsite support for elderly residents are much needed on Ebury Bridge.

### A green place to live

You told us that the existing spaces on the estate are well utilised but you would also like some private amenity space in any new scheme. This could be in the form food growing plots so that children could learn about growing food or private courtyards for individual blocks. You also suggested multi-purpose play spaces.

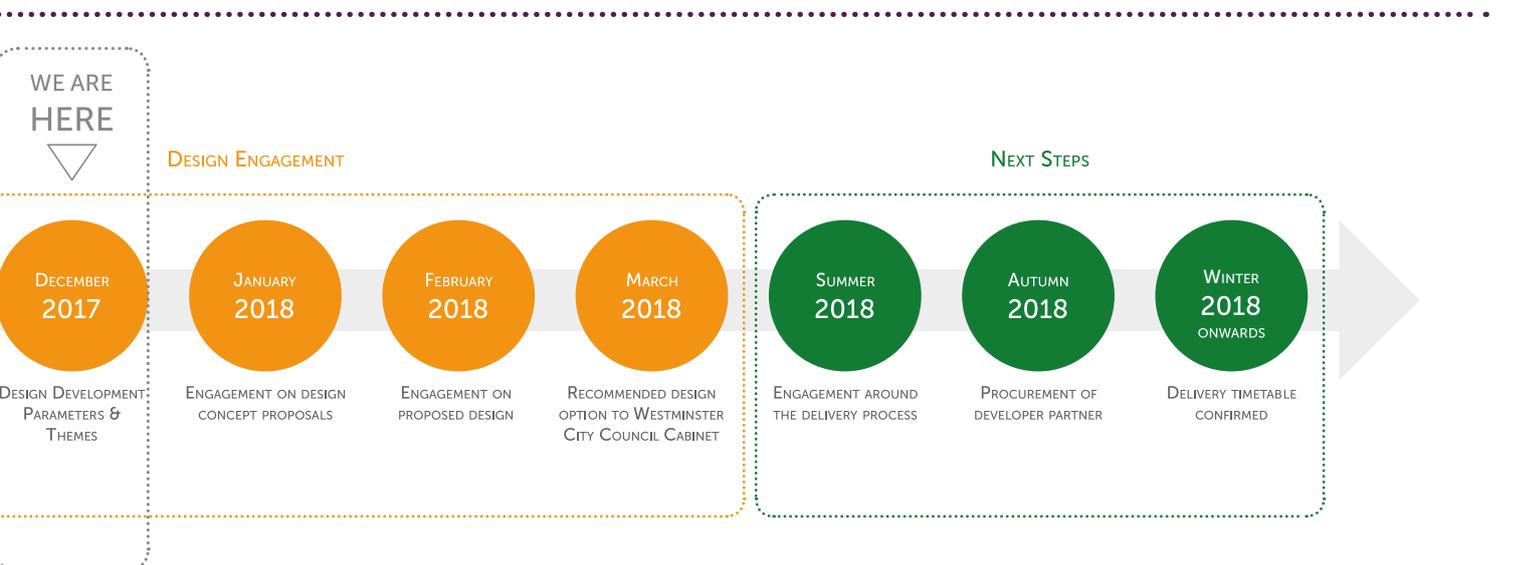
### Great new homes

You said that natural light is very important (particularly in kitchens and bathrooms) along with ventilation. There was a split on whether residents preferred open plan or separate kitchens.

Better storage, both inside and outside of your home, and deck access (shared corridors outside homes) were also popular.

### Other things that matter to you

You mentioned the value to you of existing and other independent local retailers, parking, engaging young people in local sports and other organisations.



## Acoustic Surveys

The Project Team have arranged for a detailed noise and vibration survey at various locations around the estate. This will include installing temporary noise monitors in some of the vacant apartments, taking sample noise measurements at various ground level locations (with a noise meter on a tripod) and taking vibration measurements on the grassed area adjacent to Dalton House. The microphones of the temporary noise monitors will be located outside of the flats (i.e. attached to their balcony railing). The monitors will be installed in January across the estate and will be left in place for around one week.



### First Call Independent Advice Surgeries

**Monday**  
2–4pm

### Housing Advice Surgeries

**Tuesday**  
2–4pm

**Thursday**  
10am–12noon

### Employment Advice Surgeries

**Wednesday**  
2–4pm

The Community Engagement Centre will be closed from **Friday 22nd December** and will reopen Tuesday 2nd January 2018. All drop-in sessions and advice surgeries will resume on **Monday 8th January**.

### 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](mailto: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](mailto:eburybridge@westminster.gov.uk)

You can also keep track of the latest news on the Ebury Bridge website at: [eburybridge.co.uk](http://eburybridge.co.uk)

Westminster City Council | [westminster.gov.uk](http://westminster.gov.uk)

