

# Ebury Bridge News

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## Since the last edition:

- Ebury residents visit another estate undergoing regeneration
- Community Drop-in sessions took place to look at concepts
- The Community Futures Group has appointed an independent Chairperson
- Work continues on Unit 15 – 19 Ebury Bridge Road
- The community engagement team has been door knocking on the estate
- The project team continues to meet with the Community Futures Group



## Working up design concepts for Ebury Bridge Estate

At the end of January we shared with you how we are testing the various renewal options for Ebury Bridge. This process will make sure that any option taken forward will be desirable and can be built.

These scenarios range from full refurbishment, and partial renewal through to full redevelopment. We have started to share the pros and cons of each scenario but we now need to look in detail at what each could mean to individual households. This will include refurbishment costs and the logistics involved. Please see the centre pages for more information.

We want to make sure that everyone in the Ebury Bridge community have an opportunity to have their say on the renewal project. Over 80% of residents have become engaged so far but we want to talk to every household (both those still living on Ebury Bridge or those who have temporarily moved away).

The Community Futures Group requested and the Council agreed that it would be beneficial extend the engagement period so that we can reach all residents and get their input.

## Ballots

Some residents have asked us whether there will be a ballot on any final proposal put forward.

Westminster was an early adopter of votes on renewal projects. We've learned that they're not the answer.

One off votes on regeneration projects by their nature are a snapshot in time and are no substitute for working with a community to understand how

residents feel, what their aspirations are for the future and how to work together on a long term basis to achieve this.

We are committed to engaging with you at every stage so that any design option put forward, can continue to be shaped and influenced by Ebury Bridge residents and their aspirations for the future.



## Concepts for a new scheme – Community Drop-in Session Feedback

The last newsletter (issue 10) explained the agreed criteria that is being used to assess the scenarios.

At the engagement sessions last month, the design team talked to you about this criteria and started to look at the design concepts that could be used in the scenarios.

You said communal space is very important, so our design team shared how these spaces could work across the scenarios.

The team shared illustrations of how a fully or partially redeveloped Ebury Bridge estate might look. We also received your feedback on how re-location might work.

If you have been unable to see the information provided, please contact the Community Engagement Team, at 1 Wainwright House and they will guide you around the static display, at a time convenient to you.



The criteria used to test each scenario is based around three key themes;

1. Viability—Does the scheme work financially so that developers will be interested
2. Desirability – Will existing and future residents want to live here
3. Deliverability – Can it be built and meet planning rules

## Come and talk to us about what a new scheme could mean to you

It is vital that together we explore the impact of each of the scenarios being discussed.

To ensure that everyone has a full understanding of what could be involved, we would like to provide you with detailed information about the options.

We would like to explore with you in more detail, the scenarios involving refurbishment and what this could mean in terms of level of works, costs and timescales.

We now know that with any refurbishment there will be costs to leaseholders and temporary re-housing of all residents whilst works take place. We would like to know what you think about this.

We will explain how we are testing each of the scenarios against the Council's criteria and the challenges with each option.

To ensure that this information is clearly explained and for you to have the chance to ask questions about it, we are holding a number of workshops. Each workshop will begin with a presentation followed by a questions and answers session.

These will take place on **Wednesday 28th February** and **Thursday 1st March** and we will write to you shortly inviting you to select which workshop you would like to attend.

## Update on engagement activity

To ensure that all residents have had the chance to review the information provided at the last Community Drop-in sessions a permanent static display of the information is available for you to come and view.

We have listened to Ebury Bridge residents and as a result we have revised the dates of the next set of engagement activities. We have also taken on board your feedback about what information you would like to receive.

We will no longer be moving towards a preferred concept at the end of February. We want to make sure that all residents are clear on the details of each of the scenarios being discussed.

We are working on an updated Project Timeline for the next issue of the newsletter.

## Engagement activity:

### Thursday 22nd February 2018

#### Regeneration Base Launch: 15–19 Ebury Bridge Road

Come in and visit the Community Engagement Team in the new community exhibition space for the estate. Light refreshments will be provided and you will have another opportunity to view the 'Concepts for a new scheme' display.

### Wednesday 28th February and Thursday 1st March

#### Community workshops—What each scenario could mean for you.

A detailed look into how each of the scenarios being considered could affect you. A presentation followed by a Q and A session. A static display of the information will remain available to view from Monday 5th March, at the Regeneration Base.

## Meet the Team - Introducing Jodie McCarthy-Mills

We'd like to introduce the Senior Regeneration Manager for the Ebury Bridge renewal project; Jodie McCarthy-Mills.

Jodie brings a wealth of experience having worked in both housing management and regeneration for over fifteen years. In her last role with the Arcadis group she was responsible for delivering a range of regeneration projects which involved resident engagement.

As engagement activities continue, Jodie has made it her mission to talk to as many Ebury residents as possible and has already sat down for a cup of tea with many households.

If you would like to sit down and talk with Jodie and the team contact [eburybridge@westminster.gov.uk](mailto:eburybridge@westminster.gov.uk) or call 0800 0113 467.



## Sharing Ideas—A regeneration estate visit



**One of the best ways of understanding what is involved in a renewal project is by talking to people who have been involved in the process.**

Towards the end of January, a group of Ebury residents and members of our Community Futures Group, accompanied by our design team, visited an exemplar regeneration scheme in Battersea.

The St John's Way estate is a Peabody Group development and residents got to see the benefits to both existing residents and new households moving in to the community.

This exciting development has mixed innovative design which celebrates the areas rich heritage by incorporating artwork into the development. Ebury Bridge residents took away ideas and concepts that could be built in to any development work at the estate as proposals take shape.

We'd like to form an ongoing relationship with the St John's Way and Ebury Bridge residents to continue the sharing of ideas and knowledge. Ebury Bridge residents commented on the reassurance this session provided them and have asked for further visits to similar schemes to gain more ideas.

As part of the visit residents had the opportunity to ask questions of Pat and Sue from the St John's Way steering group. For those residents unable to attend the visit here's a flavour of the discussion.

**Having been involved in the project for such a long period of time, was it worth it?**

We have been members of both the Resident Association and the Steering Group for a number of years and I can honestly say the product (our new homes) at the end of it was worth it. Although it was a rough road on occasions people love their new homes and the majority of people are now happy.

**Did you trust your landlord and was there backlash from residents who didn't want any regeneration?**

We started from a position of mistrust but the trust has grown throughout the process. We wanted to provide a voice for the people who don't always speak up. Some people were unhappy at the beginning and it is important that as resident representatives that you build relationships with all people whether they are in favour or not.



**How did you deal with the issue of the height of buildings planned in phase 2?**

Throughout the process our knowledge of regeneration projects grew. We understood that Peabody would need to sell a number of the properties in order to fund the new homes. Phase two is likely to be 12 stories high which is more than we first anticipated. It is generally about give and take and compromise.

**Were you involved in the decisions on where you and your neighbours were re-housed?**

The project was different to many other regeneration schemes as the social homes were built at the beginning of the project. We were able to move with our neighbours and could ask to be in flats close to each other.

**What facilities were made available to you throughout the project?**

Our community hall is managed by the resident association and has been created by knocking two flats together. This will be replaced by a purpose-built community space that residents will continue to be part of managing. All income raised through the community hall goes towards activities for residents on the estate.

**How did you work with contractors when they were on site?**

Although we have a good relationship with our contractors Thomas Sisk, it is important that you bring all the little things up. There were snags that needed to be sorted out such as our satellite tv providers and internet. I would always say resident should push for the items which they want through their landlord and their contractors.

### 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 or make an appointment  
at a time that suits you

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)

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