

JANUARY 2023

EBURY BRIDGE LANDLORD OFFER



**YOUR EBURY.
YOUR FUTURE.**


City of Westminster

FAIRER
WESTMINSTER


EBURY
SW1

ABOUT THIS BOOKLET

We have sent you this booklet because you have a vote in the independent residents' ballot. Your vote will decide how we progress with the regeneration proposals for the Ebury Bridge estate.

We are delivering modern and affordable homes for existing and local residents, whilst enhancing community facilities. A 'yes' vote will mean that we can apply for additional funding from the Greater London Authority (GLA), and help us to increase the number of social rented homes.

Additional funding from the GLA could help us to increase the number of social homes from 239 to 370*. This creates more affordable homes for Westminster residents.

*subject to minor planning amendment approval.

Coming back to Ebury



My name is Asaelle and I have lived in Doneraile House from the moment I took my first breath. I made close friendships, watched the community grow and I've loved every memory created. When I first heard Ebury estate was getting knocked down I felt like a piece of my childhood was getting taken away from me, however, seeing the new plans and developments allowed me to see the brighter side of things. I was excited and couldn't wait for this project to finally begin. Moving from Ebury felt peculiar and I knew the ambience and atmosphere was going to be completely different. I was right. I created a mental countdown and wanted everything to be done in a blink of an eye. Each day I would ask myself when we would return and my impatience grew as I read every newsletter we would receive. I analysed every plan that was put forward and imagined myself in this new environment we would be entering in a few years. The moment we stepped out the gathering for returning residents, I could not contain my excitement as the new build plans brought optimism into my mind. I know I'll love the new Ebury and so will its new residents. New beginnings bring new blessings.

Asaelle, 16

THIS IS YOUR LANDLORD OFFER FROM WESTMINSTER CITY COUNCIL

The vision for the Ebury Bridge Estate is to set a new standard in estate regeneration. We have been working in partnership with Ebury Bridge residents. The regeneration will build 781 high quality homes, which 370 are expected to be social rented homes. The aim for this neighbourhood is to create high quality, affordable homes for Westminster residents. We will maximise opportunities for local residents, whilst minimising the impact on the environment.

As well as the new homes, there will be a new community space, nursery and fitness centre for residents and the local community. Plus, there will be four high-quality public squares created.

New trees and flowerbeds as well as the retention of mature trees will create natural havens for the local community to enjoy.

YOU NOW HAVE THE OPPORTUNITY TO VOTE FOR THE REGENERATION OF EBURY BRIDGE

On the following pages, you will find all the information you need to help you make your decision. We have worked with you to understand what matters to you. The Landlord Offer sets out your vision, aspirations, and priorities of a well-designed, energy efficient and safe home within a neighbourhood built to the highest standards. It sets out your right to a home and other entitlements as a secure tenant as well as a fair deal for resident leaseholders.




We set out the council's commitment to a continued open and transparent consultation and engagement process following the ballot. Finally, it includes the details of the ballot process, who is eligible, and how you can vote.

We want to ensure you have a full and clear understanding of the offer. If you have any questions, please come and see us at the Regeneration Base, alternatively you can contact us by phone or email. If you want the regeneration to go ahead under the current proposals, vote 'Yes' at the ballot.

You will receive your ballot papers separately. They will be sent out to you on Friday 20 January 2023 by first class post, and you have until 5pm on Thursday 16 February 2023 to cast your vote.

HERE TO HELP

We understand that this is a big decision. Our team is here to support you with any questions you may have. You can contact us at:

 eburybridge@westminster.gov.uk  0800 011 3467
 Regeneration Base 15 – 19 Ebury Bridge Rd, SW1W 8QX

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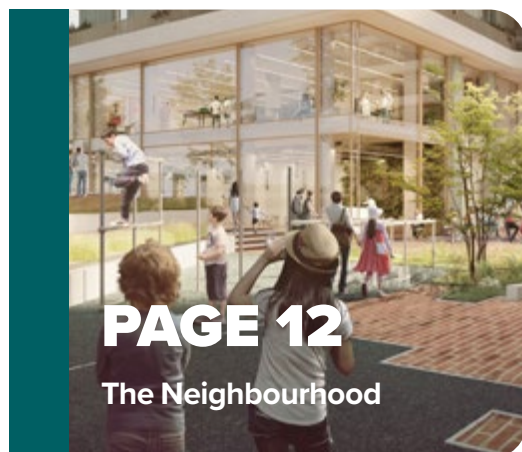
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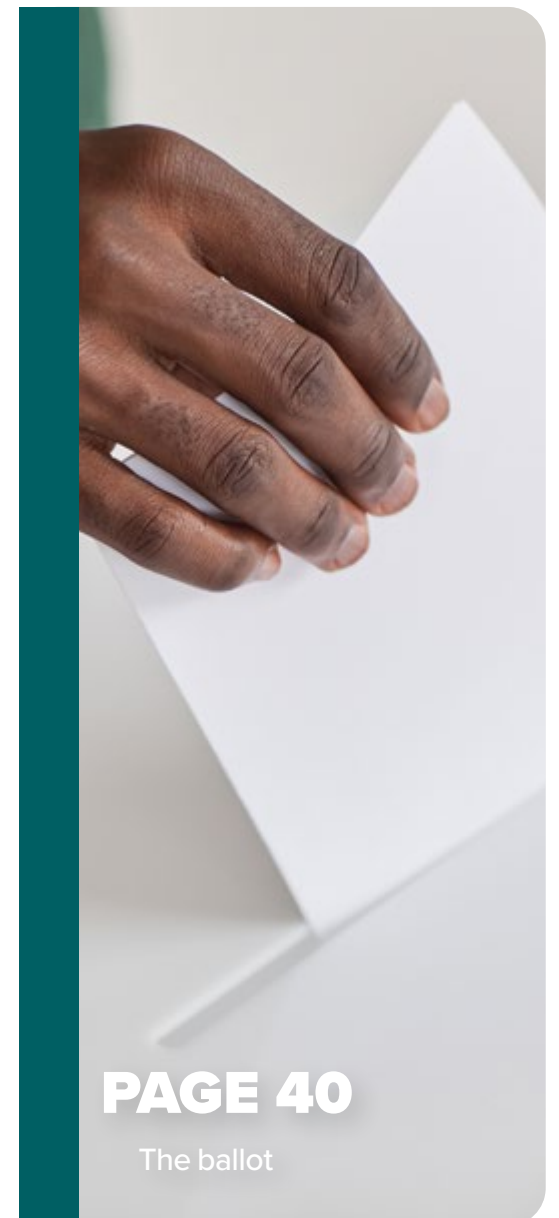
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CABINET MEMBER INTRODUCTION

We are committed to creating truly affordable housing for our residents and the better homes and public facilities the community needs.



Cllr Matt Noble,
Cabinet Member
for Climate Action,
Regeneration and
Renters and Church
Street Ward Member.

Dear Residents

I am very proud to introduce this Landlord Offer to you. This booklet sets out the council's commitment to you and the details of what we can deliver should you vote 'Yes'.

As a new administration we want to give communities the final say on the future of your home and neighbourhood. We also want to maximise the number of truly affordable (social rent) homes built at Ebury Bridge.

When options for the regeneration were first considered you told us that

tackling overcrowding, improving the quality of homes and keeping the community together were your key priorities. The commitments we've set out in this document aim to meet these aspirations.

High quality public spaces and places to play should never be far from your doorstep. With four new public squares and a brand new approach to management at Ebury we want every family or individual who lives in the neighbourhood to prosper in a safe, secure and welcoming place.

Across Westminster, we have acted quickly to raise the quality and affordable housing at other housing developments since May this year. Should you choose to vote 'yes' in the up-and-coming resident ballot we can continue to deliver on our pledges, whilst ensuring a better home and neighbourhood for you and your family.

This means that in addition to replacing all 198 of the existing council houses we can build approximately 170 net new council homes for social rent. Every single home will be built to a

high standard, provide generous storage and outdoor space. You will also be supported with your move every step of the way.

I am really pleased that across Westminster we have the opportunity to drive up the numbers of genuinely affordable homes. The changes we've made to the plans for Ebury Bridge will strengthen the existing community and give opportunities for new families to live in this exciting neighbourhood. By voting 'Yes' you can play your part.



Cllr Liza Begum (Cabinet Member
for Housing Services) and
Cllr Matt Noble

FAIRER WESTMINSTER STRATEGY

Make sure to view our Fairer Westminster Strategy available online at westminster.gov.uk/fairer-westminster



WATCH OUR VIDEO FOR WHY YOUR VOTE MATTERS













YOUR PRIORITIES

Priorities established within the community and from feedback gathered have helped us shape the proposals. We will continue to listen to you about how we can best achieve and develop these priorities as the project progresses.

Homes and a community built for the future

You wanted high-quality modern homes and a neighbourhood with better servicing and sustainable features for the benefit of generations to come.

-  Light and bright homes.
-  New trees and planting.
-  High performance homes.
-  Warmer and quieter homes.
-  Improved open spaces.
-  Better lighting for safety and security.
-  High fire safety standards.
-  Triple glazed homes.
-  Enhanced air quality.
-  Private balconies.



SHAPING THE PROPOSALS THROUGH YOUR INVOLVEMENT HOW WE RESPONDED TO YOUR FEEDBACK

Design Changes

- New community spaces.
- Well-lit spaces and footpaths.
- 90% of homes with dual aspect living rooms.
- The new estate will be an almost zero-car development.
- Materials will be long lasting and highly durable.
- Working with existing businesses to develop an Ebury Bridge retail offer.
- Most of the homes will be larger than the current homes.

Fewer buildings

A major change has been to remove the building at the southern end of the estate. This will:

- Further reduce light and privacy concerns for near neighbours.
- Increase the amount of greener public space.
- Improve foot and cycle access through the estate.

Respecting the setting

The new buildings will fit into the local area:

- Brick will predominately match the conservation zone and neighbouring buildings.
- The buildings will align with the prevailing height of buildings on Ebury Bridge Road.
- The High Street will be kept.
- Designed to reduce the impact on neighbouring buildings.
- increased the width of Ebury Bridge Road.
- Protect the wider urban views.



Methods of engagement



2000 residents receive the monthly newsletter



website (eburybridge.org)



Videos and webinars



Dedicated project team and regeneration office



40 stakeholder meetings held



Walkabouts



Exhibitions and drop ins



80% of Ebury Bridge residents involved



Independent Tenant & leaseholder advisor, Communities First

COMMUNITY FUTURE GROUP

From 2017, the strategic 'Community Futures Group' (CFG) has represented the residents of the Ebury Bridge estate. The CFG has provided a collaborative resident voice in shaping proposals for the future of the estate. The CFG led on the development of a 'Community Charter', which set out how the council will work with residents throughout the project.

The CFG has recently expanded to include the wider community, including local businesses and residents living in surrounding areas. Renamed as the Community Partnership Group (CPG) and meets monthly with the Westminster team to discuss the scheme's progress and queries from the community.

KEEPING YOU INVOLVED

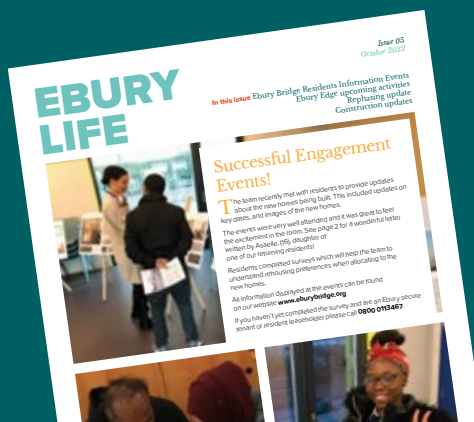
We will ensure Ebury Bridge residents and stakeholders will continue to be involved at all stages of the development. We will hold collaborative and transparent engagement activities to help you to understand renewal process, identify priorities, and influence future development proposals.

You can get involved though:

- Project status and site project meetings.
- Become a member of the Community Partnership Group.
- Study trips to other renewal projects.
- Site walkabouts.
- Public exhibitions and drop-ins.
- The online consultation platform.
- Architect led design workshops

Tailored activities to meet the needs of hard-to-reach groups including older residents, residents for whom English is not their first language and activities for younger residents.

We will keep you updated though the monthly newsletter, our website, feedback booklets. You can visit the us at the Regeneration base.



WHY WE ARE BALLOTING

What a 'Yes' vote means

If the majority of residents who vote in the ballot vote 'Yes', the development will continue under the current proposals which have been developed with residents. We will also become eligible to apply for funding which will help to increase the number of social rented homes on development. This will meet the council's Fairer Westminster commitment to provide more affordable homes for Westminster residents and future regenerations at Ebury Bridge.



Why should I vote 'Yes'?

This is your chance to have your say. The way you vote is your decision.

In addition to providing an opportunity to increase the number of social homes being delivered, a 'Yes' vote will mean the following for Ebury residents and leaseholders:

- A new secure, energy-efficient home that is the right size for you.
- A modern kitchen and bathroom.

- A safer, more attractive place to live.
- Improved public spaces and play areas for everyone to enjoy.
- Great air quality in your new home.
- Private balcony or terrace for every home.
- Increased biodiversity.
- Instant heating and hot water.

What saying 'Yes' to regeneration will mean

With a 'Yes' vote we will ensure we can provide much needed modern, fit-for-purpose homes, which will address long standing issues such as overcrowding, low energy efficiency, and improves facilities for the benefit of existing and new residents. We will be able to bid to the Greater London Authority funding for the increase of affordable homes we are proposing.

What a 'No' vote means

In the event of a 'No' vote in the ballot, the council will be required to review how the current proposals are delivered. We would seek further feedback from residents in refining the current proposals and come back to you with the proposed changes.

A 'No' vote will also mean that we cannot access funding for the project from the GLA, which will mean we may have to reassess the number of proposed social rented homes to be built.

YOUR VOTE MATTERS

The resident ballot will run from Monday 23 January to 5pm Thursday 16 February. We encourage all eligible residents to vote. Your vote will be confidential.



YOUR NEIGHBOURHOOD

The new Ebury Bridge estate will be a vibrant, modern neighbourhood for both existing community and new residents.

The regeneration of the Ebury Bridge estate will deliver 781 high quality homes. The neighbourhood will be a mixed tenure of Council tenants and leaseholders for both existing and new residents, which will help meet the housing needs in Westminster.

The new homes will be designed to meet your priorities, needs and aspirations. They will be using the latest sustainable technology to reduce individual's energy use, helping to reduce energy bills, improve wellbeing and reduce the impact on the environment.

The key objectives of the regeneration

Partnering with residents and businesses, to put forward the best proposal for Ebury Bridge Estate by:



Delivering more social housing.



Creating a sustainable mixed community.



Delivering improved public spaces and community facilities.



Setting the standard for estate renewal with high quality design throughout all tenures.



Delivering homes built for the future using the latest sustainable materials.



Respecting the surrounding area.

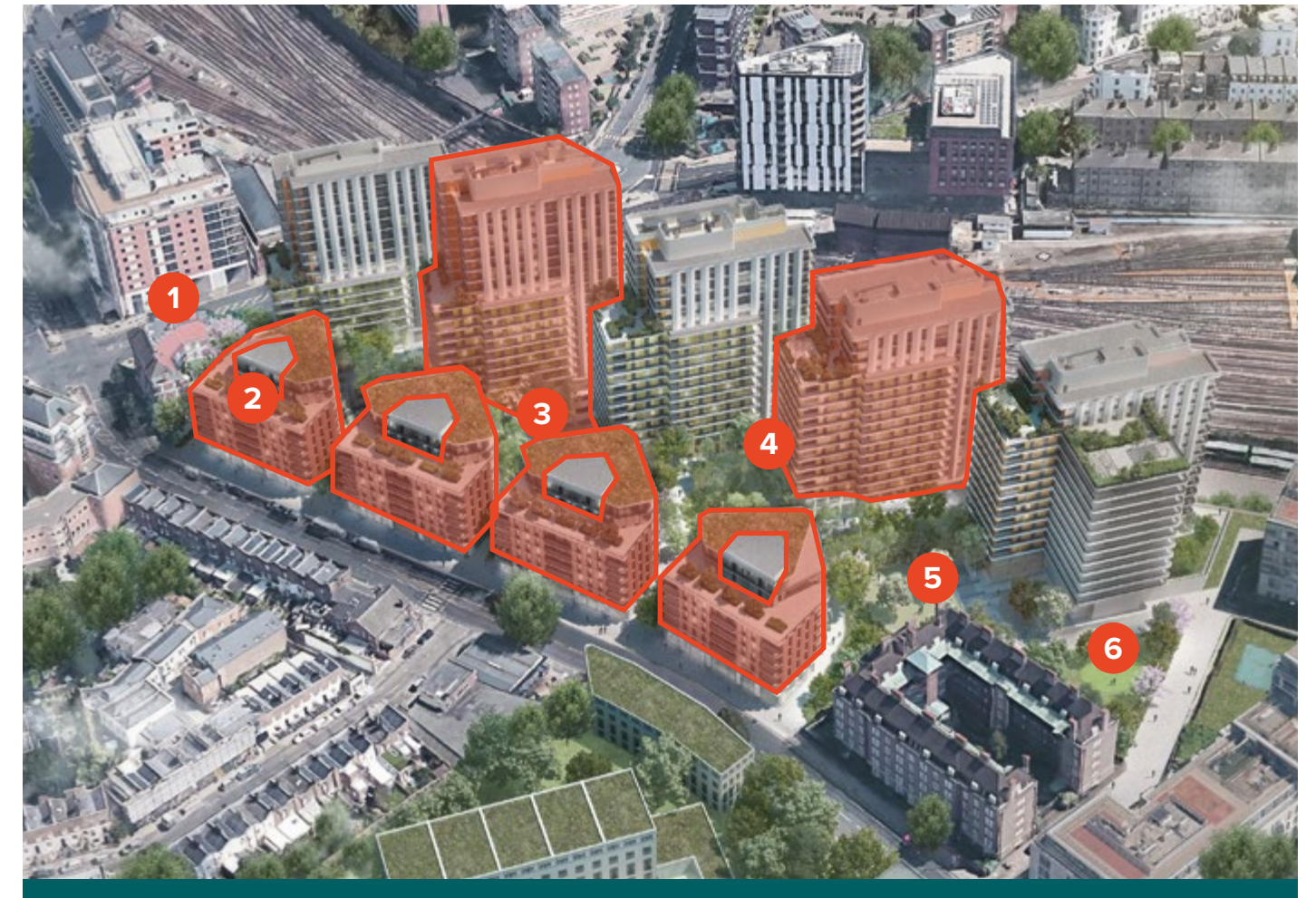
RESPECTING THE SETTING

It is important for the new neighbourhood to respect the history, look and feel of the surrounding community.

We have designed six storey buildings facing onto Ebury Bridge Road and have set back the taller buildings along the railway line. The materials and brickworks will match those in the conservation area. This will reduce the impact the development will have.

The High Street will be retained with retail and business units at ground floor. There will be new entrances on Ebury Bridge Road with access to the north and Grosvenor Waterside.

THE VISION FOR EBURY BRIDGE



*Proposed location of Affordable homes.

1

Northern Gateway
steps back from Ebury Bridge to lower public realm

2

Building terrace
shared amenity space for building residents

3

Community central square
flexible heart of the masterplan for multiple uses and gatherings

4

Podium terrace
shared inter building amenity spaces

5

Flexible Multi-Use Games Area (MUGA)
an informal game area for multi sports and activities across ages

6

Southern Gateway
open green connection to the Grovesnor waterside development

THE VISION FOR THE COMMUNITY

A key priority for the scheme is to develop high-quality public spaces, green spaces and community facilities. We plan to deliver spaces available to those living, working in or visiting the area. These include:

Play for all ages

There will be more play spaces for all ages, including natural and formal play areas.

Business and Retail

The high Street will be retained and there will be more space to attract new businesses to the area.

New Community Space

Central to the new central square will be a brand-new community space, where a concierge and parcel service will be available for all residents. Around this will be a variety of places to relax in amongst water features, play spaces and cafes.

Public squares

All the squares will be connected to provide a north-south walking route with priority for pedestrians and cyclists.

There will be:

- Large number of homes with views of the public squares.
- Open areas feel safe as they are well overlooked.
- Clear signage and wayfinding.

Green Spaces and Community Gardens

You told us that the improvement of outdoor and green spaces was extremely important. Central to our design has been to increase the amount of green space and improve its quality through:

- Central community area.
- Shared garden space.
- Shared public space.
- Pedestrian friendly street space.
- Better outdoor lighting.

Materials to be used in public spaces:



Distinctive concrete surfacing running north to south



Potentially high-quality natural stone at Community Square



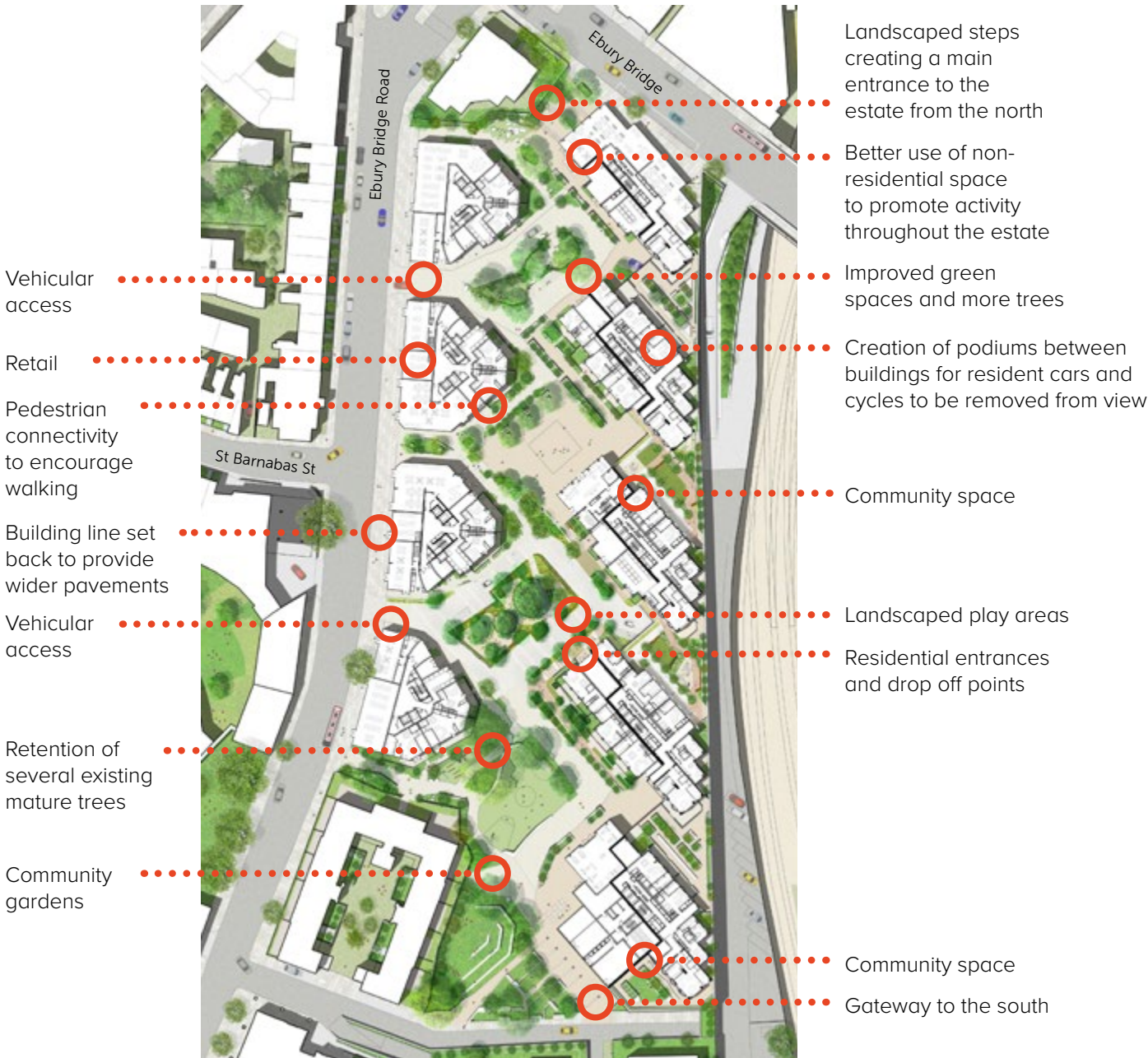
High-quality, robust street furniture that complements the material palette



Resin bound gravel through green spaces for “parkland” feel



Bark under play equipment where possible to retain natural character



YOUR NEW HOME

All homes, individual rooms, storage, and private outdoor space will be sized in accordance with the current London Housing Design Guide standards set out by the Greater London Authority.

You have told us that you want better quality homes to live in. Your new home will be provided to fit your needs, being spacious, safe and secure for years to come. You will be able to make your home your own within high quality interior finishes, and modern bathrooms and kitchens.

High quality homes built for the future

The new homes are being built to to the highest modern standards, be well insulated and more energy efficient. Features include:

- Bright homes, with large windows and good ceiling heights.
- Around 90% of homes will have dual aspect living rooms with windows on adjacent walls with views in more than one direction.
- Triple glazing will mean warmer and quieter homes.
- Enhanced air quality and natural ventilation.
- Well insulated homes.
- The same space standards across every tenure.
- High fire safety standards and Individual sprinkler systems.
- Private balconies.
- A+ rated appliances within each home.
- Low energy heating systems with instant hot water.

YOU TOLD US



The new homes should be spacious, warm and quiet.



Low cost energy homes. which are future proofed.



Need for a private space for every home.



Some households are overcrowded.

ENVIRONMENTALLY FRIENDLY HOMES AND RESIDENT WELLBEING

The new homes and neighbourhood will be using the latest technology to reduce energy use, improve wellbeing and reduce the impact on the environment.



Energy Saving Homes

Warmer and quieter homes will be made from an insulated fabric that help to keep homes warm. This reduces the need for heating to be turned on, reducing energy usage.

Bright homes with dual aspects, windows should reduce the need to turn on lights in the day. Low energy LED lighting and smart energy meters will also be better for the planet.



Environmentally-friendly neighbourhood

Low water use fittings and Greywater Recycling will reduce the amount of water used in each home up to 30% of water per building.

Roof space will be used for **sustainable drainage systems**, which will alleviate pressure on London drainage network. **Blue roofs** and the **solar panels** will offset 7.5% of the estate carbon emission.

As a **Fossil Fuel Free** development, by using an all-electric energy centre, carbon emissions for heating, cooling and hot water will be 70% better than current regulations.

Reusing the material from demolition will reduce the impact on landfill. Environmentally friendly building material at Phase 1 is helping to eliminate 120 tonnes of embodied carbon.



Health & Well Being

We will deliver private balconies for almost every home, and beautifully designed public spaces to encourage residents to spend more time outside.

Planting will help to increase biodiversity in the area. Pollen producing plants, as well as shrubs which will offer nesting and commuting spaces for birds.

Every home will have a continuous **heat recovery mechanical ventilation** installed, and residents will breathe in cleaner air, which can have substantial health benefits.

Low Car Scheme will encourage residents towards more sustainable methods of transport such as running, walking and cycling.



Outstanding development

Ebury Bridge scored 'outstanding' in its latest 'sustainability' assessment, scoring over 90% for its work in social and economic wellbeing, local economy, resource energy and ecology and transport.

LAYOUT OF THE NEW HOMES

On the following pages are examples of proposed layouts for the range of home sizes which will be built. These plans are indicative and can change during the development of the project and further consultation.

1 BEDROOM *2 person flat*

Area	53sqm
Dual Aspect	Yes
Balcony	5sqm
Storage	1.9sqm
Bathrooms	1



2 BEDROOM *4 person flat*

Area	76sqm
Dual Aspect	Yes
Balcony	7sqm
Storage	5.7sqm
Bathrooms	1



What are the new homes already being built by Westminster City Council like?

Luton Street

Completed in 2022, families that were overcrowded have recently benefited from a larger and modern home. Mr Bashir and his family have moved into a new four bed Home. He said "Importantly, my children now have space to study and prepare for their future. Our home is also much warmer, with more storage, a more spacious kitchen and our own private outdoor space.



Lisson Arches

Due to be completed at the end of this year, 60 new community supportive homes will be built to support those particularly with mobility needs. We have worked with residents to ensure they have the adaptations they need when they move into their home including within bathrooms and kitchens. The homes will have private balcony space, fitted kitchen cupboards, large windows to bring in natural light, white goods such as a fridge-freezer, and plenty of storage space.



2

BEDROOM

3 person flat (Wheelchair adaptable)

Area	76sqm
Dual Aspect	Yes
Balcony	7sqm
Storage	4.2sqm
Bathrooms	1



3

BEDROOM

5 person flat

Area	90sqm
Dual Aspect	Yes
Balcony	8sqm
Storage	4.6sqm
Bathrooms	2



4

BEDROOM

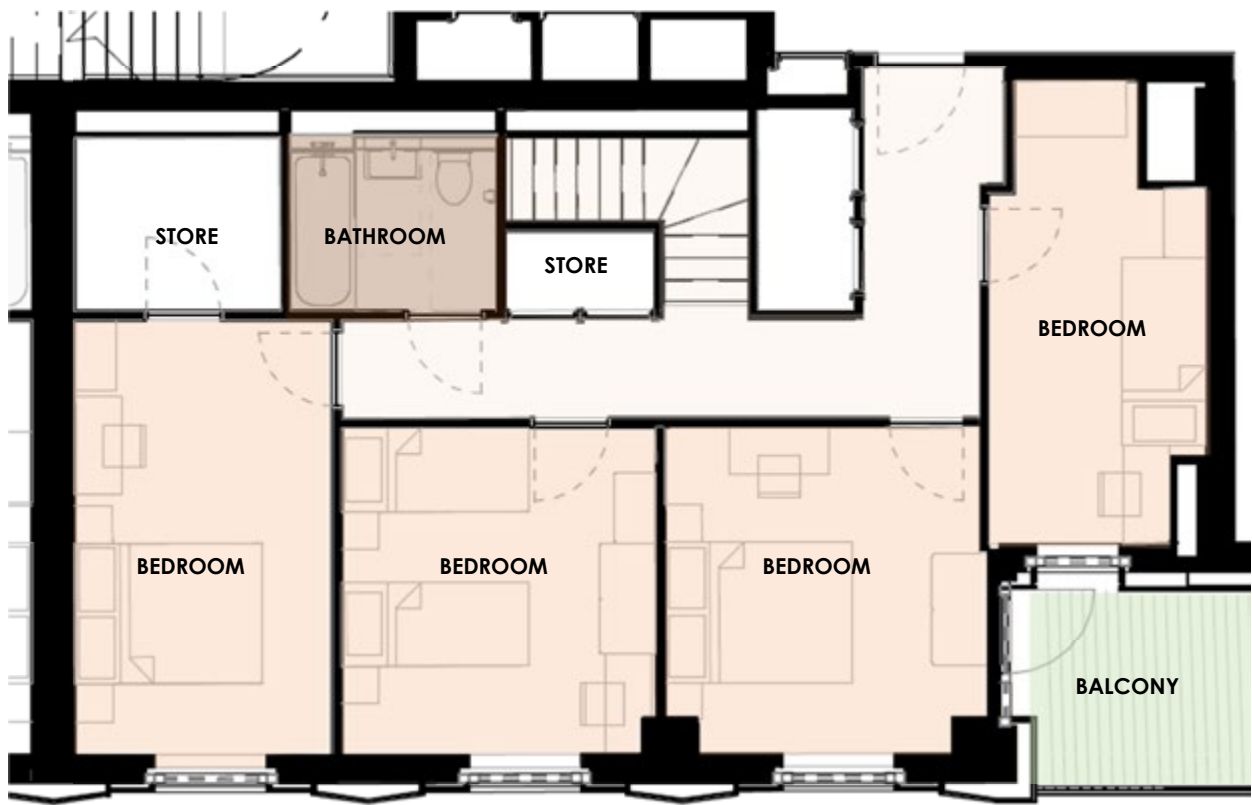
Duplex

Area	136sqm
Dual Aspect	Yes
Balcony	13sqm
Storage	12.5sqm
Bathrooms	2

Ground



First



SECURE TENANTS OFFER

The following pages set out the council's offer to secure tenants, including your rights, entitlements, rehousing options and how the council will support you throughout the process of regeneration.

Key pledges

Should you be required to, or already moved home as part of the Ebury Bridge Estate, Westminster City Council can guarantee that:

- You will have a full right of return to the Ebury Bridge estate.
- You have a right to a new home on the Ebury Bridge estate.
- You will be offered a brand-new home, under the same tenancy terms you have now and your council rent will remain social rent level.
- We will provide you with a new home based on your needs.
- An independent advisor will be available to assist you.
- Reasonable costs associated with your move will be reimbursed by the council, such as removal costs, disconnection costs and redirection of mail.
- You will receive a statutory home loss payment of £7,800.
- You will have the option to move away from Ebury Bridge estate if you choose.
- The council will arrange extra support for vulnerable residents, such as help packing and transport to their new property.
- There will be new council homes for all existing council tenants.

You have a right to a new home on the Ebury Bridge estate

There will be new council homes for all existing tenants. You may need to move into another social home in Westminster for a temporary period and have the right to return to new social home when it is ready.

If you do not want to move into one of the new homes, you can move into another social home in Westminster.

If you need to move temporarily

If you need to move temporarily because your new home is not ready for you, we will make sure you have a suitable temporary home for the time you need it. We will help to find a temporary home that is as close as possible to your work, schools and family or friends, so that you do not have to change your life while you are living in your temporary home.

The council will remain your landlord

Your tenancy will not change, and you will have the same security of tenure you have now. For example, secure tenants will be offered another secure tenancy and flexible tenants will be offered another flexible tenancy. Your rights and the council's responsibilities remain the same.

You are entitled to £7,800 home loss payment for moving

If you have lived in your home for 12 months before you are moved you are entitled a statutory home loss payment, which is currently £7,800. This amount is decided annually by the government and may be higher at the time you move. Joint tenants receive one payment. You can spend your home loss payment as you wish. If you owe the Council money for rent or other costs, we will agree this amount with you, and this will be taken out of your home loss payment before you receive it.

The council will pay reasonable moving costs

This includes removal costs, redirection of mail, disconnection and reconnection of appliances and the refitting of curtains and carpets. In many cases the council will organise these services for tenants, so they will not need to make payments upfront themselves.

About the new home

The new home will be of the size that you need, which means it could be bigger or smaller than the current home. Before you move, we will carry out a Housing Needs Survey, and you will be able to consider your options and talk to an independent advisor. The council will carry out an assessment of who lives in your home, the new home needed and any specific needs you have.

If you need more bedrooms (because you are overcrowded), you can move into a home that is the right size for you.

If you need more bedrooms than you have now and are assessed as overcrowded, you will be able to move into a new home that is the right size for you and your family. If you need to move to a larger home, you will pay the council rent for that home.

Your new home will meet your disability or mobility needs.

We will make sure that if you need adaptations to your new home, these will be assessed and will be in place at the time you move in. All new homes will have step free access to front doors and building entrances.

More information is available in the **Tenants: Your Options** summary leaflet.



Scan the QR code to view or pick up a copy from the Ebury Bridge Regeneration Base.



HOW WE WILL SUPPORT YOUR MOVE

Council officers will support you throughout your move.

For example, we can organise removals, disconnect and reconnect washing machines and other appliances. Additional support will be provided to tenants based on their individual circumstances especially those who are older, vulnerable and those with disabilities.

WE WILL HELP YOU WITH:



Removals



Redirecting mail



Packing and
unpacking costs



Disconnecting
and reconnecting
appliances



Reconnecting
telephone, TV
and broadband



A Home Loss payment
when you move – this is
currently set at £7,800
for secure tenants

Moving made easy

All along the way dedicated rehousing officers will help you with your move. They will get to know you on a one-to-one basis and keep you informed of the process and next steps. They will help you visit your new home before you move in, will provide the support you need to move in on the day and will continue to support you after you have moved to check you are settled in.

SERVICE CHARGE

As a tenant you currently pay a service charge with your rent. Leaseholders also pay a service charge.

All the future development service charges will cover things like:

- The upkeep of communal areas such as cleaning and lighting
- Grounds maintenance
- Lift maintenance
- Caretaking services

As the project develops, we will talk to you about the services you want and need, those which we will be required to impose to secure the effective management of the Estate, what would be applicable to you, and to ensure the services you receive are value for money and affordable.

For those on low income or receiving benefits you may be eligible for support to pay your rent and service charge through housing benefit / Universal Credit.



TEMPORARY ACCOMMODATION TENANTS OFFER

The following pages set out the council’s offer to temporary accommodation tenants.

This section applies to Homeless Households, for which the Council has accepted a full housing duty under the Housing Act 1996 part 7 (as amended).

If you have been on the Housing Register for twelve months or more and live in a home on Ebury Bridge estate at the time of the Landlord Offer, you are eligible to vote.

If you have not secured a new permanent home by the time you will be required to move, you will be visited by a council officer and advised when you will need to move and given information about the process.

If you are within twelve months of being offered permanent social housing, you will be awarded extra priority to try and bring your move forward to help avoid you having to move twice in a short period.

Where this does not apply, you will be prioritised for alternative temporary accommodation, which could be in Westminster if they meet the criteria or in London.

Tenants Renting from a Private Landlord

If you have been on the Housing Register for twelve months or more and live on Ebury Bridge Estate at the time of the Landlord Offer is published, you are eligible to vote. Please contact Civica Election Services (see page 34) to register to vote before the ballot commences.

More information is available in the **Tenants: Your Options** summary leaflet.



Scan the QR code to view or pick up a copy from the Ebury Bridge Regeneration Base.



Tenants: Your options
Summary of the Policy for Tenants in Housing Renewal Areas 2019



RESIDENT LEASEHOLDERS OFFER

The following pages set out the council’s offer to leaseholders including your rights, entitlements, and compensation payment. If you are a resident leaseholder, we also cover the sale of your current home and your options for buying a new home, as well as the council support available to you.

Key pledges

Should you be required to, or have already moved home as part of the regeneration of Ebury Bridge, Westminster City Council can guarantee all resident leaseholders that:

- You will have a full right of return to the Ebury Bridge estate, as per your side letter.
- You will have the opportunity to buy one of the new homes with an equity loan or on a shared equity basis.
- The council will provide support for those who choose to move away.
- We will work with you to sell your home by agreement.
- You will receive a statutory home loss payment worth 10% of the market value of the property (capped at £78,000 as of October 2022).
- The council will provide a disturbance payment to cover all reasonable costs, including moving, equivalent stamp duty and legal fees.

As a resident leaseholder, you will receive the full market value of your home plus 10% home loss payment

You will receive the full market value of your home at the time it is sold to the Council and a home loss payment of 10% if you have lived in your home for 12 months at the time you have to move.

The home loss payment will be capped at a maximum level of £78,000. This amount is decided annually by the government and may be higher. Joint owners receive one payment.

Purchase by agreement

The council will instruct an independent qualified surveyor, who is a member of the Royal Institution of Chartered Surveyors (RICS) to prepare a valuation of your home. Typically, the council will start the process of buying back your property approximately 18 months before the redevelopment of your block begins or earlier in certain circumstances (see section ‘Flexibility of timing of buy’).



Flexibility of timing of buy backs

The council’s valuer will visit to inspect the property at a time to suit you and you will be contacted in advance. The valuer will take into account the internal condition and any internal improvements to the property such as new bathrooms and kitchens. You will then receive a written offer from the council. If you disagree with its valuation the council will reimburse you for the reasonable costs of appointing your own independent RICS valuer to get a second opinion. The council’s objective is to purchase your leasehold property by agreement where possible and will work with leaseholders to find a solution that is mutually acceptable. The council may pursue compulsory purchase powers to use as a fall back to ensure that the proposals can be delivered.

If you are non-resident leaseholder, you will receive the full market value of your home plus 7.5% basic loss payment

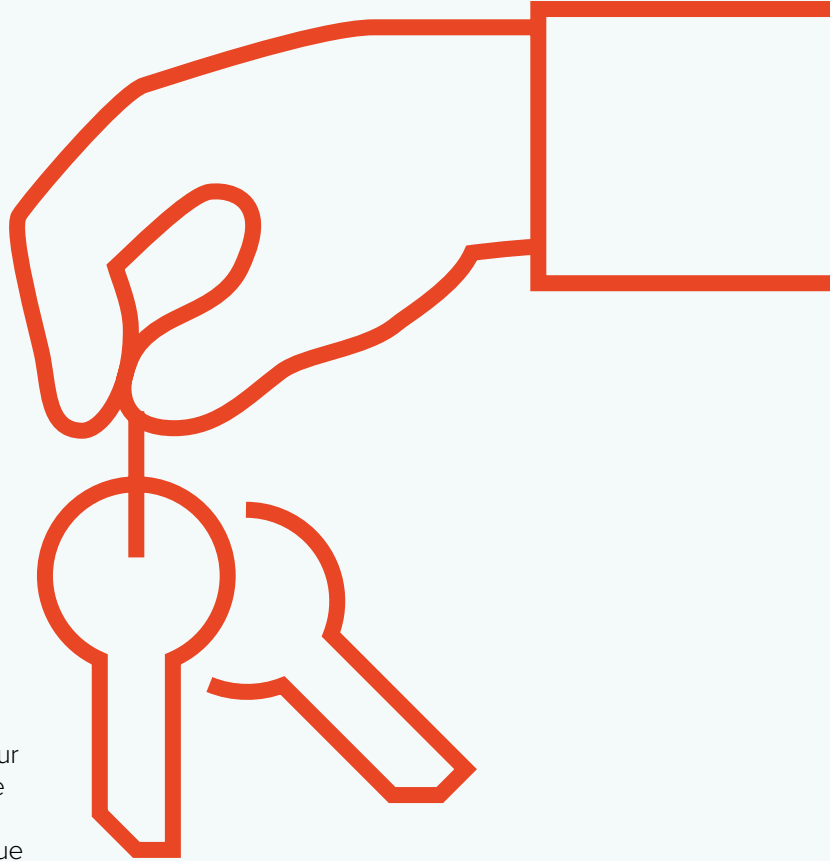
If you do not live in the property or have lived in your home for less than 12 months at the time you are required to move, you will be considered a non-resident leaseholder. If you agree to sell your property to the council, you will receive the full market value of your home at the time it is sold to the council.

You will also receive a basic loss payment of 7.5% of the full market value. Joint owners will receive one payment. You will be responsible for making arrangements for any tenants you may have in your property, and ensure your property is vacated by the time you sell your home to the council.

The basic loss payment will be capped at a maximum level, currently this is £75,000. This amount is decided annually by the government.

The valuation of your home will be carried out by a qualified independent surveyor

The valuation of your home will be carried out by an independent qualified surveyor who will take into account the local property market, the internal condition of your home and any improvements made. The valuation will reflect the value of the property before the impact of any regeneration work.



The council will pay your reasonable legal fees

The council will pay the legal fees for the sale of your property as well as the fees and costs of the purchase of a replacement home whether this is on the new estate or elsewhere. This will include Stamp Duty Land Tax, capped at the equivalent stamp duty value of the agreed purchase price of the property sold to the Council.

The council will pay your reasonable moving costs.

The council will reimburse you with the reasonable costs incurred as a result of moving.

The moving home payment will cover things like:

- Disconnecting and reconnecting appliances
- Redirecting mail
- Reconnecting telephone, TV and broadband
- Removal costs
- Packing/unpacking costs

You will receive independent advice on your rehousing options

Free independent advice and support will be available to help you decide on the best option you. The council may also pay for independent financial advice for leaseholders in some circumstances, such as advice about getting a new mortgage for example.

REHOUSING OPTIONS FOR RESIDENT LEASEHOLDERS

As a Resident Leaseholder there are a range of rehousing options to suit different needs.

There are five options for resident leaseholders that want to remain living in the regeneration area and one option for those that want to move away.

OPTION 1

Buy one of the new homes on a shared equity basis

The new properties will be of a higher value than residents leaseholders' current homes. As a resident leaseholder you will have the option of buying a newly built home of the same number of bedrooms through shared equity.

This will enable leaseholders to have similar housing costs to now: :

- Shared equity will be offered, when buying one of the new homes directly from the council.

The money you put into you new homes is the funds from the sale of your current home plus the full home loss payment. This means if you have a mortgage currently, another one of the same value will need to be raised or transported to the new property.

The council will make up the difference between the leaseholder's contribution and the market price of the new property. You will be the full legal owner if the property, and required to pay the full service charge.

There are no repayments required for the council's contribution, this would only be repaid once the property had been sold or transferred. If you sell or the property is transferred any increase or decrease in the value of the property is shared between yourself and the council, based on the percentage at the time you purchase the property. To safeguard the council contribution you will be asked to consent to a legal charge over the property to its value. Repayment will only be required on sale or transfer.

OPTION 2

Buy one of the new homes on a shared ownership basis

Shared ownership is different to buying with an equity loan or on a shared equity basis as you will only part own the property, rather than being the full legal owner and rent is paid on the proportion that is not owned.

You will need to be able to buy at least a 25% share of the new home, with or without a mortgage, and to be able to afford the rent, which is charged on the proportion that is not owned and is at a discounted rate. You will also be responsible for paying the full service charge for the property.

OPTION 3

Buy one of the new homes outright

You can buy one of the new homes outright if you want to and can afford to. There is no obligation on you to buy in this way, even if you can afford to. If you choose this, you can buy a property of any size.

Temporary housing when buying with Options 1, 2 and 3

There may be times when the new homes are not ready to move into straight away and you may have to move into temporary housing for a while. Where this is the case, the council will make you one reasonable offer of an assured shorthold tenancy, which is the sort of tenancy offered in the private rented sector.

The rent in the temporary housing will be up to your current housing costs, including mortgage payments and service charges, meaning there will not be an increase in housing costs. You will however be responsible for paying the Council Tax and utility bills which may be different to what you pay now. The temporary housing will be the same size as your current home.

OPTION 4

Buy another leasehold property in the local area

You may prefer to buy another property of the same value as your current home in the local area i.e., one that is not part of the redevelopment programme, if available.

Where this is possible, assistance will be provided from the council to help you find one. In some circumstances, the council may be able to sell you a property from its own vacant housing stock.

Support for leaseholders

If you want to talk to us further about the options available you can arrange a 1–1 appointment with our leasehold support team. Please contact us on **0800 011 3467** Or email: eburybridge@westminster.gov.uk

In exceptional circumstances we can discuss options for equity loans on properties outside of the estate.

OPTION 5

Become a social tenant in the housing renewal area

In some cases, you may be able to remain in the local area by becoming a social tenant. This option will only be offered in special circumstances, such as where none of the other home ownership options are suitable or where you want to become a tenant due to having health problems for example. Where it is agreed you would receive 75% of the market value of their property, rather than 100%. A social tenancy will be offered, depending on your income.

OPTION 6

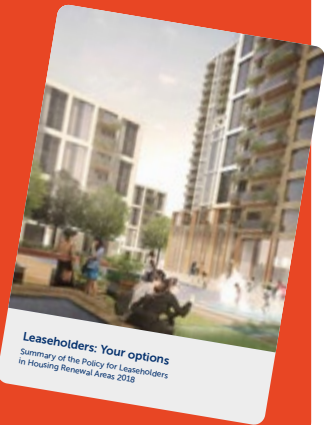
Receive help and support to move away from the Ebury Bridge estate

Practical help and support will be available for resident leaseholders, where needed, that want to move to another part of Westminster or elsewhere. This can include help to find a property or with the entire process of buying. The council may be able to sell you a property in Westminster from its own vacant housing stock.

More information is available in the **Leaseholders: Your options summary leaflet**.



Scan the QR code to view or pick up from the Ebury Bridge Regeneration Base.



THE BALLOT

The ballot will be run independently from Westminster City Council by Civica Election Services.

As the independent body, Civica Election Services has been appointed to ensure that the ballot is run securely, independently and in line with the Greater London Authority guidance.

Civica Election Services will post the ballot papers to residents, receive, and count the votes, verify that they have been cast legitimately and issue the result.

Your ballot paper will be posted 1st class on 20 January 2023, and you will have three weeks to cast your vote by 5pm on Thursday 16 February 2023.

You will be asked the following question on the ballot paper to which you can vote either yes or no:

Do you support the current proposals for the Regeneration of the Ebury Bridge Estate?

Contact details for further advice and guidance on any issues related to the ballot are provided on the next page.

If you have lost/spoiled your ballot paper and need a new one, or if you would like more information about voting, you can call Civica Election Services on **020 8889 9203** or email **support@cesvotes.com**. When calling please make sure you state you are a Ebury Bridge estate resident.



Who can vote?

The ballot must be open to all residents aged 16+ who live in Ebury Bridge estate who meet one or more of the following criteria:

- Council tenants, both individual and joint tenants, who are named on the tenancy agreement on or before 6 January 2023.
- Resident leaseholders named on the lease who have been living in Ebury Bridge estate as their only principal home for 12 months or more before 6 January 2023.
- Any resident who is a permanent resident in Ebury Bridge estate and who has been on the council's housing register for 12 months or more before 6 January 2023.

The Greater London Authority and the Mayor of London have set the rules of who is eligible to vote. This Landlord Offer was published on 6 January 2023.

The resident ballot will run
from Monday 23 January to 5pm
Thursday 16 February 2023



Different ways to vote



BY POST

Return your ballot paper in a pre-paid envelope.



TELEPHONE

Vote by telephone by calling the Freephone number on the ballot paper and using a unique code.



ONLINE

Vote online at www.cesvotes.com/eburybridge using a unique code on your ballot paper.

The results

There is no minimum turnout needed, a simple majority vote will determine the outcome of the ballot.

You will be informed by letter of the results by Civica Election Services one week after the ballot. The result will also be available from eburybridge.org.

What happens after the ballot

The regeneration will proceed under the current proposals if residents vote 'yes' in the Residents' Ballot. The council will also become eligible to apply for funding for the project from the Greater London Authority (GLA).

In the event of a 'no' vote, the council will need to look again at how the regeneration will be delivered. While new homes will still be built, the purpose of the ballot is to confirm that the Ebury Bridge community support the current proposals (as they stand).

For further advice and guidance on any issues related to the Ebury Bridge Estate regeneration programme, contact us on **0800 011 3467** or eburybridge@westminster.gov.uk.

THE TIMELINE

The timeline shows indicative dates for work on Ebury Bridge Estate following the outcome of the residents' ballot.

2021

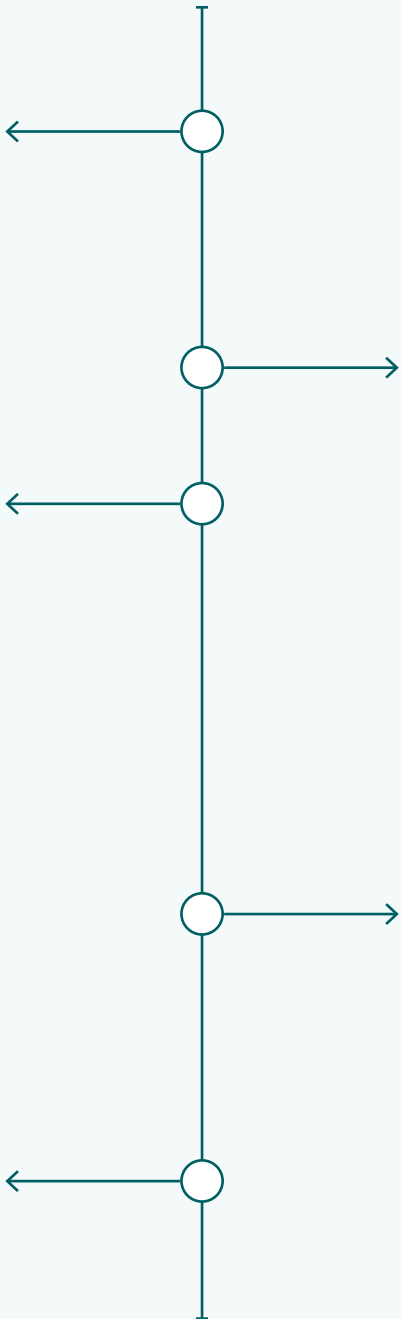
Planning approval plans for the regeneration of Ebury Bridge Estate which will see the creation of 781 homes.

2024

Phase 1 works complete, and residents move to their new homes.

2029

Expected completion date for Phase 3.



**WINTER
2022/23**

Resident Ballot.

2027

Expected completion date for Phase 2.



THE REGENERATION OF EBURY BRIDGE ESTATE

The regeneration of the Ebury Bridge estate will provide 781 new homes. We are expecting to deliver 370* social homes to help meet the housing demand in Westminster and 411* private homes.

The map below shows the residential blocks within Ebury Bridge estate including the blocks that have been demolished.

- 1

Bridge House
- 2

Pimlico House (demolished)
- 3

Mercer House (demolished)
- 4

Dalton House
- 5

Westbourne House
- 6

Rye House
- 7

Victoria House
- 8

Bucknill House
- 9

Wainwright House (demolished)
- 10

Wellesley House (demolished)
- 11

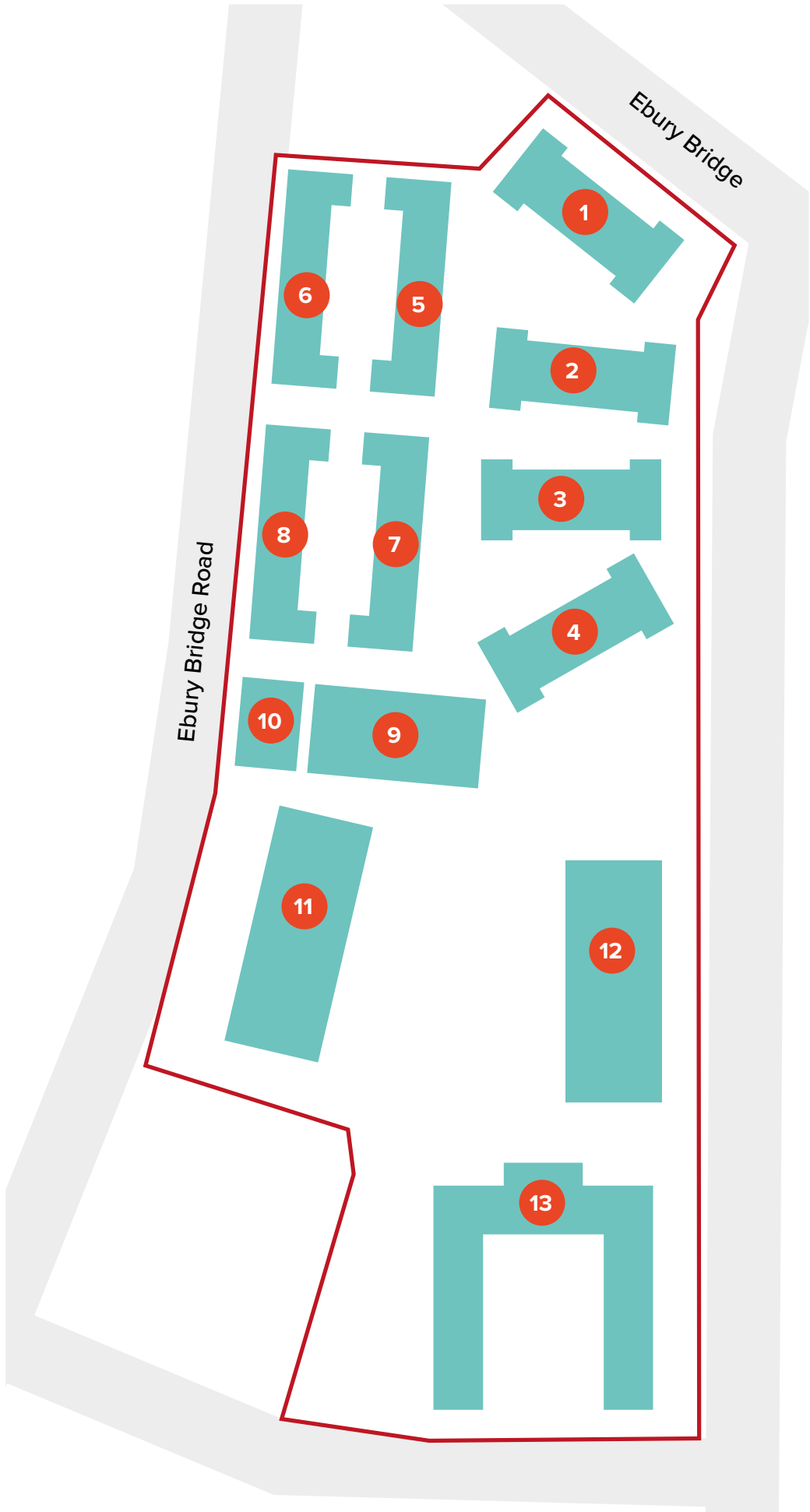
Edgson House (demolished)
- 12

Hillersdon House (demolished)
- 13

Doneraile House



*subject to minor planning amendment approval.



CONTACT DETAILS



Regeneration Base, 15 – 19 Ebury Bridge Road, London SW1W 8QX



Phone: 0800 011 3467



Email: eburybridge@westminster.gov.uk



You can also keep track of the latest news on the Ebury Bridge estate website at: eburybridge.org



Follow us on Facebook: facebook.com/EburyBridgeRenewal

Communities First provide free independent and confidential advice to tenants and leaseholders on the implications of regeneration plans on your estate. You can contact Louis on **0300 365 7150** or email **ebury@communitiesfirst.co.uk**



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If you have difficulty reading this document because of a disability or because English is not your first language, we can help you. Please call us on **0800 011 3467**.