

**EBURY  
BRIDGE SW1**

**CITY OF WESTMINSTER**



City of Westminster

City  
for  
All

**Ebury Bridge Estate  
Community Commitments**  
January 2020

## Introduction

The vision for the Ebury Bridge Estate is to set a new standard in estate regeneration. Developed in partnership with residents, the scheme will see five new high-quality public squares and a range of new modern energy efficient homes in a truly mixed tenure neighbourhood.

With Westminster City Council taking the lead as developer and landlord, the scheme is not like any other project seen in the heart of London for a generation. The scheme will sustain and support the existing community with the replacement of all existing homes with new homes to meet each household's needs.

The estate will benefit from high quality internal and external environments and will set the path for homes to be carbon neutral as technology develops.

This Community Commitments document sets out the council's principles for the Ebury Bridge Renewal Project created in partnership with the community, including our commitments to all residents on the estate and how the renewal will provide a long-term benefit to the community and the surrounding area.

### The aims of the project are:

- To increase the supply and quality of affordable homes to meet a variety of local needs, including housing for families and people who want to live and work in Westminster.
- To improve the quality of the local environment with outstanding green and open spaces and housing that promotes low energy consumption and environmental sustainability.
- To promote a high quality of life for people of all ages and backgrounds, in safe, cohesive and healthy neighbourhoods, supported by a range of high-quality housing and excellent community facilities.
- To enable people to maximise economic opportunity in Westminster with support for training, employment and enterprise and housing tenures which help those in work to remain in the city.
- To create a more distinct sense of neighbourhood, ending the physical divide between Westminster's estates and surrounding local streets.

## Background

In 2017, Westminster City Council made a commitment to Ebury Bridge residents that we would take forward the delivery of the Ebury Bridge renewal project.

To provide residents with support throughout the project, an on-site community engagement team are based on the estate. The team have been on hand since July 2017 and continue to provide a day to-day on-site engagement service for residents to access.

Over 80% of residents, both on-site and those who have been temporarily rehoused, have taken part in the development of the scheme. This work has been underpinned by a set of Key Pledges that have been agreed by residents for the scheme. They are:

- A right of return for residents is guaranteed for all secure tenants and resident leaseholders (who have lived in their home for more than one year).
- 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 to any scheme.
- Ebury Bridge will remain a council-owned estate.
- Residents will be at the heart of developing a viable new scheme.

With a project of this size and scale it is recognised that there will be a large amount of investment forthcoming in the area. We want residents to have a say in the socio-economic outcomes this investment can bring. This means using the knowledge and expertise of local residents to direct Social Value activities.

## 1. Governance

The council is committed to working with residents on key decisions throughout the project. To support this relationship the council have worked with residents on establishing the Ebury Bridge Community Futures Group (CFG). The CFG is the resident led steering group and the top tier of the Ebury Bridge engagement structure. This means:

- When key decisions require a strategic resident steer, the CFG will be asked to provide their views.
- Where the CFG has provided approval of key project decisions these will be recorded on all Cabinet reports.
- Together, members of the CFG with Senior Officers of the council will appoint an independent Chair and Independent Tenant and Leaseholder Advisor to support the work of the CFG.
- Working Groups or Task and Finish Groups will be formed around each key policy/project area to steer detailed operational outcomes.
- Policy and project decisions that impact Ebury Bridge residents will be subject to estate wide and individual household engagement.

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## 2. Community Futures Group

The CFG has its own Terms of Reference and is made up from residents and businesses from across Ebury Bridge Estate. As the group develops it may evolve to include new residents of different tenure types as they become part of the community. Therefore:

- The CFG will continue to be the key resident representative body in line with the agreed Governance structure.
- A review of the CFG will be undertaken annually to ensure it is representative of the estate community.
- The CFG will be involved in the development and selection of the future management provision.
- The CFG will play an ongoing role in the setting the standards/scrutinising the performance for future housing management of the estate.
- The CFG will monitor the delivery of social value outcomes from contracts (see Social Value).
- The CFG, supported by council officers, will endorse the allocation of Social Value funding made available to the Ebury community.



### 3. New Housing Opportunities



The Westminster City Council Rehousing team will work with each individual household on sourcing and arranging an appropriate permanent or temporary move whilst new homes are built. In doing this, the council can guarantee:

- All secure tenants and resident leaseholders (who have lived in their home for more than one year) will have a right of return to new home on the estate.
- All secure tenants and resident leaseholders will receive a full package of support (including removals, reconnections, disturbance costs).
- We will provide advice and information for residents renting privately from Ebury Bridge non-resident leaseholders.
- Temporary Accommodation tenants will be rehoused via a separate process. They may receive additional priority points if they are within twelve months of being rehoused as a permanent social housing tenant.
- Secure tenants will receive the benefits detailed in the tenants rehoused policy (including the right of appeal).
- Leaseholders will receive the benefits of the Leaseholders in housing renewal area policy.
- All new leases for returning leaseholders will be at least 125 years in duration.
- All leaseholders rehoused in Phase 1 blocks will have a direct landlord relationship with Westminster City Council.
- There will be opportunities for returning resident leaseholders to continue to have a direct relationship with Westminster City Council in future phases. Further market analysis will be undertaken as other providers of building finance, development and construction may prove to be a better value landlord option for market sale homes in future phases.
- A priority of the renewal scheme will be to tackle overcrowding.
- Ebury Bridge will remain a Westminster council owned estate (this means Westminster City Council will remain as Freeholder).
- Where requested (and where availability permits) the City Council will facilitate moves for current neighbours to remain within close proximity of each other.
- Elderly and vulnerable tenants will receive additional assistance such as a full packing/unpacking service, benefits help, assistance with the continuation of care support, aids and adaptations and handy person services.

### Local lettings plan

- The local lettings plan will be activated for the period of time it takes to let the newly provided affordable homes.
- The CFG and residents will be consulted on the development of a local lettings plan that will detail how new homes will be allocated.
- This plan will outline the options both secure tenants and leaseholders have in the selection of their new home on the estate.
- The local lettings plan will be issued to all residents once agreed.
- Existing residents will be provided a choice of new home, allocated via the local lettings plan criteria.
- We will work with existing residents to provide a choice of internal kitchen layouts and (open or closed plan) fittings where appropriate within the property types.

## 4. Design Decisions

We are committed to involving residents and local neighbours in key design decisions that affect them. Ebury Bridge Estate residents and the Community Futures Group will be our primary stakeholder group throughout this project, ensuring key commitments to the design of new homes and new environment are achieved. This will occur by:

- Having the CFG guide the Design Principles (such as space between blocks).
- Agreeing with resident consensus on materials and colour pallets of the new estate.
- Enabling residents to influence the configuration of the layout of homes (such as a choice about whether homes have separate kitchens or open plan kitchen diners).
- Directing the improved safety and security of the estate.

Designs will be agreed with residents/CFG to ensure the new Ebury is 'tenure blind' i.e. there will be no difference in external appearance and space standards and no separate entrances for different tenure types. At least one Ebury resident will be involved in the evaluation of the Social Value element in the procurement of any key contract for the estate.

- Residents will be fully involved in the design of:
  - » all new community facilities (and future management arrangements)
  - » public realm and play space
  - » new retail
  - » semi private and private spaces
  - » civic amenities and public squares.
- The new Ebury Bridge should provide homes for residents of all ages and abilities through independent living and lifetime homes.
- The council to actively explore the potential for a childcare provision and an enhanced retail offer delivered directly from Ebury Bridge.
- Flat sizes will be in-line with space standards set out in the London Plan and national legislation. We will provide returning residents with a comparison of current and future flat sizes.

## 5. Affordability

Ebury Bridge will continue to be a council owned estate and, whilst we are committed to improving both the quality of homes and the delivery of services, we need to ensure that living on the estate remains affordable for existing households. To achieve both, the development will feature the following:

- There will be a range of rental opportunities at Ebury Bridge providing a housing ladder.
- New council homes will be let at social rent using the national rent setting guidance.
- Community Futures Group to be involved in the development of service provision and discussions around future service charges.
- Through design consultation the materials and fixtures will be agreed with residents to ensure the affordability of maintenance and service charge bills.
- The future standards and scope of housing and estate management will be developed in partnership with residents to ensure affordability and choice.
- Residents will be fully consulted on energy delivery systems with the aim of heating and hot water provision being affordable and sustainable.

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## 6. Social Value



Residents will be involved in the identification of Social Value priorities and will endorse funding through a dedicated Ebury Bridge community fund. A set of Ebury requirements will be established and will form part of any specification and evaluation of any building or demolition contractor, professional service or housing manager of the new Ebury Bridge estate. Therefore:

- All contractors procured to work on the Ebury Bridge contract will be asked for a Social Value contribution to the Ebury Bridge community fund.
- Contractors will be requested to support local schools (particularly St Barnabas) through donations, volunteering, site visits and improvement projects.
- All contractors will be asked to provide equipment and/or maintenance support to the Meanwhile-use project Ebury Edge.
- Contractors will be asked to work with those local groups affected on Social Value activities, small improvement projects and public realm.
- A range of employment and skills projects will be provided as part of the contract (either directly through the contract or through Section 106 requirements).
- Contractors will be required to promote the use of local small and medium enterprises and procure materials from local companies.
- Any contract will identify ways that partners can tackle fuel poverty, food poverty, homelessness and support for ex-offenders.



## 7. The Ebury Bridge Economy

The existing Ebury Bridge businesses are a key part of the community in the area. We are committed to retaining good local shopping and supporting local businesses throughout the regeneration process. This will be done by ensuring:

- All existing long standing Ebury Bridge businesses will have first refusal on new retail units.
- Residents will be involved in the development of a retail strategy for Ebury Bridge and this will include consultation on the type of retail residents wish to see.
- We will work with residents in developing meanwhile spaces that include pop-up retail and community spaces.
- We will use the retail at Ebury Edge to help inform any future retail strategy on the estate.
- Throughout the renewal scheme all existing businesses will receive a tailored support package to provide assurance and security as the scheme is taken forward (this will aim to develop existing businesses to be sustainable in the new development).

## 8. Long Term Sustainability

The Ebury Bridge renewal project provides sustainability opportunities ranging from health and wellbeing, poverty reduction, through to energy and ecology. In order to gauge the success of the project we will look to achieve kitemark ratings for homes such as BREEAM Communities and communicate with you the process and associated targets.

- The Ebury Bridge project will aim to meet the BREEAM Communities standard and we will involve residents in meeting this charter-mark.
- The project will aim to contribute to the United Nations Sustainable Development Goals and we will publicise our targets to Ebury residents.
- Through innovative design any renewal scheme will look at ways to use renewable materials.
- The scheme will look at opportunities to maximise green initiatives (such as green walls and roofs).

The Ebury Bridge Renewal Project will maximise opportunities for reduction in carbon footprint and energy bills for residents (the route to zero carbon). This could include exploring the possibilities around:

- Buildings with high energy efficiency performance.
- Services and on-site energy generation (heat pumps/photovoltaic).
- Off-site measures accounting for carbon emissions.
- Mechanical ventilation with heat recovery.



## 9. Tenant Moves and Relocation

We are committed to supporting all households through their temporary or permanent moves as part of the renewal project. This means:

- It is our aim to provide only one rehousing move to a new home to as many secure tenants and resident leaseholders as possible.
- Where leaseholders are required to move twice we will pay home loss and disturbance and cover up to two sets of legal bills and stamp duty.
- We will provide appropriate disturbance costs to secure tenants.
- The obligations and commitments to tenants and leaseholders of Westminster City Council, both of which can be found on the Ebury Bridge website: [eburybridge.org](http://eburybridge.org)

## 10. Housing Management

The council is committed to maintaining and managing the Ebury Bridge Estate to a good standard throughout the delivery of new homes. This will include:

- Maintaining good repairs and maintenance services, including major works.
- High standards of caretaking, cleaning and grounds maintenance.
- Maintaining access routes, noise limitation, working hours.
- Ensuring good open/play space throughout delivery programme.



### Contact us

For more information, you can contact us by:

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✉ Emailing:  
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📍 Visiting the Regeneration Base:  
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Hours: Monday to Friday, 10am to 4pm.  
Late opening: Wednesdays, 5pm to 7pm.