

LOCAL LETTINGS PLAN CONSULTATION

EBURY BRIDGE ESTATE

This booklet provides information for a draft local lettings plan for new council homes for social rent on the Ebury Bridge Estate.

June 2024



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City of Westminster



About

The purpose of this booklet is to set out how new council homes for social rent will be allocated to eligible households following the redevelopment of the Ebury Bridge Estate Phase One. This is a summary of the proposal for consultation with the community prior to the council adopting the final Local Lettings Plan.

Background

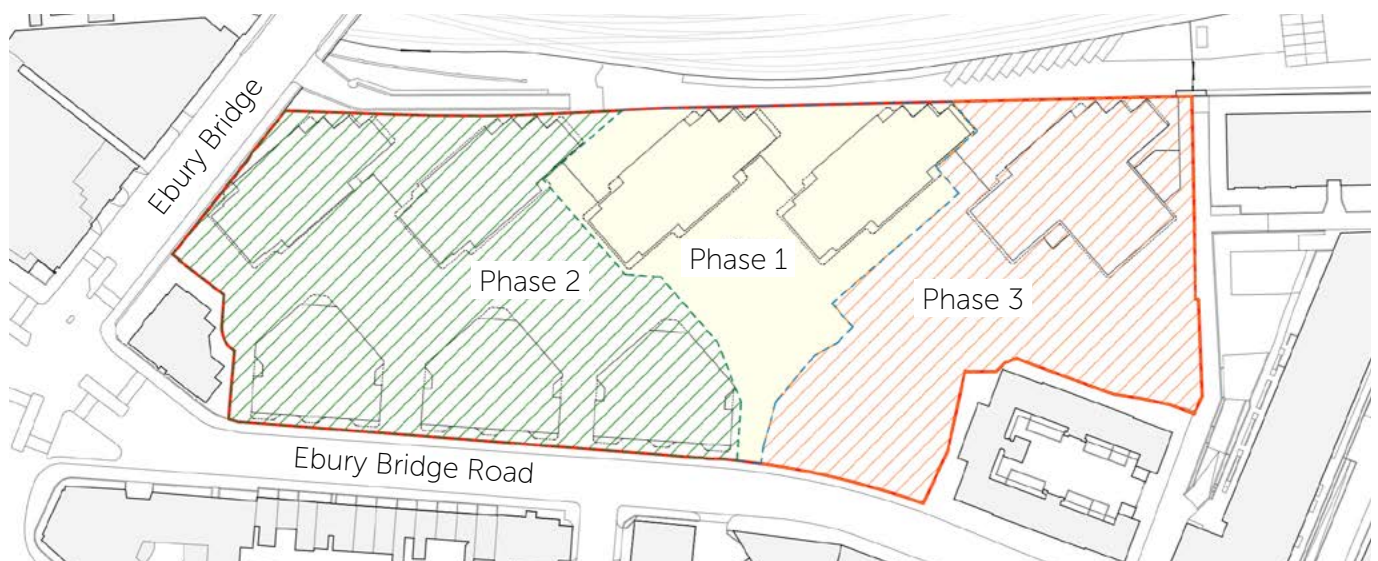
The redevelopment of the Ebury Bridge Estate will create 781 high-quality, energy efficient homes. The renewal plans will see the full redevelopment of the existing 1930s estate, and the scheme will feature a new community hub, nursery, public green squares and retail opportunities.

The Ebury Bridge Estate was identified as one of five key estates in need of significant investment in Westminster City Council's Housing Renewal Strategy 2010. Significant consultation has been undertaken with the community since 2017 prior to approval of a planning application for the comprehensive redevelopment in 2020.

Consultation on the Ebury Bridge Local Lettings Plan

The first phase of Ebury Bridge Estate is due to be completed in 2024, with phase 2 expected to be completed in 2027 and phase 3 in 2030. There will be a total of 370 social rented homes across the new estate, which includes the delivery of an additional 171 new social rented homes on the estate.

The new homes in future phases will be allocated through a new Local Lettings policy and residents will be consulted.



Local Letting Plans (LLP) set out who will be prioritised for the new social rented homes and we would like to know what you think about the LLP proposal for Ebury Bridge Estate. The consultation will run for four weeks from 27 June 2024 to 25 July 2024. You can complete the form attached, attend an in-person event or contact us by email or phone.

How homes are currently allocated

The law is clear about who should have priority for council housing and therefore homes are let according to our published Housing Allocation Scheme. This means that properties will be offered to eligible households from the council's waiting list according to those with the highest priority and who have waited the longest.

The council's Allocation Scheme also makes provision for some properties to be allocated based on a Local Lettings Plan (LLP), subject to resident consultation and council approval. A local lettings plan determines who has priority for available new homes within a specified area.

Why a local lettings plan for Ebury Bridge?

Ebury Bridge has been identified as a Renewal estate and therefore, under current policy, a Local Lettings Plan applies to the new social rented homes. The Local Lettings Plan is intended to facilitate the relocation of eligible households from the current Ebury Bridge Estate as well as those in the LLP area in line with the allocation scheme.

Most tenants of the Ebury Bridge Estate have moved away temporarily to enable the new homes to be built. The council has already made key commitments to council tenants about their 'Right to Return' to a new home on the estate since the outset of the redevelopment plans (see section: key commitments). Therefore, as part of the council's key commitments, tenants have a 'Right to Return' to a new home on the estate.

Some council tenants have continued to live on the estate during the last three years that it has taken to build the first phase of the new homes and also have a 'Right to Return' to a new home on the estate.

A small number of Temporary Accommodation households have also lived on Ebury Bridge over the past five years, are part of the community and will therefore also be eligible under the draft Local Lettings Plan.

The Local Lettings Plan ensures that existing council tenants on Ebury and council tenants who have moved away temporarily have first priority.

Key Commitments

The below commitments have been set out to existing council tenants of the Ebury Bridge Estate as part of the regeneration process:

- ✓ **A full right of return to the Ebury Bridge estate.**
- ✓ **A right to a new home on the Ebury Bridge estate.**
- ✓ **You will be offered 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.**
- ✓ **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.**

The area involved in the Local Lettings Plan

The areas affected by the Local Lettings Plan are listed below and includes households eligible for social housing at:



Existing residents who resided or still currently reside on the Ebury Bridge Estate

**1 Ebury Bridge Road
Chelysmore House**



After the homes are allocated for Phase One as set out in the proposed priorities, any remaining council homes will be allocated to those registered for social housing in line with the council's allocation scheme.

The Local Lettings Plan Proposal

First Priority:

Council tenants who had to move away from the estate or whose home is being demolished in future phases and have opted to return.

Why:

The council has always said that those returning to a new home would have the highest priority for the new council homes in line with our policy.

Second Priority:

Westminster tenants eligible for social housing living in the LLP area in line with the council's allocation scheme.

Why:

The LLP area has been defined to benefit those tenants eligible for social housing who have experienced disruption from building works.

Third Priority:

Anyone else in the LLP area registered for social housing in line with the Allocation Policy. This includes temporary accommodation households who have lived on the Ebury Bridge Estate for a minimum of five years.

Why:

This is within the council's allocation policy for those registered for social housing in the LLP area. We are also proposing that Temporary Accommodation households already registered for housing who have been part of the community for over five years should be included in this priority. They have been disrupted by the building works and should also benefit from the new homes.

Fourth Priority:

Applicants on the council's waiting lists. Homes will be allocated in line with the Council's Allocations policy.



Exceptions to these proposed priorities

The only exceptions to these priorities are:

Wheelchair adapted properties will be let in line with the Allocation Scheme and offered to those who have waited the longest for this type of home.

Why:

These homes are in such short supply and need to be offered to those that have been waiting the longest for this type of property.

Once returning tenants are rehoused (under the first priority), the Director of Housing Needs might in exceptional circumstances decide to offer properties to households if they had an urgent need to move.

Why:

There are circumstances where the council needs to rehouse residents urgently. Examples include – fleeing violence, health & safety issues, emergencies requiring immediate rehousing.

Tell us what you think

Please let us know your views of the proposed Local Lettings Plan for the Ebury Bridge Estate by **25 July 2024**.

Please complete the feedback form on the page opposite which you can post back to us using the enclosed Freepost envelope at:
FREE POST, Floor 13, Westminster City Hall, SW1E 6QP

Alternatively, you can provide your comments and feedback by emailing us at **eburybridge@westminster.gov.uk** or by calling **0800 011 3467**.

We will also be running the following events in person:

Monday 1 July, 4pm to 7.30pm
Monday 8 July, 10am to 1pm
Saturday 13 July, 11am to 2pm
Tuesday 16 July, 3pm to 6pm

All drop-ins will take place at:

Ebury Edge Community Hall,
43 Ebury Bridge Rd, London SW1W 8DX

For independent advice and support you can speak to your Independent Resident Advisor, Louis from Communities First on **0300 365 7150** or email **ebury@communitiesfirst.uk.com**

You can view this booklet and keep track of the latest news on our website **eburybridge.org**



Feedback Form

Feedback on the Local Lettings Plan for the new social rented homes on Ebury Bridge estate.

Contact Details (optional)

Name

Address

Postcode

Telephone

Mobile

1 Overall what do you think of the proposal for letting the new council homes on Ebury Bridge estate?

2 What are your views on the priority for allocating the new council homes on Ebury Bridge?

3 What are your views on the exceptions in allocating the council homes on Ebury Bridge?

4 Any other comments?

Please return by **25 July 2024**

FREE POST
Floor 13, Westminster City Hall
SW1E 6QP

Or email [**Eburybridge@westminster.gov.uk**](mailto:Eburybridge@westminster.gov.uk)



City of Westminster