

# WESTMINSTER CITY COUNCIL

## STATEMENT OF DECISION

### SUBJECT: EBURY BRIDGE: ESTATE RENEWAL

Notice is hereby given that Cabinet have made the following executive decision on the above mentioned subject for the reasons set out below.

#### Summary of Decision

1. Cabinet agreed to:
  - 1.1 Take forward Scenario 7 as the preferred development scenario.
  - 1.2 Concluded the Outline Business Case (Part 1).
  - 1.3 Agreed to extend the re-development boundary to the area needed by the preferred scenario. Please note this land is held freehold by the Council.
  - 1.4 Authorised Officers to enter into voluntary negotiations with residents and retailers to acquire all interests in scenario 7 by agreement at open market value together with compensation commensurate with that payable under compulsory purchase provisions.
  - 1.5 Agreed to extend rehousing commitments to both tenants and leaseholders contained in new development boundary.
  - 1.6 Authorised determination/future agreement of commercial leases in line with retail strategy.
  - 1.7 Agreed to voids no longer being let on residential secure tenancies.
  - 1.8 Authorised tender and commencement of enabling and demolition works including initial demolition notices on void properties to de-risk unknowns and accelerate a start on site in dialogue with Community Future Group (CFG).
  - 1.9 Authorised the implementation of a Meanwhile Use strategy in partnership with the CFG for temporary uses on cleared areas.
  - 1.10 Agreed for a Cabinet Member decision in October 2018 to select a preferred delivery route that will be supported by the Outline Business Case (Part 2).
  - 1.11 Agreed to the need for external procurement, property and legal advice associated with the delivery of the overall project.

## Reasons for Decision

1. The Ebury Bridge Estate is one of the five priority estates identified in the Council's Housing Renewal Strategy (2010) as needing significant improvement and investment. In line with the Council's City for All objectives, the overarching objective of regenerating Ebury Bridge Estate is to create a comprehensive renewal that brings about physical, economic and sustainable change that creates additional homes and improves the lives of residents, businesses and visitors alike.
2. Scenario 7 is viewed as the preferred approach following the extensive resident consultation. It brings about the most beneficial changes when judged against the developed scenario assessment (see summary matrix at Appendix C). This assessment incorporates an evaluation of Viability, Desirability and Deliverability across the eight scenarios and is supported by:
  - The wide-ranging consultation process with residents and businesses;
  - Soft Market testing within the development market,;
  - The feasibility work completed by the Council led design team and the review; of the five cases within the Outline Business Case (Part 1).
3. Scenario 7 provides a compelling case in the public interest for regeneration after a period of resident consultation including a 6 week consultation on the preferred scenario. This scenario will involve comprehensive estate renewal through the creation of 750 homes, including 342 affordable homes, community facilities, retail accommodation and improved public realm, subject to planning. Further design work will involve further consultation with residents and the wider community.

**Stuart Love, Chief Executive,  
Westminster City Hall,  
64 Victoria Street  
LONDON SW1E 6QP**

**Publication Date:** 09 July 2018

**Implementation Date:** 17 July 2018, at 5pm, subject to call-in

**Reference:** Cabinet/1/2018