

My Ebury

Appendix A - Shaping the preferred scenario

June 2018



Welcome

Westminster is an exciting city, home to strong, diverse communities. Our vision for housing is about people and families having the opportunity to make a life in Westminster and not having to leave as their families grow. We want more homes to strengthen our vibrant mixed local communities.

The ambition and opportunity at Ebury Bridge is tremendously exciting. In recommending a preferred scenario we have reached an important milestone in the project. It is, however, important to remember that this is just another step in the journey. Following the six week consultation on the preferred scenario a report will be presented to Westminster City Council Cabinet for approval. If granted, the Council will then engage with residents to work up the detail on this option.

I am pleased that so many Ebury Bridge residents have engaged in the project so far. Your ideas and aspirations will continue to shape proposals as they develop.

I would also like to take this opportunity to thank the members of the Ebury Bridge Community Futures Group for their important contribution. They have played a key role in ensuring the views of the Ebury Bridge community are heard at all stages throughout the engagement process.

We now want to hear your views on the proposed scale of change and what it means to you. Westminster City Council remains committed to delivering an exemplary scheme at Ebury Bridge that meets the needs of the community now and in the future; delivering affordable homes, new community facilities and public spaces for all.

We look forward to engaging with you in the coming months.
Yours faithfully



Councillor Rachael Robathan
Cabinet Member for Finance, Property and Regeneration



The opportunity

The vision for Ebury Bridge is to set a new national example in estate regeneration. This renewal project is an opportunity to set an uncompromisingly high standard in the quality of design, build and community facilities. Situated in the heart of London, we want Ebury Bridge to be a model for mixed tenure developments – a place which Ebury Bridge residents are proud to call home.

In June 2017, Westminster City Council made a commitment to residents that any new proposals put forward would be able to attract a delivery partner and could be delivered. We recruited an industry leading design team, Arup, to analyse the estate and work up proposals and explore the various options for a renewed Ebury Bridge.

Collaboration

Over the past ten months we have been talking to Ebury Bridge residents about their aspirations for the future of the estate. We looked in detail at why the previous scheme could not progress and asked residents what their priorities are for any new scheme. Residents received information about how a scheme could be delivered and the costs involved. We tested the socio economic benefits, equalities impact and held over 496 personal interactions with residents on what they wanted to see.

Throughout the engagement process we have strived to ensure all residents have a full understanding of what would be involved in any option that involved refurbishment, redevelopment, new build or a combination of these approaches. All options have been tested with the market to ensure that the preferred scenario is deliverable. We have spoken with potential delivery partners about what we are trying to achieve.

This ongoing engagement and analysis of your feedback has now given us a clear picture on the way forward to meet the needs of existing residents and the ambitions of Westminster City Council.

The preferred scenario

This report sets out how we have worked with the community in selecting the preferred scenario, how we have tested this with potential delivery partners and how we intend to consult on this scenario and the next steps. We will share what this means to you and the support we will provide at every stage of the journey.

Over the next six weeks, the comments from residents of the estate, your representatives on the Ebury Bridge Community Futures Group and the feedback from potential delivery partners will be compiled into an engagement report. This document will be included in the Cabinet Report that will recommend a scenario to take forward as a renewal option.



Ebury Residents visit an exemplar regeneration project

Project objectives

In July 2017 the Council set out its aims and objectives in meeting the vision for the estate.

Vision

- Westminster City Council is committed to the renewal of the Ebury Bridge Estate
- In line with the Leader's City for All 2017/18 priorities, the Council aims to provide more affordable housing and bring about long-term physical, economic and social sustainability of the area
- The Council's ambition is to work with Ebury Bridge residents to create a high quality neighbourhood that offers an attractive mix of homes, shops and open spaces

Project aims & objectives

- Deliver more affordable housing and create a sustainable mixed community
- Improve the public spaces and provide new community facilities
- Work with residents and businesses in a meaningful and transparent way to put forward the best proposal for Ebury Bridge
- Set the standard for estate renewal with high quality design throughout all tenure types
- Put forward most desirable, deliverable and viable option

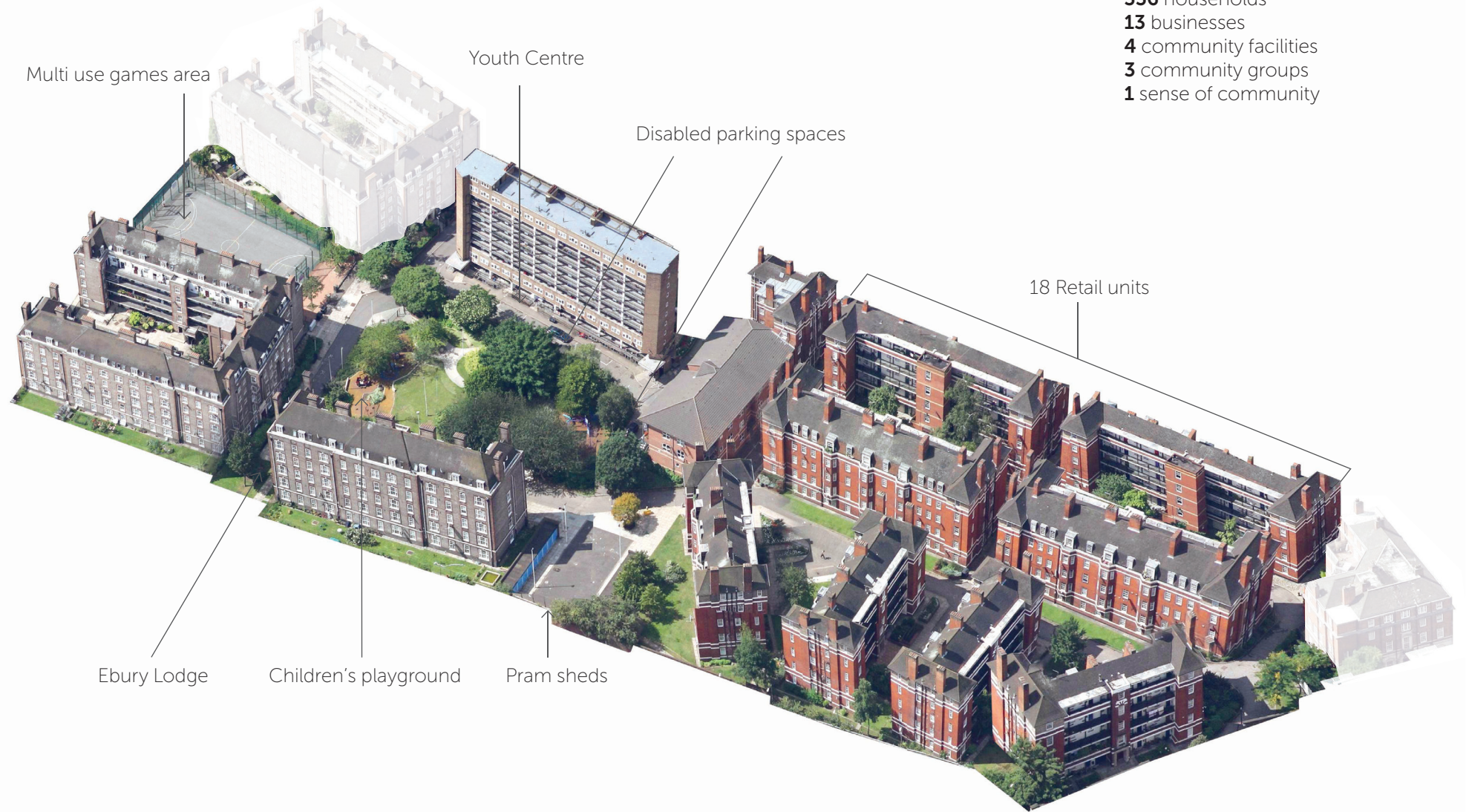
Key pledges

To underpin the project the council issued a set of commitments should a scenario involving redevelopment be progressed:

- **A right of return for residents is guaranteed for all secure tenants* and resident leaseholders.**
- **There will be a full replacement of all council homes.**
- **In addition, 35% of any new homes provided will be affordable for social and intermediate rent.**
- **Addressing overcrowding is a top priority.**
- **Good local shopping that serves local communities is central to any scheme.**
- **Ebury Bridge will remain a Council-owned estate.**
- **Residents will be at the heart of developing a viable new scheme**

*Secure tenants will return to the estate on a social rent

The Estate



Ebury Bridge Estate

- 13** blocks
- 336** households
- 13** businesses
- 4** community facilities
- 3** community groups
- 1** sense of community

The eight scenarios

To explore thoroughly the way forward for the future of Ebury Bridge we developed a long list of scenarios. These range from full refurbishment through to full redevelopment and a number of hybrid options. For each scenario, we went through a methodical assessment and involved both the Community Futures Group and estate residents at each stage of this testing.



Residents exploring the way forward for Ebury Bridge

Scenario 1: Complete refurbishment – no new build.

Scenario 2: The Consented Scheme (part refurbishment / part demolition & new build). Full refurbishment of Doneraile, Rye, Victoria, Westbourne and Bucknill Houses.

Scenario 3: Consented Scheme Plus (this is the same as Scenario 2, part refurbishment, part demolition & increased numbers of new build homes). Full refurbishment of Doneraile, Rye, Victoria, Westbourne and Bucknill Houses.

Scenario 4: Part refurbishment / part demolition & new build. Full refurbishment of Rye, Victoria, Westbourne and Bucknill Houses.

Scenario 5: Part refurbishment / part demolition & new build. Full refurbishment of Doneraile House.

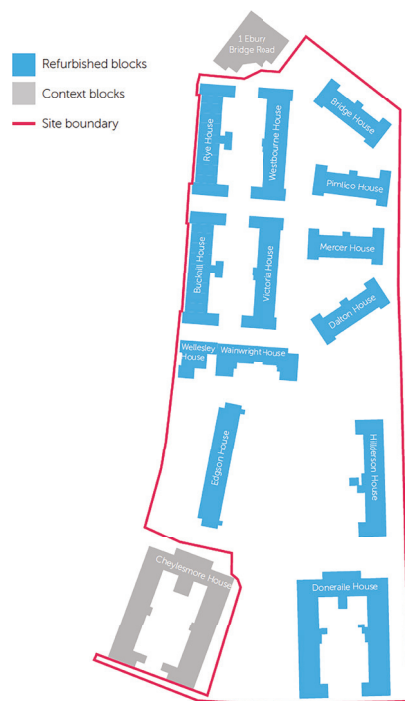
Scenario 6: Complete demolition of the whole estate & new build –increased density to around 650 new homes. Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner). Decanting, demolition and reprovision of all blocks.

Scenario 7: Complete demolition of the whole estate & new build. Around 750 new homes. Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner). Decanting, demolition and reprovision of all blocks.

Scenario 8: Complete demolition of the whole estate & new build. Around 800 new homes. Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner). Decanting, demolition and reprovision of all blocks.

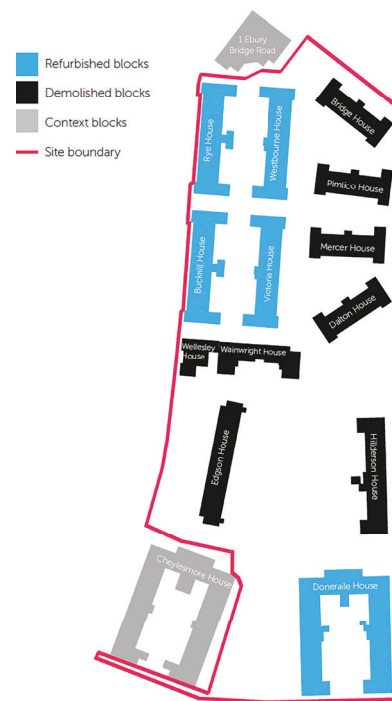
Scenario 1

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Likely to take at least 18 months per phase
- Support packages available (including removals and storage)
- At least 6 months' notice before being asked to move temporarily
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment
- Overcrowding only tackled by off-site moves (which can be offered)



Scenario 2

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Did not attract interest from contractors wishing to build the scheme
- Has a current planning consent
- Likely to take at least 24 months per phase
- Support packages available (including removals and storage)
- At least 6 months' notice before being asked to move temporarily
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeless payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment



Cost

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block.

- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges

Doneraile House	£4,375m – £6,275m
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m
Hillersdon House	£1,810m – £2,595m
Bridge, Mercer, Pimlico, Dalton Houses	£1,170m – £1,675m
Edgson House	£2,340m - £3,360m
Wainwright House	£925k - £1,325m
Wellesley House	£725k - £1,040m

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms. Leasehold recharges may vary depending on the scope of work applicable per block.

Cost

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but it is currently expected to fall within an estimated range of the following approximate costs per block:

- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner

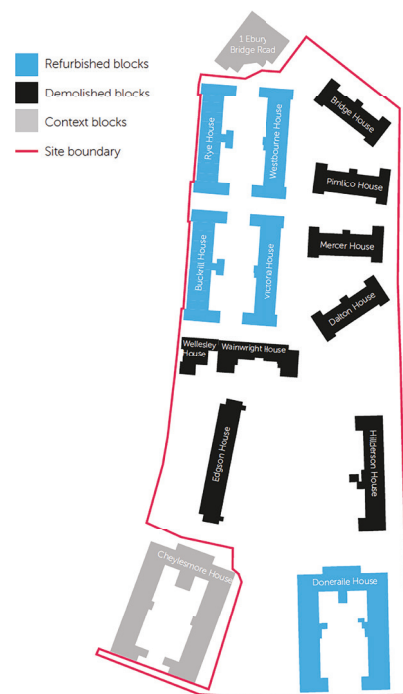
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

Doneraile House	£4,375m – £6,275m
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms. Leasehold recharges may vary depending on the scope of work applicable per block.

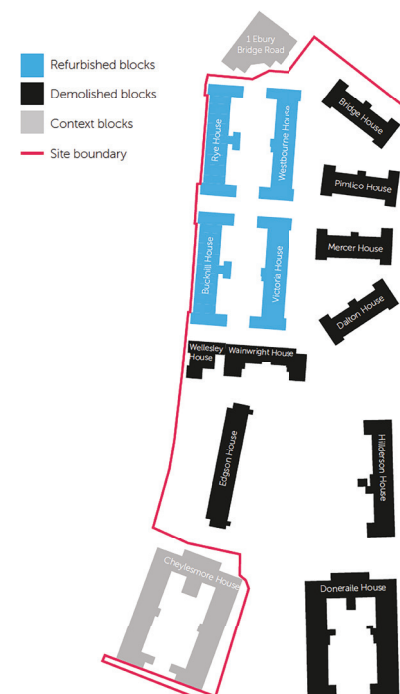
Scenario 3

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- May impact on surrounding area
- Likely to take at least 24–36 months per phase
- Support packages available (including removals and storage)
- At least 6 months' notice before being asked to move temporarily or vacant possession is required
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeless payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment



Scenario 4

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Challenging delivery
- Likely to take at least 24–36 months per phase
- Support packages available (including removals and storage)
- At least 6 months' notice before being asked to move temporarily or vacant possession is required
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeless payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment



Cost

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner

- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

Doneraile House	£4,375m – £6,275m
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m

Cost

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner

- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

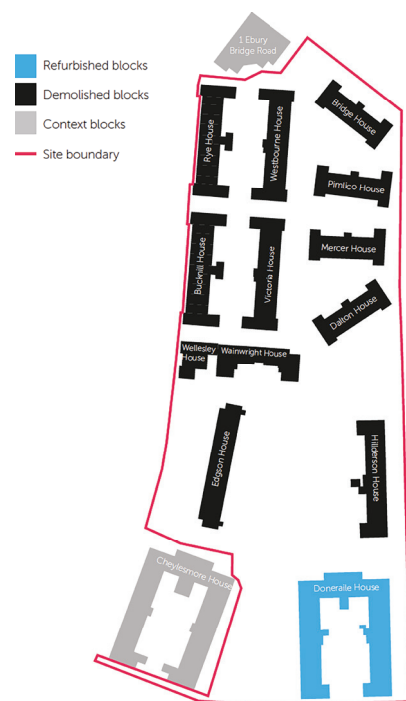
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms. Leasehold recharges may vary depending on the scope of work applicable per block.

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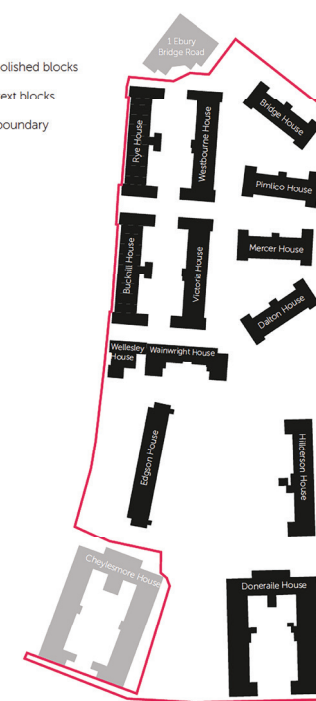
Scenario 5

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- It would be difficult to deliver the scheme
- Likely to take at least 24–36 months per phase
- Support packages available (including removals and storage)
- At least 6 months' notice before being asked to move temporarily or vacant possession is required
- Temporarily rehoused away from Ebury Bridge Estate (or in refurbished empty properties across the estate)
- Homeless payments plus disturbance costs for those secure tenants and leaseholders whose homes are being demolished
- Disturbance costs paid to secure tenants and leaseholders who are temporarily rehoused due to refurbishment



Scenario 6

- Households will move in different phases (at different times) either once into their newly built home or twice into a temporary property whilst new homes are built
- We will work with households to identify appropriate temporary properties in Westminster and as close as possible to their existing homes to maintain school and other links
- Phased/sequenced delivery
- Likely to take at least 24–36 months per phase
- Support packages available (including removals and storage)
- At least 12 months' notice before vacant possession is required
- Temporary rehousing could take place within the site
- Homeless and disturbance payments for all secure tenants and leaseholders



Cost

The cost of refurbishment will depend on the scope of the works that are undertaken. This is at an early stage but currently expected to fall within an estimated range of the following approximate costs per block:

- Leaseholders will pay a percentage of the block costs in accordance with their lease
- Range of repayment options including interest free loans/charges
- The new build properties will be solely funded by WCC/cross subsidy with a delivery partner

- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

Doneraile House	£4,375m – £6,275m
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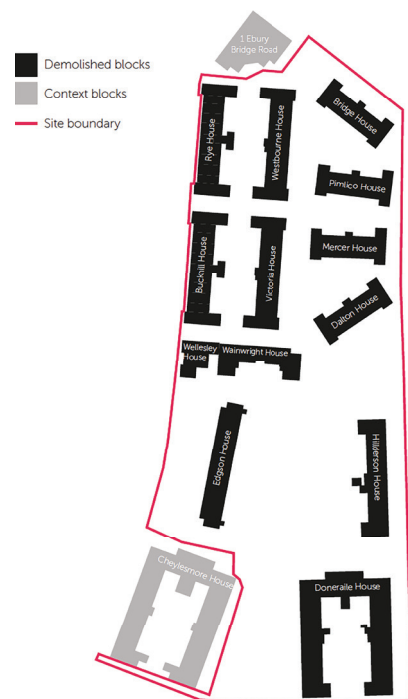
Cost

- The cost of building new properties will be solely funded by WCC/ cross subsidy with a delivery partner
- The delivery partner will look to achieve a profit in line with market expectations
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms. Leasehold recharges may vary depending on the scope of work applicable per block.

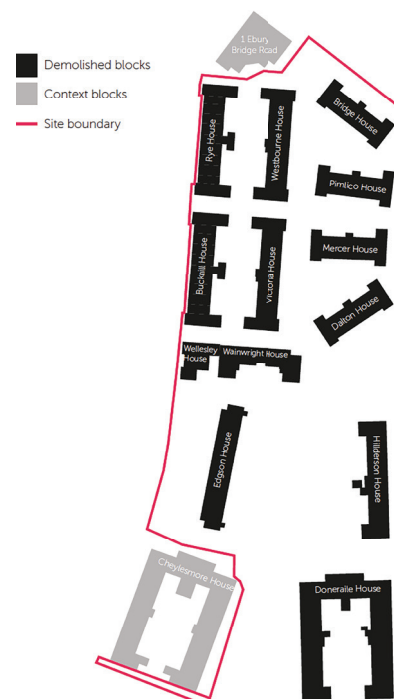
Scenario 7

- Households will move in different phases (at different times) either once into their newly built home or twice into a temporary property whilst new homes are built
- We will work with households to identify appropriate temporary properties in Westminster and as close as possible to their existing homes to maintain school and other links
- Phased/sequenced delivery
- Likely to take at least 24–36 months per phase
- Support packages available (including removals and storage)
- At least 12 months' notice before vacant possession is required
- Temporary rehousing could take place within the site
- Homeless and disturbance payments for all secure tenants and leaseholders



Scenario 8

- Households will move in different phases (at different times) either once into their newly built home or twice into a temporary property whilst new homes are built
- We will work with households to identify appropriate temporary properties in Westminster and as close as possible to their existing homes to maintain school and other links
- May impact on surrounding area
- Phased/sequenced delivery
- Likely to take at least 24–36 months per phase
- Support packages available (including removals and storage)
- At least 12 months' notice before vacant possession is required
- Temporary rehousing could take place within the site
- Homeless and disturbance payments for all secure tenants and leaseholders



Cost

- The cost of building new properties will be solely funded by WCC/ cross subsidy with a delivery partner
- The delivery partner will look to achieve a profit in line with market expectations
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

Cost

- The cost of building new properties will be solely funded by WCC/ cross subsidy with a delivery partner
- The delivery partner will look to achieve a profit in line with market expectations
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

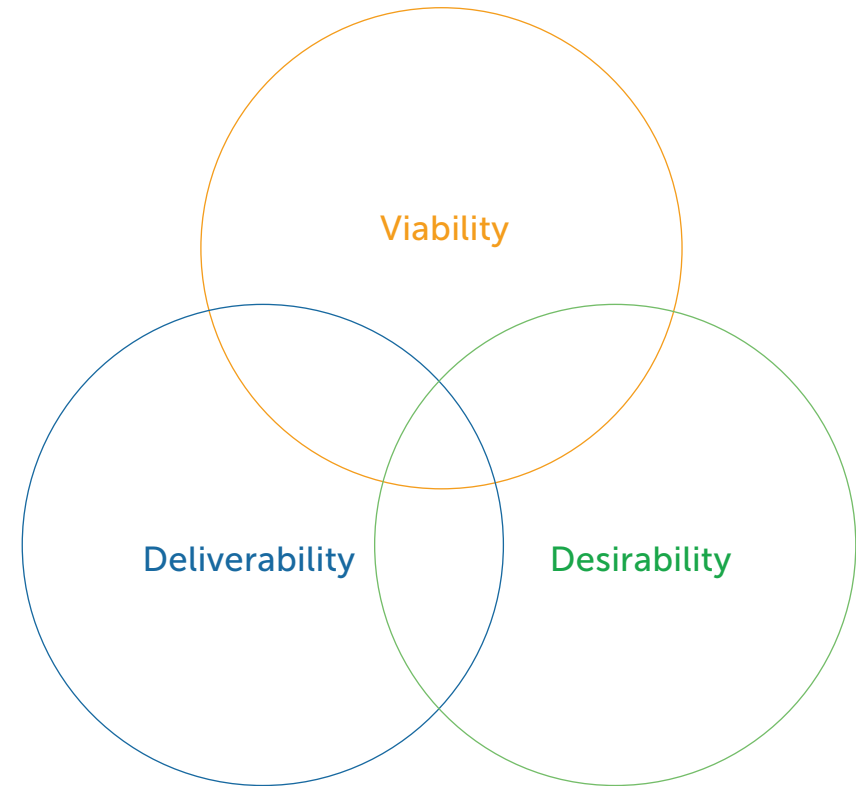
Testing each scenario against the criteria

The last scheme did not attract a delivery partner as it did not provide enough new homes, was very difficult to build and was unsafe to carry out refurbishment work with residents in their homes.

This time we tested all potential options to ensure we put forward a scheme that, whilst there is still further work, can progress. With residents we established clear objectives for the project. We then developed a criteria to make sure each scenario could meet these objectives. This criteria was shared in the resident newsletters and at drop-ins in the form of a matrix (illustration on next page). This has been our main benchmark in assessing each scenario. Under each objective sits a set of key criteria and each scenario was tested against this list.

We set three overarching criteria for any scheme put forward. These are:

- **Desirability** – how does each scenario meets the Council's strategic objectives and priorities of residents and local stakeholders
- **Viability** – how is each scenario financially viable and sustainable
- **Deliverability/Feasibility** – how can each scenario be implemented and attract a delivery partner



Engagement on the eight scenarios

As part of the design process Ebury residents have had the opportunity to be informed and engaged through a number of approaches and activities. These have included:

- **Community Futures Group:** The resident-led strategic body with their Independent Chairperson have been at the forefront of our decision making. The group is made up of residents who represent the views of the community and has explored financial viability assessments, design principles and the scope of refurbishment options. The group has held 12 meetings and is now developing a Community Charter that will provide a 'contract' with the Council and delivery partners as the project progresses.
- **Design Engagement:** We have held a series of estate-wide drop-ins where residents have had the opportunity to feedback on what they would like to see from any scenarios that involve redevelopment. This helped establish a series of design principles and formed priorities such as open space, community facilities and dual aspect views from homes. Residents engaged in the design work and provided valuable feedback to the team.
- **Refurbishment and Viability:** We explored what a refurbishment option might include and the cost and logistics of delivering this. We also opened the books to residents around viability, discussing revenues (such as contractor profit), costs and the land acquisition value. Residents expressed that they felt much clearer on the challenges of delivering a scheme of this scale.
- **Exemplar Estate visits:** We have visited three different exemplar regeneration schemes in three different London boroughs. The schemes ranged from refurbishment and redevelopment, to infill and new build. Ebury Bridge residents had the chance to talk with tenants and leaseholders at these schemes and share experience, concerns and expertise.
- **Communications:** Our Ebury Bridge newsletter has provided project updates every two weeks. This is supported by updates on the Ebury Bridge website, alongside letters posted to residents regarding key events.



Residents take the design challenge



The Ebury Bridge Community Futures group

What this has told us

Engagement feedback from residents has been a critical element that has fed into the design process at each stage. Key topics have emerged and have provided a baseline for the council to understand what the community want to see as part of the redevelopment of Ebury Bridge.

In total **496** engagement interactions

- Across **24** activities
- Engaging with **187** individual households out of 218 which are currently occupied
- Engaged with businesses
- Held **12** meetings with CFG
- Published **12** newsletters to residents

Buildings Connectivity and Retail Green Space and Community Process Opportunities	Balconies – visibility and familiarity	Don't build too high	Need more street lighting	Similar standards for all units	Dual aspect and natural light	Need better ventilation
Storage is important	Windows in kitchens and bathrooms	A dedicated site manager who was always present and well known	No overcrowding	Retain some of the existing features – red brick	Would like to be connected to the wider area	Parking
Retain retail units and cafes	Proximity to neighbours valued	Security needs to be improved	Keep the sense of community	Creating green space for the community	Upgrade football pitch and playground	Retain trees
A community centre that can be used by everyone	Noise from the railway is a concern	Relocation – a source of concern for many, especially the senior residents	Want to move only once	In limbo	Don't want a Chelsea Barracks or Grosvenor Waterside	Secure tenancies for all adult occupants
Childcare	Lifetime homes	Community centre that can be hired by residents	Onsite medical/ special needs help	Good quality homes that stand the test of times	Involvement in the specification of materials used and design (retain existing where possible)	Priorities for Ebury families

Community benefit and equalities impact

Community benefit

The Ebury Bridge community has been central to the process in developing the preferred scenario. As part of the process the design team has been listening to the ideas, concerns and aspirations from the community.

The feedback received has influenced the development of the preferred scenario and has provided a baseline for the Council in terms of understanding how and what the community would like to see in any final proposed scheme.

The Council wants to create a place that has been shaped by residents, responding to their ambitions and aspirations. We will work with residents to design high quality homes and look to improve connections and transport links from Ebury Bridge. We also want to create healthy and sustainable environments where residents can thrive for years to come.

There will be further opportunities to gain benefits for the community through the section 106 agreement as part of the planning process, however, through the design development process, the following benefits have been identified.

Design



Increasing affordable housing within Westminster



Creating accessible housing to provide better independent living



Creating homes with better sound proofing



New and improved community centre to facilitate integrated activities for all the community to enjoy

Environment



Creating new and improved public spaces for the community to enjoy



Outdoor gardens to create community spaces for everyone to access



Creating better connectivity across the estate and to the wider surrounding areas



Creating better outdoor sporting facilities for residents of all ages to enjoy



Creating a safer place for everyone to live and feel proud to call home



Opportunities to create outdoor initiatives to support 'health and wellness'

Sustainability



Smart building strategies to reduce energy consumption and operational costs



Reducing energy by improving building performance and carbon footprint



Creating innovative recycling waste solutions



Exploring community benefits with Ebury residents

Equalities impact

Westminster City Council is fully committed to taking forward a renewal scheme, but wants to ensure that any impact on its residents is kept to a minimum wherever possible. To do this, an Equality Impact Assessment (EqIA) has been undertaken against each of the eight scenarios, identifying any disproportionate impacts (both positive and adverse).

The Equalities Impact Assessment focusses on the impacts an action/policy may have on residents in light of their 'protected characteristics' and so the Council must fully understand the demographics and protective characteristics of all residents living at Ebury Bridge. In doing so, any adverse impact on residents can be mitigated throughout the process. The Council has developed a series of policies setting out measures to minimise the negative effects in housing renewal areas.



Feedback from residents on their current homes

Viability and soft market testing

Viability Assessment

One of the key drivers in bringing forward the new master plan for the Ebury Bridge Estate has been to ensure that all parts of the development - the homes, the shops and community facilities – are designed to meet the needs of the residents and wider public. The costs of delivering the development and the revenues that it will create once it is completed in this way, are reflected in the viability assessment.

The viability measures whether the project can be funded, which is important as if it were found to be unviable, it would not be attractive to developers. In preparing the viability assessment, a specialist new homes consultant, Hamptons, has advised on the revenue estimates for the private residential homes, and Gardiner & Theobald, a very experienced quantity surveyor, has provided the cost estimates. The viability assessment is a very important test against which all of the scenarios have been considered, and has helped shape the evolution of the masterplan design.

Soft market testing

Part of the consultation included a soft market testing exercise with potential delivery partners. Over 70 people from across 40 organisations attended a developer day where we gave them a presentation on the Ebury Bridge Renewal project. These organisations were then invited to 1-1 sessions to have more detailed discussions about what they thought the opportunities and challenges might be in delivering the eight scenarios.

Seventeen 1-1 sessions were held with a range of potential delivery partners. These ranged from Housing Associations to finance partners to Regeneration specialists.

Feedback from the Soft Market Testing that has informed the assessment of scenarios includes:

- Interest and support for the engagement of residents.
- Understanding of the importance of phasing and a decant strategy. In particular, support for a first phase based around the blocks in the estate that are being decanted or have been decanted already under the existing planning consent.
- Requirement for 20% financial return to developer in the viability model.
- Understanding of planning risk related to increasing the number of homes at Ebury and the challenge of development adjacent to the conservation area.
- Support for wider community benefits and investment in community infrastructure.
- Positive responses to Westminster's ambitions for high levels of affordable housing at Ebury.
- The key message from this initial soft market testing exercise is that the market is interested in the regeneration of Ebury. Through this process of early engagement we will ensure that we maintain that interest as the scheme develops.



Viability workshop

		Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Scenario 8
Viability	Financial viability								
	No additional loss to WCC								
Desirability	Address housing needs								
	Increase in affordable housing								
	Quality of green open space								
	Improved building performance								
	Quality of built form								
Deliverability	Phasing								
	EqlA outcome - see methodology below								
	Impact on surrounding buildings								
	Impact on Conservation Area								
	Ease of obtaining planning approval								

On this matrix are the eight scenarios ranging from the full refurbishment scenario through to wholesale redevelopment and re-provision of all existing homes with new high quality homes.

This matrix shows how each scenario is scored against a set criteria (using the latest current assumptions).

Key

			
Poor	Fair	Good	Excellent

Preferred scenario

Preferred scenario

Following the assessment set out, Westminster City Council's preferred scenario for Ebury Estate is the complete redevelopment of the Estate as set out in Scenario 7. This includes phased decant, demolition and deprovision of existing homes and provision of around 400 additional new homes, new community facilities, retail units and public spaces.

The benefits of the complete redevelopment of Ebury Estate in Scenario 7 include:

- Re-providing homes to meet resident's housing needs and provide high quality homes with lower energy and maintenance costs
- Providing a significant number of new affordable homes in Westminster
- Integrating new community facilities, including a community centre, multi-purpose games area, play spaces and community gardens
- Re-providing retail units and improving access and deliveries to the Estate
- Improving the quality of the public spaces and addressing issues of security and safety
- Creating a place with a unique identity

All existing secure tenants and resident leaseholders are guaranteed a right to return to a new home on the Estate. The redevelopment will be phased over a number of years, meaning that residents will be rehoused in stages, with a primary objective to minimise disruption to existing residents. We want to maintain community engagement throughout the development and construction phases, and ensure that Ebury Bridge continues to be a safe and pleasant place to live.

The images on the following page illustrate how a scheme might look in Scenario 7. They illustrate the scale and character of future development and show:

- A range of different buildings that could be delivered in phases
- A layout that optimises the number of dual aspect units

- A new high quality public realm, including a central public square and new community facilities
- A range of private gardens and roof terraces
- Lower buildings fronting onto Ebury Bridge Road to maintain the existing streetscape
- Taller buildings along the railway line
- Flexibility to adjust the heights of buildings to address planning and community views as the design evolves
- An approach to integrating basement parking, if required

This is not the final design of the redevelopment of the Estate. The design of the Estate will be subject to a Detailed Planning Application. The design will need to demonstrate the value of the redevelopment in the wider area and how it contributes positively to local streets and spaces. Building heights and massing will have to demonstrate how they minimise impacts on key views and the conservation area. This will be achieved through collaboration between Westminster City Council, residents and our preferred development partner to deliver a successful solution.

Next steps

We will now consult with residents on this scenario, before proposing a preferred scenario to Westminster City Council Cabinet in early July. This will ask for agreement to mark the area for redevelopment (known as the red line boundary) and work up more detail on this scenario in collaboration with the Community Futures Group and the wider community. It will also make a recommendation on how to enter into an agreement with a developer to progress delivery of the project.

Selection of a development partner and the continuing progression of the design of the Estate, including a detailed Planning Application submission, will continue through the rest of this year and into 2019.

The Ebury community will be regularly engaged and involved in the design development to ensure their views and aspirations continue to be taken into consideration and that they regularly receive information on the progress made.

Public square



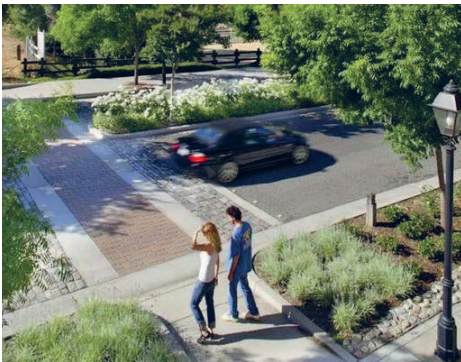
Sports



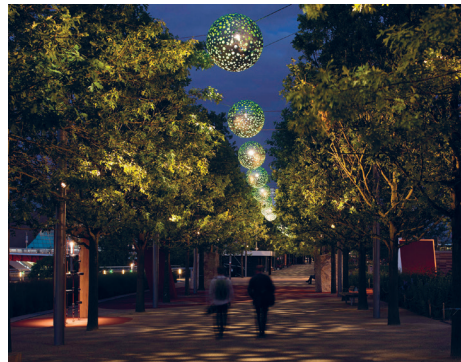
Artist's impressions



Streetscape & materials



Lighting



Natural play



Communal garden



Consultation

Key events

In the weeks leading up to the Cabinet Report submission there will be many opportunities for residents to be further engaged in the design process. These include the following:

There will now be a consultation period which will include a range of support drop-in sessions, block pop-up events and focus group meetings.

This consultation period focuses on the Scale of Change for Ebury and opportunities associated with estate renewal. Look out for posters on block notice boards, leaflets and letters posted through your letter box.

A static display is now available at Regeneration Base, 15-19 Ebury Bridge Road, SW1W 8QX, where you can view information on the preferred scenario.

You can also get involved in the following:

19th May 12pm-3pm: Preferred scenario – What this means to me

Drop-in sessions for residents and businesses of Ebury Bridge to talk to the team to further understand the preferred scenario and what this means for them and their personal circumstances.

30th May 6.30-8.00pm: Estate walkabout with design team

Join the design team to look at what features of the estate you like and don't like and explore opportunities for improved community infrastructure, landscaping and public realm.

7th June 6.30-8.30pm: Temporary use and community benefit session

A session to bring together the feedback from the community benefit workshops held in April, with the feedback from the estate walkabout and look at how this feedback can be address through design within the preferred scenario – landscaping, community spaces and infrastructure. Also, a first look at some initial ideas for temporary community facilities (meanwhile uses) across the estate.

16th June 10am-3pm: Take the tour – estate regeneration visit

Residents will visit a regeneration scheme to meet and speak with residents who have already engaged in a similar process. Residents will see examples of quality design, best practice around community engagement and will hear from residents first-hand about their experience.

18th June 6.30-8.30pm: Community charter session

An opportunity for residents to see what the structure of their community charter document could look like, based on the feedback received from residents to date and the initial community charter work carried out by the Community Futures Group.

Listen & engage

Design engagement

Consultation on the preferred scenario

Next steps





Residents exploring the opportunities and community benefits of renewal

Redevelopment support

Secure Tenants

- Rehousing based on need, including number of bedrooms and mobility requirements
- Move temporarily and retain the right to return to the redeveloped scheme
- Option to take up suitable permanent alternative accommodation away from the Estate
- Free advice from Independent Tenant Leasehold Advisor
- Homeloss Payment, currently £6,100 (09/05/18) - for all Secure Tenants
- Reimbursement of reasonable costs incurred by the secure tenant which qualify as a disturbance payment, such as:
 - Redirection of mail
 - Early contract termination fees
 - Removal costs from current home to new home
 - Washing machine, cooker, dishwasher and plumbed fridge disconnection and reconnection
 - Cost of new carpets and curtains to an equivalent standard if existing carpets and curtains cannot be used in new property
- Additional support for vulnerable residents e.g. furniture packing and unpacking, transport to new property etc.

Resident Leaseholders

- One to One sessions offered as early as possible
- All leaseholders are invited to sell by agreement
- Establishing the leaseholder's needs and preference, to facilitate the appropriate housing options, including adaptations and out of borough moves to temporary alternative accommodation
- Westminster Community Homes (WCH) will assist with sourcing temporary alternative accommodation
- Support can be also offered for permanent moves off the estate, depending on leaseholder's circumstances
- Support can be offered, if a leaseholder would prefer to have a secure tenancy, after selling their leasehold interest
- Financial options from Westminster City Council are presented to the leaseholder, to assist with the purchase of the new property
- Assistance is offered in the event the leaseholder has never purchased on the open market, to help facilitate their onward purchase
- Support is offered to resident leaseholders when securing a new mortgage for buying a new home
- Homeloss payments and disturbance in accordance with statutory guidelines
- Free advice from Independent Leaseholder Advisor

Get in touch

Ebury Community Engagement Team

Regeneration Base, 15-19 Ebury Bridge Road, London SW1W 8QX
Monday to Friday 10am to 4pm, Wednesdays 5pm to 7pm or make
an appointment at a time that suits you
0800 011 3467
eburybridge@westminster.gov.uk

Support for Secure Tenants

Westminster Relocations Team
Peter Harris
020 7641 5728
pharris@westminster.gov.uk

Ivana Slivkova
020 7641 6838
ISlivkova@westminster.gov.uk

Support for Leaseholders

Westminster Community Homes
Anton Robinson
0207 641 4372
Arobinson3@westminster.gov.uk

Independent Advice and support for all residents

First Call Housing
Louis Blair
020 8682 9576
louis.blair@first-call-housing.com

Specific support needs

We appreciate that some residents may have additional support needs. To help us ensure you have the correct level of support through this process, please get in touch with the Community Engagement Team to discuss your individual needs.

How to have your say

Consultation on the preferred scenario for the Ebury Bridge Estate renewal runs until Sunday 24th June 2018.

You can provide your feedback at any time up until this date by visiting:

- The Regeneration Base during our drop-in sessions (including sessions when translators will be available)
- The Regeneration Base during normal opening hours to view the static display, or make an out of hours appointment
- A pop up session on the estate and other consultation activities held over the next 6 weeks
- Our dedicated website eburybridge.co.uk

If you are unable to attend an event or view the static display at the Regeneration Base, 15 - 19 Ebury Bridge Road, SW1W 8QX, all of the information displayed will be available online at eburybridge.co.uk.

The feedback collected during this time, will be summarised and will form part of the engagement report to be included in the Cabinet Report in July 2018.

