

Ebury Bridge News

January 2018 | Issue 10



In This Edition:

- Change for Ebury Bridge
- Supporting you through the process
- Regeneration Estate Visit
- Testing Redevelopment Viability
- Upcoming Engagement Activities
- Project Timeline
- Social Housing is Affordable Housing
- Community Noticeboard
- Be part of Ebury News

Since the last edition:

- Community Christmas Event
- A programme of engagement for January and February confirmed
- The Project Team begin work to test viability
- Work started on bringing Unit 15 – 19 back into use
- The Project Team continues to work with the Community Futures Group



The Scale of Change for Ebury Bridge

Over the past four months our design team, in partnership with Ebury residents and businesses, has explored the options for a renewal project which meets the needs of residents and provides more affordable homes.

We asked our design team to to examine different possibilities, ranging from the full refurbishment of every property on the estate, to the complete redevelopment of the estate. This was to outline which options were achievable. We now know that whichever option is agreed, it will involve residents having to move out of their homes for a period of time.

The work undertaken by our design team is continuing and this research will help both residents and Ebury residents to come together to make the right decision on a renewal project that can be delivered. We also want to keep the Ebury Bridge community together so any potential redevelopment work would be carried out in stages to minimise disruption whilst your new

high quality, energy efficient homes are being built. Last year we began to share our testing process with you and the initial assessment against potential options. This research is summarised on the following pages.

We acknowledge that the uncertainty felt by residents whose homes were not part of the original redevelopment scheme. Please be assured that this is a long term project, over a number of years, and we will support you throughout any redevelopment and involve you at every stage.

If you have any concerns, please contact the engagement team on 0800 0113 467 or drop in at 1 Wainwright House Monday to Friday (late night sessions until 7.30pm on Wednesday)

We will continue to involve you in the renewal process and would like to invite all residents to a workshop on Thursday 25th and Saturday 27th January 2018 where we would like to talk to you more about what this could mean for the estate.

Additional Help is Available

In addition to your onsite Community Engagement Team, based at Wainwright House, there are a number of different services you can access for additional support throughout the regeneration process. We are working with a number of departments and agencies to ensure they are fully up to date with Ebury, allowing them to support you and help you engage in the process to ensure that your voice is heard and your needs can be met through the proposed regeneration.

If you require additional help to access these services, or if you know of a neighbour, family member or close friend living on Ebury who would benefit from these services, please get in touch with the Community Engagement Team on **0800 0113 467**.

Westminster Community Homes (WCH) provide free advice to leaseholders wishing to know what their options might be in a regeneration scheme. Contact

Anton Robinson on **0207 641 4372** or **wcheburybridge@westminster.gov.uk**

First Call Housing provide free independence advice to residents wishing to know what their options might be in a regeneration scheme. First Call can support you independently of the Council.

Contact Louis Blair on **0300 365 7150** or **ebury@first-call-housing.com**.

Renewal Options Viability Modelling

The previous renewal scheme at Ebury Bridge, which planned to retain some of the existing blocks, did not attract a construction partner. It is vital that any scheme we put forward is deliverable and attracts a delivery partner.

Westminster City Council (WCC) has already committed significant investment

in the delivery of the Ebury Bridge renewal scheme to date. This has included the cost of buying back leasehold properties, relocation of council tenants and initial site survey /preparation work. Further investment will also be made through a grant for the delivery of additional affordable home provision.

WCC will remain the freeholder of the Ebury Bridge estate. Any construction partner will pay for the right to build out and sell housing. We have modelled each option in a viability test. The following table summarises the results:

Key:  Does not meet criteria  Meets criteria

SCENARIO 1 – All existing buildings are retained and refurbished	
 Significant additional costs to WCC	 Requirement for planning permission unlikely
 No new housing provided and therefore no increase in affordable housing	
 No ability to improve community infrastructure on the estate	 Limited Improvements to the quality of the build form, building performance and a reduction in running costs
 Temporary relocation of residents during the refurbishment process required	
 Leaseholders required to make a significant contribution to refurbishment costs	
SCENARIO 2 – The previously consented scheme	
 Significant additional costs to WCC	 Planning permission in place
 Unable to attract a construction partner	
 Construction presents significant logistical challenges	 Provides a net gain of 99 new homes
 Limited ability to improve community infrastructure on the estate	
 Limited improvements to the quality of the built form, building performance and a reduction in running costs	
 Temporary relocation of residents in retained blocks during the refurbishment process required	
 Leaseholders in retained blocks required to make a significant contribution to refurbishment costs	
 Leaseholders in retained blocks required to make a significant contribution to refurbishment costs	 18% increase in affordable homes
 Leaseholders in retained blocks required to make a significant contribution to refurbishment costs	
SCENARIO 3 – The previously consented scheme - with increased density	
 Unlikely to obtain planning permission	 Meets financial viability test
 Construction presents significant logistical challenges	
 Limited ability to improve community infrastructure on the estate	 Provides a net gain of 620 new homes
 Limited improvements to the quality of the build form, building performance and a reduction in running costs	
 Limited improvements to the quality of the build form, building performance and a reduction in running costs	 141% increase in affordable homes

SCENARIO 4 – Retaining Rye, Bucknill, Victoria and Westbourne Houses only – 843 homes in total

✗ Unlikely to obtain planning permission	✓ Meets financial viability test
✗ Construction presents significant logistical challenges	✓ Provides a net gain of 507 new homes
✗ Limited ability to improve community infrastructure on the estate	✓ 144% increase in affordable homes
✗ Limited improvements to the quality of the built form, building performance and a reduction in home running costs	✓ Minimises disruption to retail units
✗ No ability to improve retail offer	
✗ Temporary relocation of residents in retained blocks during the refurbishment process	
✗ Leaseholders in retained blocks required to make a significant contribution to refurbishment costs	

SCENARIO 5 – Retaining Doneraile House Only - 879 new homes in total

✗ Unlikely to obtain planning permission	✓ Just meets financial viability measures
✗ Relocation of most of the estate residents	✓ Provides a net gain of 694 new homes
✗ Temporary relocation of residents in retained blocks during the refurbishment process	✓ 158% increase in affordable homes
✗ Leaseholders in Doneraile required to make a significant contribution to refurbishment costs	✓ Ability to improve the majority of community infrastructure on the estate
	✓ Partial improvements to the quality of the built form, building performance and a reduction in home running costs

SCENARIO 6 – 650 new homes including the re provision of all existing homes

✗ Significant additional costs to WCC	✓ Securing planning permission possible
✗ Relocation of all estate residents	✓ Provides a net gain of 314 new homes
	✓ 67% increase in affordable homes
	✓ Improvements to the quality of the build form, building performance and a reduction in running costs
	✓ Improved community infrastructure on the estate

SCENARIO 7 – 750 new homes including the re provision of all existing homes

✗ Relocation of all estate residents	✓ Financially viable
	✓ Securing planning permission likely
	✓ Provides a net gain of 414 new homes
	✓ 89% increase in affordable homes
	✓ Ability to improve all the community infrastructure on the estate
	✓ Complete improvements to the quality of the built form, building performance and a reduction in home running costs

SCENARIO 8 – All existing buildings reprovided with 800 new homes

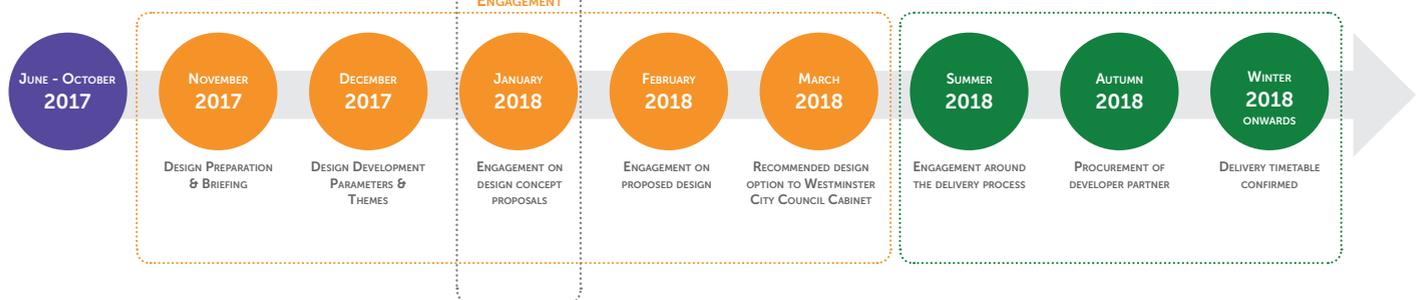
✗ Unlikely to obtain planning permission	✓ Financially viable
	✓ Provides a net gain of 464 new homes
	✓ 100% increase in affordable homes
✗ Relocation of all estate residents	✓ Ability to improve all the community infrastructure on the estate
	✓ Complete improvements to the quality of the built form, building performance and a reduction in home running costs

Project timeline

LISTEN & ENGAGE

WE ARE
HERE
DESIGN
ENGAGEMENT

NEXT STEPS



Upcoming engagement activities

Saturday 20th January 2018 Estate Regeneration Tour

Join the Design Team on a visit to another estate where regeneration has taken place.

Thursday 25th and Saturday 27th January 2018

Community Drop-in Session – Concepts for a new scheme

This is your chance to come and view the early design concepts for a renewed Ebury Bridge Estate, and have your say.

Monday 29th January 2018 to Friday 2nd February 2018

Community Display – Concepts for a new scheme

The information shared at the Community Drop-in session, will be available for a week, offering residents and other community stakeholders another opportunity to review and provide feedback on the concepts being put forward for a future scheme.

Thursday 22nd February 2018 and Saturday 24th February 2018

Preferred Concept Presentation

The Design Team will present the preferred concept that will be taken forward for a new scheme, followed by a questions and answers session.

Monday 26th February 2018 to Friday 2nd March 2018

Preferred Concept Display

The information shared at the Preferred Concept Presentation, will be available for a week, offering residents and other community stakeholders another opportunity to review and provide feedback on the options being presented for the estate.

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 or call **0800 011 3467**

Take the Tour



Join the Design Team on a visit to another estate where regeneration has taken place. Join the Design Team on a visit to another estate where regeneration has taken place. Join the Design Team on a visit to another estate where regeneration has taken place. Join the Design Team on a visit to another estate where regeneration has taken place. Join the Design Team on a visit to another estate where regeneration has taken place.

Regeneration Estate Visit

Join the Design Team on a tour of Peabody's St John's Hill regeneration project in Clapham. The trip will be a chance to meet residents of St John's Hill, learn from their experience and see first-hand a regeneration project as it takes shape.

If you would like to take this opportunity to take part in the tour please book your seat as transport will be provided:

Saturday 20th January 2018 – Pick up: 9.30am / Drop off: 1pm

To book your place, please pop in to the Community Engagement Centre, or contact the team on **0800 0113 467** or eburybridge@westminster.gov.uk.

If you are interested in attending, but require additional assistance or support to take part, please let us know.

Social housing is affordable housing

A key function of social housing is to provide accommodation that is affordable to people on low incomes. Limits to rent increases set by law mean that rents are kept affordable.

We are aware that there are still misconceptions about the rent levels when residents return to the estate, following any redevelopment. We have pledged to keep all council tenants on the same social rent levels and Ebury Bridge will remain a council estate.

As part of the Right to Return pledge made by the Council, is the promise to keep existing residents of Ebury Bridge Estate on a social rent if you return to the

estate. No matter what option is taken forward for Ebury, secure tenants can be safe in the knowledge that their rent will remain at social rent levels in the future.

Whilst creating more affordable housing in the borough is a key aim of the Council, so is keeping existing secure tenants on social rent levels, thus allowing the existing community of Ebury to remain together and evolve into the future community of Ebury.

Community Engagement Centre Noticeboard

Sessions are held at the Community Engagement Centre, 1 Wainwright House. You do not need to make an appointment, just drop-in during the time specified.

**First Call
Independent
Advice Surgeries**
Every Monday
2-4pm

**Housing Advice
Surgeries**
Every Tuesday
2-4pm
Thursday
10am-Midday

**Employment
Advice Surgeries**
Wednesday
2-4pm

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

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

Westminster City Council | westminster.gov.uk

