

EBURY BRIDGE

NEWS



BRINGING YOU THE LATEST NEWS FROM THE NEIGHBOURHOOD OF EBURY BRIDGE



The new temporary community space – Ebury Edge

2020 TO SEE EBURY PROJECT KICK IT UP A NOTCH

Happy New Year from the Ebury Bridge Regeneration Team! While 2019 was a busy year, 2020 is proving to be even busier in the life of the Ebury Bridge Estate.

In the coming weeks, work across the Phase 1 blocks will begin, making way for new homes to be built from next year. We remain on hand to keep you informed and supported along the way.

EBURY EDGE ARRIVING IN TIME FOR SUMMER SUN

Works starting on the exciting new community space – Ebury Edge – in the footprint of the former Edgson House. The space will be a new destination for you and your family to enjoy with shops, workspaces, a new community centre, gardening club, and a community café in place for around five years. Construction is due to begin over the coming weeks, with the site fully open in Summer 2020. See eburyedge.com for the latest updates. You can also register your interest in renting some of the new business space, or if you have an idea for how the community hall could work.

LEADERSHIP CHANGES



Cllr Rachael Robathan has been selected as the new Leader of Westminster City Council. In her role as Cabinet Member for Regeneration, Cllr

Robathan has been the biggest advocate of the Ebury Bridge project and only recently switched on the Ebury Christmas Lights.

Whilst Rachael will continue to be involved with Ebury Bridge, we'd like to welcome new Cabinet Member Cllr Melvyn Caplan to the project. A big thank you to Rachael!

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What the new Ebury homes could look like

DELIVERING NEW HIGH QUALITY HOMES AT EBURY

When building the new homes, we want to make sure we create the best, well designed spaces possible. Whether it's private, outdoor spaces to enjoy a family meal (weather permitting), more natural light in sitting rooms, reduction in outside noise or cheaper energy bills, we're putting these in place.

We've been studying existing homes over the past few months to show you a comparison with the new homes. We've summarised the key benefits existing families will enjoy in their new home on the Ebury Bridge Estate.



New spaces for your family to enjoy

We've designed new homes to make the most of the living space, while ensuring we meet all planning rules set by the Government and the Mayor of London.

The new homes will be well designed and will:

- ▶ Have ceilings at least 2.6m high
- ▶ Comply with modern space standards
- ▶ Have significantly more liveable space (except two-bed homes designed for four people who may experience a slight reduction)
- ▶ Have more and better storage space
- ▶ Have private and shared outdoor space

Existing homes: Only two thirds of existing homes would comply with modern space standards. They have ceilings less than 2.6m. They also have no private outdoor space.



Brighter rooms with more views

Around 95% of new homes during the first phase will have dual aspect living rooms (where a wall has windows on two different walls, allowing for two different views). In addition, we want all new homes to have a minimum window-to-wall ratio of 30%, which means a window would take almost a third of the space on a wall. This means families can enjoy much more natural light and more views of London.

Our study found that only a quarter of existing homes were dual aspect. In addition, the window-to-wall ratio was between 15% and 27%.



Better insulation will mean quieter homes and cheaper bills

The new homes will have high quality insulation which will allow homes to retain much more heat in the winter, providing an opportunity to save money on energy bills. This has the added benefit of blocking out more noise from outside and between homes, which will mean a more tranquil place to call home.

TEMPORARY WORKS

Over the coming weeks, we'll start working with a company to find out if an innovative energy system – called an Open Loop Ground Source Heat Pump – could provide heat, hot water, and cooling at the new estate. This will involve boreholes deep into the ground to test if the hot water can be used to provide cleaner energy. We expect between 2–4 holes to be needed. We will confirm dates and locations next month. Separately, utility works will take place on Ebury Bridge Road over the coming weeks. This may lead to traffic disruption, so please allow more time for your journey. We will ensure disruption is minimised as much as possible.

ENSURING RESIDENTS' SAFETY AS EMPTY BLOCKS LEVELLED

Over the coming weeks, work will begin on levelling some of the empty blocks on the estate, so we can make space for the new estate.

This is the next big milestone the project has reached. The safety of our residents remains very important to us, so we'll first place hoarding and lights around the buildings with a secure perimeter.

We'll then start safely removing and disposing larger items such as boilers, before stripping the rest of the inside. If you have any questions, get in touch with our details at the back of this newsletter.

NEW PARTNERS TO HELP DELIVER THE NEW EBURY

To help ensure the new Ebury Bridge Estate is the best quality, we'll start testing potential delivery partners on their ability to build a top-class estate across all planned phases.

We're also looking to appoint a housing manager for the new homes. We want to ensure value for money, while not compromising on excellent service.

POLICE DROP IN AT THE REGENERATION BASE

The next local police drop in session takes place at 13 February, 2–3pm at the Regeneration Base. Pop in and discuss any local anti-social behaviour or neighbourhood issues.

DELIVERING PHASE 2 QUICKER

We've been looking at ways to deliver new homes faster and reduce the overall time that building work would take place. We're doing this following the recent exhibition, where residents and neighbours told us to speed up Ebury Bridge Estate's renewal where possible. This would reduce disruption and help residents return to a permanent place to call home quicker than expected.



We want to speed up delivering the new estate, so more people have a permanent place to call home quicker

We've listened, and we've begun conversations with residents of Rye, Westbourne, Bridge and Pimlico Houses to see if there's interest in moving earlier to enable this work to take place.

By starting work at the North of the estate we can deliver over 100 new homes around a year earlier than anticipated.

We'll continue to provide bespoke support for tenants and leaseholders to identify appropriate alternative accommodation, either in Westminster or elsewhere on the estate.

This change to the programme may mean two home moves. We have a range of housing options available and are committed to fully supporting you through the journey to your permanent new home.

What happens next?

For you to talk through your options, we are holding a session for residents of these blocks in the Regeneration Base in mid-February. The team will continue to be on hand to help all households at each step of the journey.

Westminster City Council is pleased to announce that Ebury Bridge Estate has earned

£1,500

for fantastic efforts increasing recycling.

Residents have until Sunday 2 February 2020 to vote for their preferred reward.

Options include:

- An opening event for the community at the Ebury Edge
- A resident food celebration in the new community hall/café
- A gardening project at Ebury Edge
- An Easter children's activity
- Display stands/boards for community information at Ebury Edge

Vote online: westminster.gov.uk/init-towinit or cast your vote in person at the Regeneration Base



CONTACT US

Please get in touch at
Regeneration Base,
15-19 Ebury Bridge Road,
London SW1W 8QX

Hours

Monday to Friday
10am to 4pm,
Wednesday
5pm to 7pm
or make an appointment
at a time that suits you

Phone

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Email

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

Ebury Edge community space:
eburyedge.com

Follow us on Facebook:

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Westminster City Council
westminster.gov.uk

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