

**EBURY
BRIDGE**
RENEWAL

HYBRID PLANNING APPLICATION
STATEMENT OF COMMUNITY INVOLVEMENT
JULY 2020

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Acknowledgement

We would like to thank everyone who has, over the last two and half years, contributed to the process of forming the proposals for the new Ebury Bridge estate. This includes the existing community at Ebury Bridge, local neighbours, community groups and ward councillors.

We would like to recognise the invaluable contribution of the Ebury Bridge Community Futures Group who have worked tirelessly on behalf of their fellow residents. The group was formed in 2017 and is made up of tenants, leaseholders and businesses. It has played a key part in bringing the project to this place. We are hugely grateful for their efforts and Tom McGregor, the group's independent chair, has provided the foreword to this document.

In the coming months we will continue to foster the relationships that have formed and continue our commitment to working collaboratively with residents now and in the future.

Foreword

I am very pleased to introduce this document which details the extensive community involvement work undertaken as the Ebury Bridge project reaches such a significant milestone. This report is a culmination of the hard work and meaningful contributions both Ebury Bridge residents and the local community have made over the past three years.

The planning application submission is a hugely significant moment for Ebury Bridge residents for several reasons. It documents the journey undertaken by the people who know the area best. They have told us their priorities and have embraced the chance to get involved in shaping and influencing the design of the final development proposal. Whether this has been the strong voice from the residents who formed the Community Futures Group or the individual households feeding back in engagement events or workshops, the community has been pivotal to decision making. I hope you will see from this document the commitment of the community and how their involvement has directly shaped the proposal over several stages.

Ebury Bridge is much more than just the homes, shops and buildings that make up the estate. The families and individuals of this community are the fabric that make Ebury Bridge the place it is. Over the last three years, the team and myself, in my role as Chair of the Community Futures group, have built relationships and got to know what makes the estate tick. This has strengthened the CFG's resolve to help deliver a new estate that everyone can be proud of.

Throughout the process, the CFG has represented their neighbours and fellow residents by putting forward their aspirations, issues and concerns in the best interest of all. Furthermore, they have developed collaborative working relationships with the design team, specialists, the rehousing strategy and policy development. I would like to thank them for the invaluable contribution to the process and the work they have achieved.

As we go forward, it is worth recognising this there is still a long way to go. There are important stages to come to ensure that Ebury Bridge delivers the highest standard of estate renewal and leads the way for others to follow. Yet, the submission of the planning application represents an exciting step towards the continued journey.

Tom McGregor
Independent Community Futures Group Chair

The Community Futures Group is a strategic resident body for the project.
The following report has been prepared by Westminster City Council.



Tom McGregor



A visual of the proposed new Ebury Bridge development



Introduction

Introduction

Executive Summary

This Statement of Community Involvement provides supporting information for the planning application which will be submitted by Westminster City Council for the regeneration of the Ebury Bridge Estate. The regeneration proposals include the full redevelopment of the estate, including the construction of new buildings to re-house existing Council tenants and resident leaseholders. The redevelopment will provide new affordable housing, including social and intermediate rent, and new market homes for sale and rent.

The approach to the consultation and engagement with Ebury Bridge residents has been robust, consistent and meaningful. Since 2017, a team of dedicated on-site officers have built relationships with households across the estate and have enabled the residents to thoroughly analyse the potential benefits and impacts of renewal options for the estate. This process has resulted in resident support for Scenario 7, the comprehensive redevelopment of the existing estate and the delivery of approximately 758 new high 1quality homes.

In developing our proposals for the new estate, we have consulted extensively with residents, ward councillors and amenity groups in the local area. We have issued in excess of **5,000 pieces of communication** which has resulted in **681 visitors to the Commonplace engagement platform**, more than **300 exhibition visitors and over 1,100 individual responses to survey questions**.

The majority of feedback we have received on the scheme has been very positive and the refinements made to designs have been received well by neighbouring residents.

Key Consultation Figures

- **Over 80% of Ebury Bridge residents** were involved in shaping designs throughout the project.
- A strategic resident Body, the **Community Futures Group** has met over **30 times** to provide a resident voice in influencing the project.

- **Over 40 meetings were held with recognised amenity groups**, resident associations and ward councillors and businesses to seek their views on the renewal project.
- A range of written, electronic and personal consultation methods were provided to stakeholders giving them a number of accessible feedback channels.
- **Over 2000 local residents** have received a monthly Ebury Bridge newsletter containing updates on the scheme.

How have we responded

- A set of key pledges were established with Ebury Bridge residents to underpin the project from beginning to end.
- A right of first refusal has been offered to all longstanding business owners on Ebury Bridge Road.
- A series of design principles were established with residents to provide a framework for the design team.
- We have listened to neighbouring residents and have made significant design changes based on their feedback.
- The views of local amenity groups have helped shape the design, positioning, material and mass of buildings.
- The needs of both existing residents and the needs of families in the City have been considered in the development of the public realm, play spaces and community facilities.
- A community commitments document has been agreed with residents to establish the way the council and it's contractors will work with residents both during construction and in the future management of the estate.

The Proposal

The Hybrid Outline Application proposes:

- a) A mixed use development comprising residential floorspace and ancillary residential facilities (Class C3), non-residential floorspace comprising flexible retail (Classes A1 – A4), community (Class D1), leisure (Class D2) and workspace (Class B1) floorspace; provision of basement; new pedestrian and vehicular access; and associated amenity space, open space, plant, landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works.
- b) Two replacement blocks to the east part of the site (namely, Blocks 7 and 8) comprising residential floorspace and ancillary residential facilities (Class C3); provision of basement; new pedestrian and vehicular access; and associated amenity space, landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works.

To achieve this, for a), the Application seeks outline planning permission 36,610 sqm residential floorspace (equating to an illustrative scheme of 532 units); up to 3,018 sqm non-residential floorspace; and basement accommodation. For b), detailed planning consent is proposed for Blocks 7 and 8 comprising 226 residential units across two buildings up to 18 storeys and 17 storeys in height respectively; with a basement. As a detailed consent, construction of these two blocks can start on Site expediently, ensuring the decant and rehousing of existing residents can occur with minimal upheaval.

Site and Surroundings

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.

The Ebury Bridge Estate is located in the parish of St George Hanover Square,

to the west of Pimlico near the meeting of the river Westbourne with the river Thames. The site is situated in a central location in the City of Westminster, close to Victoria station, with regular bus services along Ebury Bridge Road.

The main railway line out of Victoria forms the eastern boundary of the site. To the south and west of the site are two new major developments, Grosvenor Waterside and Chelsea Barracks. The northern edge of the site at Ebury Bridge is formed by a steep change in gradient. These strong boundaries mean that the site is currently only accessible from the western edge.



Site Location and surrounding area

Characteristics of the estate

The majority of the buildings on the Estate are uniform in character and height, and date predominantly from the 1930s. Edgson House was, in contrast, the only building on the Estate with a significant set back from Ebury Bridge Road and was built in the 1950s. Edgson House was an 8 storey building and was demolished under a separate application 18/08372/COFUL.

The site comprises the following buildings:

- Bridge House – 17 units
- Bucknill House – 24 units
- Dalton House – 17 units
- Doneraile House – 64 units
- Edgson House (now demolished) – 55 units
- Hillersdon House – 27 units
- Mercer House – 17 units
- Pimlico House – 17 units
- Rye House – 24 units
- Victoria House – 26 units
- Westbourne House – 26 units
- Wellesley House – 10 units
- Wainwright House – 12 units

Total = 336 units



The Ebury Bridge Estate

The buildings within the Estate are predominantly residential but there are non-residential uses within the boundaries of the Estate. Non-residential floorspace was previously found in the basement of Edgson House and is being replaced through a temporary meanwhile use space called Ebury Edge. The Lodge, located between Doneraile House and Hillersdon House, is a one story building used for the One Big Family Foodbank and by the Estate gardening club. Communal fenced off gardens are found at the back of Doneraile House and Hillersdon House which are used by the gardening club.

There is an existing MUGA/ football pitch between Cheylesmore House and Doneraile House which is available for use by both residents and non-residents by agreement. The community gardens at the centre of the Estate include two play areas – one for under 5's and one for under 11's.

Previously Consented Scheme

In 2013, following extensive consultation with Ebury Bridge residents, a renewal scheme was developed and a ballot on the preferred option was held – which was voted in favour by estate residents. The scheme involved a mixture of redevelopment and refurbishment and later that year received planning consent.

Despite conducting detailed scrutiny of the original scheme, it had not been possible to make this consented scheme attractive to developers and therefore the City Council needed to look again at a new renewal scheme for the estate.

On the 28 June 2017 Westminster City Council held a public meeting where the Council's Cabinet members and Senior Officers re-emphasised the commitment to the renewal of the Ebury Bridge Estate and assurance was given to residents that an alternative renewal solution would be identified, involving extensive resident engagement on all development options.

As a result, the City Council were required to look again at a new renewal options for the estate and to work with Ebury Bridge residents to identify a way forward to improve the quality of homes, open spaces and community facilities at Ebury Bridge.



The proposed new Ebury Bridge development facing Ebury Bridge road



A community fun day on the Ebury Bridge Estate

Our Approach to Consultation and Engagement

Our Approach to Consultation and Engagement

This Statement of Community Involvement (SCI) is being submitted to set out the community involvement and engagement strategies undertaken by Westminster City Council pursuant to the renewal of the Ebury Bridge Estate. These strategies were developed and implemented in full compliance with Westminster City Council's Statement of Community Involvement (2014); and in line with the requirements established by the "Better Homes for Local People – the Mayor's Good Practice Guide to Estate Regeneration" adopted in 2018 and reinforced through draft London Plan Policy H8. These documents both seek to put the community at the heart of the decision-making process, seeking to inform how, when and who to consult with during the preparation of a planning application for development.

Accordingly, this document intends to:

- Detail the engagement activities undertaken during the options appraisal stage that led to the recommendation of Scenario 7 for full redevelopment of the estate. These activities include how the assessment criteria, long list of options and process for engagement were established.
- Describe how residents and businesses established a set of design principles that would underpin any renewal option taken forward by the City Council.
- Provide a summary of the activities and the feedback gathered that enabled residents and stakeholders to participate in the detailed development of designs.
- Demonstrate the reach, frequency and approach to engagement with residents and stakeholders.
- Detail the extensive consultation with both stakeholders and the local community in advance of submitting a planning application and also how the Council continues to keep residents updated both prior to and after the planning application is submitted.

Housing Renewal Engagement in Westminster

The City Council set out its commitment to working closely with residents impacted by renewal projects in an overarching commitment document. The document sets out how the Council will work to the following key guidelines for all housing renewal projects:

- Before considering a housing renewal project, we will ask you for your views, including what you like, value and what you think should change. We will partner with the community to develop a vision for the neighbourhood and set out clear reasons why we consider renewal should take place.
- We will clearly explain project objectives and provide the support and resources to enable you to identify the key issues and incorporate these into the project.
- We will use specialists, such as architects and designers, who will help identify options for your neighbourhood. We will involve you in assessing these options, based on criteria we have consulted you about.
- We will be open and transparent in sharing design, quality and cost information on the viability of options that we put forward.
- We believe discussing ideas with residents at every stage of the process is essential if our shared vision for the neighbourhood is to be successful. We will continually seek residents' views in a range of ways and make improvements to projects based on this feedback.
- We will closely involve you in the appointment of specialists from architects through to the companies that build the new homes and agree the methods of ensuring developers deliver on their commitments.
- We want our communities to be able to play an integral role in the future housing management of their neighbourhoods. We will work with you to agree what involvement and responsibilities your community will have in the management of your neighbourhood following renewal work.

These principles were developed using best practice examples and have aligned our approach with the Estate Regeneration National Strategy's Good Practice Guide. This document was used as the framework for engagement on the Ebury Bridge project (Appendix 1).



Housing Renewal Engagement in Westminster

Consultation Methodology

Westminster City Council has been committed to develop and oversee a comprehensive consultation strategy for the Ebury Bridge Estate renewal. The strategy was designed to ensure residents and local stakeholders were involved at all stages of the development process.

From the outset of the project, the Council established a clear set of consultation aims:

- Raise awareness of the project, its aims and benefits and the rationale for the approach we are taking.
- Maximise participation in consultation ahead of the submission of a planning application.
- Engender support for the renewal from stakeholders including estate residents, businesses, local neighbours, amenity groups, elected members and other stakeholders.
- Ensure all residents have a full understanding of the renewal process and what any developments mean specifically to them.
- Provide timely and accessible information about the renewal as it progresses.
- Collaborate with Ebury residents and stakeholders to understand their aspirations for the future of the estate.
- Offer a variety of different engagement methods to enable the community to be involved.
- Gain a firm understanding of the key issues affecting the site and the surrounding area.
- Establish a strategic resident body for the project to provide a collaborative voice in shaping the proposals for the estate.
- Use jargon-free content when communicating with residents and the community in the development of the proposal.
- Ensure the evolution of designs is presented to residents and the community in an easily accessible and digestible format.
- Provide residents with independent support and advice around the renewal process through an Independent Tenant and Leasehold Advisor (ITLA).

Communication and consultation strategies were produced at the options appraisal stage and ahead of pre-planning consultation. They are provided as Appendix 2.

Communication and Consultation Methods

Before commencing dialogue with residents, we established their preferences for methods of communication and consultation. As a result, the range of communication and engagement methods used throughout the process met the expectation of stakeholders. These included:

- Regular print and digital communications methods used to inform and gain feedback. A regular newsletter was initially produced every two weeks and continues to be produced monthly.
- An on-site engagement team and a dedicated consultation space, ensuring residents and the community have access to officers throughout the project.
- Utilising print and digital media to encourage residents and stakeholders to attend consultation events.
- Ongoing liaison and support with the tenure specific groups on the estate.
- Facilitating meetings, exhibitions and workshops with local amenity groups, businesses and those targeted at tenure specific groups.
- Tailored activities to meet the needs of hard to reach groups such as sessions for older residents, residents for whom English is not their first language and activities for younger residents.

Framework for Engagement

Adopting this framework of activities ensured clear and concise avenues of engagement and communication with residents and stakeholders. It also aided residents through different stages of the project, setting clear expectations from both the project team and residents.

Participation

These activities enable residents and stakeholders to become actively involved in the renewal process. By participating in one of the methods below, residents can understand renewal processes, gain first hand experience of another renewal project and build capacity for feeding back and influencing development proposals. Activities include:

- **Project status update meetings for leaseholders, tenants and businesses.**
- **Dialogue with the on-site project team.**
- **Become a member of the Community Futures Group.**
- **Take part in a study trips to renewal projects.**
- **Join site walkabouts.**
- **Visit public exhibitions and drop-ins.**

Influence

These activities provide residents and stakeholders with a chance to influence decision making during the consultation process. For example, this allowed the project team to understand resident and design priorities during the consultation process. Activities include:

- **Feedback at meetings and drop ins.**
- **Visit the dedicated consultation space, the regeneration base or Ebury Bridge Studio.**
- **An online consultation platform.**
- **Feedback booklets.**
- **Architect led design workshops.**

Stakeholder Mapping

Before commencing engagement work, it was important to identify who the key stakeholders for the project would be:

- **Existing residents of Ebury Bridge Estate (both living on the estate and temporarily decanted)**
Residents will have different information requirements depending on whether they are Secure Council tenants, Leaseholders (both resident and non-resident), Private residents, Temporary Accommodation tenants.
- **Ebury Bridge Community Futures Group (CFG)**
The CFG was established to represent the residents of Ebury Bridge Estate and is supported and recognised by the Council.
- **Ebury Bridge Resident Association (EBRA)**
Whilst the group has not been particularly active in recent months, it is the recognised resident association for the estate and is a key stakeholder.
- **Local businesses currently renting commercial space from Westminster City Council at Ebury Bridge**
- **Local residents in surrounding areas – All residents who will be statutory consultees as part of a planning application**
- **Key Amenity Groups such as:**
Cheylesmore House RA, Belgravia Society, Belgravia Neighbourhood Forum, Pimlico Residents' Associations Limited (FREDAs), Westmorland Triangle and Pimlico Neighbourhood Forum.
- **Agencies and services active on the estate**
Ebury Gardening Club (a very active organisation on the Estate that provides growing space and a Friday food bank for residents, and so should be engaged to deliver renewal objectives), Westminster Bangladeshi Association, South Westminster Action Network and The Abbey Community Association.

- **Local Schools**
St Barnabas Primary School, St George's Primary School, St Gabriel's Primary School.
- **All users of Ebury community Facilities**
MUGA, Children's playground, storage sheds, Youth club – Edgson House, Shops.
- **Political Stakeholders**
Leader of the Council, Cabinet Members, Ward Councillors, Local MPs, The Mayor of London MEPS, GLA members.
- **Staff**
Housing Management Team (City West), Community Safety Police.

Regeneration Base

An onsite Engagement team has been located on the estate since July 2017. A dedicated engagement space located in a vacant flat at Ebury Bridge estate was initially used to hold a number of activities and accommodated the engagement team. As the project developed, an accessible retail unit at 15-19 Ebury Bridge Road was secured and refurbished to provide a more welcoming engagement office. A dedicated housing officer is based in the office who can raise repairs and deal with tenancy issues. The regeneration base is open as a walk-in facility for residents and the community, 5 days a week, 10-4pm, with late opening hours until 7pm every Tuesday.

Newsletters

Newsletters have been an essential communication method to inform residents and stakeholders. Monthly newsletters were delivered to all residents of the estate and within the local area. They were used to invite residents to events, update people on the proposals, summarise feedback, and advertise local community events or initiatives in the area. The newsletter provided contact information for the Ebury Bridge Estate renewal team and methods for the community to get in touch.

The newsletters have been distributed by Westminster City Council directly or by post. The newsletter is also made available digitally online on the Ebury Bridge Estate website.



Newsletter



The Ebury Bridge Regeneration Base



The One Big Family charity at Ebury Bridge

Design Engagement

Design Engagement

Website

A project specific website has been regularly updated throughout the duration of the project. In early 2019, a new interface enhanced user navigation and improved segmentation of key project information was launched.

The website includes:

- A homepage presenting the vision, aims and objectives about the Ebury Bridge project.
- A regularly updated community page describing the story of the Ebury Bridge development and how the community have been involved.
- A projects page presenting key facts about the project and design information, updated as the consultation progressed.
- A team page to contact the Ebury Bridge project team or to contact the independent resident advisor.
- Key project updates via the news page.
- Access to newsletters, leaflets and consultation documents to download.

The website can be visited at eburybridge.org.

Community Futures Group

The Community Futures Group (CFG) was established in October 2017 as the project's strategic resident body. The group provides a collaborative resident voice in shaping proposals for the future of the estate. When first formed, the group was made up of 11 Ebury Bridge residents and leaseholders (both living on the estate or temporarily rehoused), a community group representative and a business owner – to broadly mirror the makeup of the community. New members have joined the group throughout the process when existing members have chosen to stand down.

The CFG is led by an independent Chairperson who is appointed by the group. The CFG has an agreed terms of reference and has played an instrumental role in



Ebury Bridge Renewal Website



A Community Futures Group meeting in 2017

shaping the engagement and consultation process by asking for more details on the proposals, interrogating financial viability assessments and working with the architects on developing design principles.

All members of the CFG have been invited to take part in significant milestones within the project such as a market testing event and the procurement of contractors.

The CFG has also led on the development of a "Community Charter". The document sets out how the council will work with residents throughout the project. This document can be viewed in Appendix 3.

All minutes and record of the attendees for the CFG are kept online at eburybridge.org.

Public Exhibitions & Pop-Ups Events

A series of public exhibitions were held during the engagement period. The exhibitions, held in either 9 Ebury Bridge Road or 15-19 Ebury Bridge Road, allowed residents to come and find out more and feedback on the proposals. It was also an opportunity to meet members of staff from the project team, including officers from Westminster City Council and the design team.

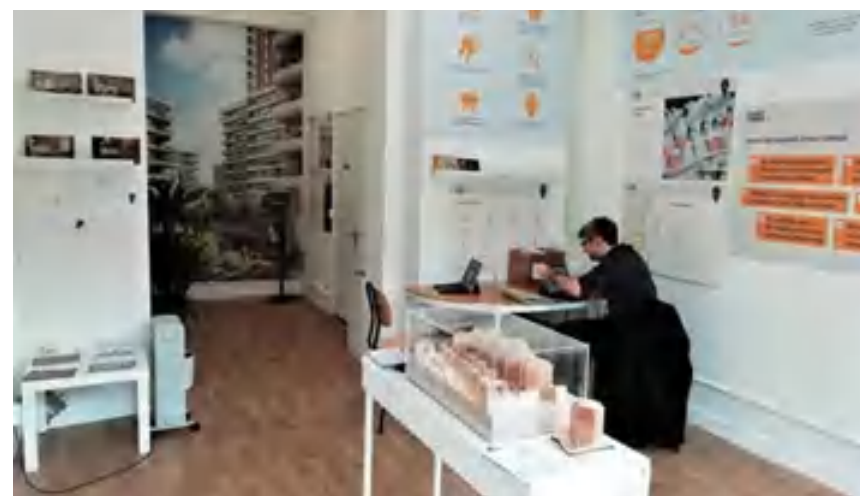
A number of pop-ups were also held in and around the estate to maximise outreach. These were aimed at residents on the estate and the wider community who had not attended events.

Ebury Bridge Studio (9 Ebury Bridge Road)

The Ebury Bridge studio opened as a dedicated consultation space during the pre-planning consultation. It has been used for exhibitions, stakeholder and CFG meetings.



A pop up session nearby to the Ebury Bridge Estate



Public consultation venue Ebury Bridge Studio

Churchill Ward Councillors

The Ebury Bridge project team have held monthly meetings with the Churchill Ward Councillors at the Ebury Bridge site office. This has given Councillors the opportunity to comment on the emerging phased scheme delivery options and the design proposal. These sessions have also allowed councillors to raise any individual concerns that residents have brought to their attention and seek resolutions from officers.

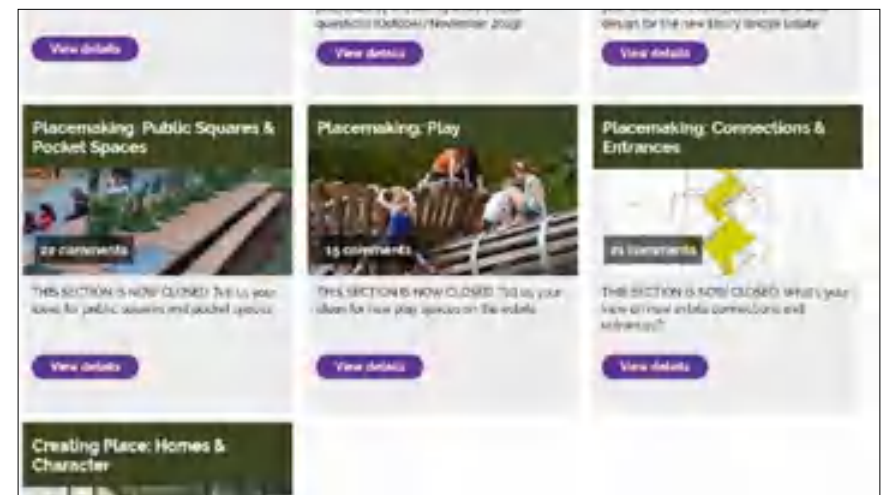
Commonplace

An online engagement tool, Commonplace, was used as an additional method of feedback during the pre-planning consultation. The benefits of Commonplace were:

- People can feedback on elements of the project at a time which suits them, without having to attend an event if preferred.
- Residents and stakeholders can provide feedback anonymously and in confidence.
- It allows the project team to consolidate all feedback statistics from the platform to present in an easily digestible way.
- It is a transparent and accessible platform which is easy for the user to navigate and gain access to project information quickly.



Ebury design commonplace homepage



Residents and the community could comment on different design themes on the Ebury Bridge online commonplace platform

The Independent Tenant and Leaseholder Advisor

Since 2013, Communities First have been appointed as the ITLA for the Ebury Estate. Representatives of the CFG contributed to their appointment. They have worked to provide residents with independent support and advice around the renewal process and to represent residents' concerns. They have worked with the CFG to support residents throughout the renewal and residents can talk confidentially with the advisors about their rights and options. As well as regular outreach work, the ITLA also attends the monthly CFG meetings and events such as exhibitions and drop-ins. The ITLA supports both secure tenants and resident leaseholders with re-housing and temporary relocations. Below is a statement provided by Louis Blair from Communities First the dedicated ITLA for Ebury Bridge.

Statement from Communities First

Overview

Communities First have worked as ITLA on Ebury Bridge since 2013 and were reappointed following retendering of the boroughwide ITLA service in 2015. The original role was centred on those directly affected by the Council's regeneration proposals at that time with a focus on one to one advice and support to tenants and leaseholders.

Since 2013 we have provided independent advice to tenants and leaseholders on a responsive basis and have assisted many tenants and leaseholders to participate in the consultation process and assess the right options for themselves, their family and the wider community.

Throughout our appointment we have provided support to the Council in terms of encouraging wider engagement in consultation and design events and processes. In addition, our regular doorknocking, home visits and outreach programme has been consistent throughout our appointment.

In addition, we have promoted attendance at Council consultation events and meetings. Over the entire period of our appointment, we have also had team members proactively participating at all consultation events, open meetings and at Community Futures Group meetings.

Monthly reports detailing completed and planned activities, contact levels and methodology and key issues have been provided for the client throughout our appointment.

In 2019, we were reappointed to perform an enhanced ITLA role on Ebury Bridge inclusive of providing independent advice and support to retailers. This also includes providing additional

support to residents on the Community Futures Group through one to one advice and briefings as required.

Our Core Service

We deliver an informative, impartial service for all residents through our accessible contact methods, regular outreach and provision of home visits on request. We also visit residents at home on request at a time of their convenience including evenings and weekends.

Regular bi-monthly newsletters and fliers are produced including regular "Question & Answer" updates on key issues for tenants and leaseholders and promoting Council engagement activities. Every communication includes all our contact details and engagement methods.

We ensure that our service meets the needs of vulnerable and older residents, as well as those with translation needs. For example, we often meet residents alongside their family members, friends, neighbours or carers. In our time on Ebury Bridge, we have built strong working relationships with many tenants and leaseholders including many vulnerable and older clients.

Until the Covid 19 outbreak we would doorknock regularly with fliers in order to maintain contact and trust in the team as an independent resource for residents. We have met with 100% of tenants and resident leaseholders in all blocks and maintained a high level of regular contact at all times. Regular drop-ins have also been offered at key stages of the consultation process.

One-to-One Advice

Our team have considerable experience in advising tenants, leaseholders and freeholders on regeneration projects where buyback and decant policies are supported by a Compulsory Purchase (CPO) process.

Through our good working relationships with Council and Westminster Community Homes staff and thorough understanding of Westminster policy, we offer an effective "One Stop" advice, signposting and ongoing support to Ebury residents.

We also advise tenants on rehousing, compensation and disturbance issues, providing advice and support as required. On Ebury Bridge this includes advice on the Council's Rehousing Policy, potential grounds for appeal against allocations and the "Westminster Homechoice" bidding system. We also support tenants through the allocation process for new permanent or temporary homes including bidding and allocation options and disturbance payments including options for decoration, kitchen and flooring options.

We provide advice, support and signposting for short term assured tenants in leasehold or temporary lets and have been supporting leaseholders sub tenants and for those rehoused temporarily after being accepted as homeless by the Council.

In addition, we advise resident and non-resident leaseholders on their rights to disturbance and compensation payments relating to moving home and the sale and purchase of a new property, in addition to likely options for new homes. We also provide support and advice around the valuation process including the selection of RICS approved surveyors for independent valuations.

We also offer support to leaseholders in discussion with the Council and Westminster Community Homes, over options to deal with their particular financial and mortgage circumstances or difficulties, such as off-site equity loans or tenancies.

We provide detailed advice to leaseholders on a one-to-one basis and in a straightforward Q & A format in our newsletters and fliers. Allaying concerns at an early stage and emphasising the range of support and options available is important in this respect, in addition to emphasising the long timescales which apply within any regeneration scheme.

In terms of the retailers on the estate, within our new role since late 2019 we now offer a dedicated Business Development and Retail Advisor working with Council Officers and partners to provide independent advice and support.

We provide one-to-one support to retailers in terms of considering options for the temporary Meanwhile premises and potential new business locations on the estate and support the Council in developing a Retail Strategy for Ebury Bridge.

Support to Vulnerable Clients

As Independent Advisors, we commonly provide support and advice to vulnerable clients who may not be known to the Council. These include residents with disabilities, health issues or older residents with limited support networks. In such circumstances we provide reassurance on the regeneration process, consultation, options, support and timescales whilst emphasising our ongoing availability as independent support.

Vulnerable clients often have other unaddressed issues which may relate to immediate housing need, disability support, benefit and universal credit issues or carer support. In such circumstances we would provide appropriate advice and support and signpost to the Council and local community networks as appropriate. Having built up trust with the client, we do remain available for advice on such issues and in supporting with rehousing and benefit applications.

On Ebury Bridge this has included signposting residents with welfare advice needs unrelated to the regeneration to local centres, such as Cardinal Hume and the South Westminster Legal Advice Centre.

Regeneration Advice

Through our wide ranging experience on Ebury Bridge, throughout Westminster and elsewhere on similar projects, we are able to provide support to residents and their representatives in engaging fully in the regeneration process.

Our expertise also includes providing specialist support for residents' representatives through the design, procurement and planning processes inclusive of assistance in assessing delivery options.

As a result both individuals, retailers and the Community Futures Group are more fully empowered to consider, assess and input to options for new homes and community facilities within the wider design framework.

Visits to Exemplar Regeneration Schemes

WCC have organised trips to other renewal schemes. These visits were open to CFG members and residents of the estate to get an idea of the scale and the detail involved in a renewal project. Attendees of these trips were taken by coach to the renewal sites and given a tour of the site.

Attendees were also able to meet other resident steering groups who have been through the renewal process. Further information about these study visits can be viewed in the My Ebury Engagement report (Appendix 4)



Ebury Bridge Estate residents meet residents of another regeneration scheme



Ebury residents visit a completed regeneration scheme in London

Details of dedicated support for vulnerable people and organisations

- Through a detailed housing needs assessment the team were able to identify the required level of support for each household or individual and develop a bespoke plan.
- This included assistance with preparing temporary alternative homes with adaptations, reconnections, packing and additional furniture.
- A dedicated officer supported Older people with the process both before, during and after their moves.
- The team supported a homelessness charity based on the estate. We assisted 'One big family' homeless charity to source new premises and provided storage and amenities whilst the transition took place.

Details of engagement with hard to reach groups

- Development of the online Commonplace engagement tool to encourage feedback from young people, residents with disabilities and residents who would prefer to comment from their own home.
- Live Streaming via Facebook of engagement session to enable off-site leaseholders to receive the same information as residents attending in person.
- A dedicated engagement team with officers who speak a range of community languages. The team are based on the estate and support each household through the process.
- Older persons coffee mornings and fish and chip suppers to provide a welcoming environment for those who wish to discuss proposals and the support provided.
- Links with leaders from the local Bengali community to provide reassurance and translation skills to non-English speaking residents.



A summer event at the Ebury Bridge Estate



A community event at the Ebury Bridge Estate



An Ebury Bridge Estate drop-in event in 2017

Consultation on the Options Appraisal Process

Consultation on the Options Appraisal Process

The options appraisal engagement was primarily concerned with understanding the issues and residents' aspiration for the estate. The purpose of the activities in the first stage of the consultation was to meet the community, introduce the team, raise awareness of the renewal process and begin working in collaboration with residents to establish a preferred development scenario.

A summary of the schedule of engagement activities during this period (June 2017-July 2018) is shown below:

Engagement Period	Engagement Event	Description of Engagement	Date
Vision and objectives	Ebury Bridge Residents Meeting	Meet the leader of WCC and Cabinet Member for Housing	28/06/2017
	Listening Period	Structured conversations and door knocking exercises	24/07/2017 31/10/2017
	Ebury Bridge Estate Newsletter	Issue 1	01/08/2017
	Ebury Bridge Newsletter	Issue 2	10/08/2017
	Listening Panel -Retailers	Conversation with business owners about renewal options and process	16/08/2017
	Ebury Bridge Newsletter	Issue 3	01/09/2017
	Community Open Day	Open day to raise awareness and capture feedback from the community	23/09/2017
	Ebury Bridge Newsletter	Issue 4	01/10/2017
	Silver Citizens Coffee Morning	Raise awareness and capture feedback	03/10/2017 05/11/2017
	Ebury Bridge Newsletter	Issue 5	10/10/2017
	Listening Panel- Overcrowded Households	Conversation with tenants in overcrowded homes about the renewal process	17/10/2017
	Listening Panel- Returnee Tenants	Inaugural meeting of the CFG	25/10/2017
	Community Halloween Event	Community party and to raise aware of the renewal	31/10/2017

Engagement Period	Engagement Event	Description of Engagement	Date
Options Appraisal Process	Ebury Bridge Newsletter	Issue 6	01/11/2017
	Community Futures Group Meeting	Discussion of Terms of Reference	08/11/2017
	Ebury Bridge Newsletter	Issue 7	12/11/2017
	Listening Panel- Owner Occupiers	Conversation with leaseholders about renewal process and options	14/11/2017
	Community Futures Group Meeting	CFG introduced to the design team.	15/11/2017
	Design Workshop 1 – Meeting the Design Team	Meet the design team and talk through design principles	22/11/2017 23/11/2017
	Ebury Bridge Newsletter	Issue 8	01/12/2017
	Community Futures Group Meeting	Project update and to run through activities of upcoming design workshop	05/12/17
	Design Workshop 2 – Take the Design Challenge	Meet the design team and feedback on priorities for the future development	06/12/2017 07/12/2017
	Ebury Bridge Newsletter	Issue 9	11/12/2017
	Ebury Does Christmas	Chance to revisit the information shared with the community	20/12/2017
	Ebury Bridge Newsletter	Issue 10	03/01/2018
	Take the Tour	Visit to the St John Hill regeneration estate in Clapham	20/01/2018
	Community Futures Group	Monthly project update	24/01/2018
	Design Development Workshop	Masterplan design concepts	25/01/2018 27/01/2018
	Ebury Bridge Newsletter	Issue 11	01/02/2018
	Community Futures Group	Monthly project update	21/02/2018
	Regeneration Base Launch	Formal launch of the new community space and home to the engagement team	22/02/2018
	Refurbishment & Viability Workshops	Viability and refurbishment workshops focused on the development scenarios	28/02/2018 06/03/2018
	Take the Tour	Visit to the Copley Close regeneration estate	10/03/2018
	Ebury Bridge Newsletter	Issue 12	05/03/2018
	Community Futures Group	Monthly project update	14/03/2018
	Community Exhibition	Exhibition of the development scenarios at the Ebury regeneration base	22/03/2018

Engagement Period	Engagement Event	Description of Engagement	Date
Narrowing down the options	Community Futures Group	Monthly project update	29/03/2018
	Community Futures Group	Monthly project update	12/04/2018
	Take the Tour	Aberfeldy Estate regeneration visit	21/04/2018
	Community Futures Group	Monthly project update	25/04/2018
	Community Exhibition	Scenario assessment	26/04/2018 30/04/2018
Shaping the preferred scenario	Community Futures Group	Monthly project update	09/05/2018
	Community Workshop	Community benefits in the renewal context	19/05/2018 26/05/2018
	Community Futures Group	Monthly project update	21/05/2018
	Walkabout	Estate walkaround with the design team	30/05/2018
	Take the Tour	Estate regeneration visit workshop	16/06/2018
	Ebury Bridge Newsletter	Issue 13	20/06/2018
	Ebury Bridge Newsletter	Issue 14	30/07/2018

Vision and Objectives, June 2017 –October 2017

From the end of July 2017, an onsite engagement team were recruited and based on the estate and were tasked with re-starting engagement with the residents on potential new improvement scenarios.

The vision for the renewal of Ebury Bridge estate was developed in partnership with estate residents. This process began with a listening exercise: a large-scale insight piece conducted via face to face door knocking of residents. This allowed collection of a qualitative baseline of their aspirations and opinions on the estate regeneration, their housing support needs and their communication preferences.

Over **130 conversations** were conducted and recorded with people on the estate, and the team collated qualitative analysis on the responses to provide a detailed and nuanced understanding of the needs and requirements of residents. These insights were used to tailor the engagement activities and communications to meet the needs of estate residents, particularly hard to reach groups.

A set of **key pledges** were agreed with the residents that would frame any options taken forward by the Council. These were:

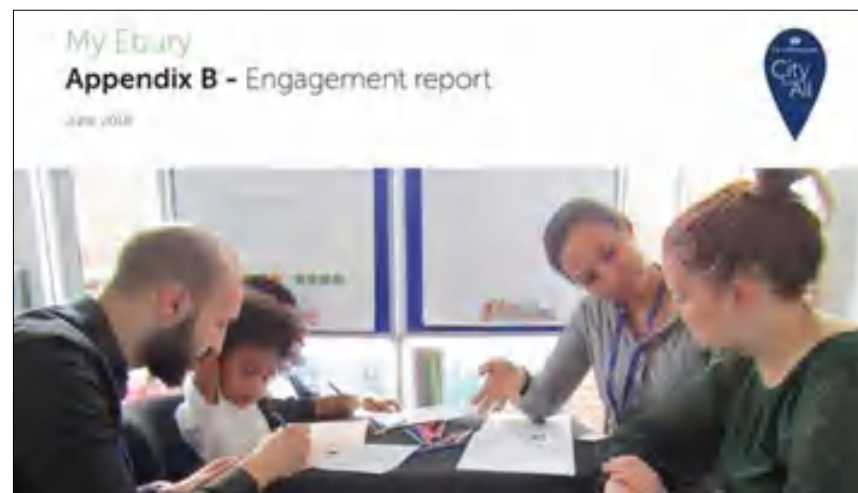
- **A right to return** for residents is guaranteed for all secure tenants and resident leaseholders.
- **A full replacement of all Council homes.**
- 35% of new homes provided will be **affordable for social and intermediate rent.**
- **Estate overcrowding is addressed.**
- **Local retail options** serve the local community.
- Ebury Bridge will **remain a Council-owned estate.**
- Residents will remain **at the heart** of developing a viable scheme.

Residents then worked with the Council on agreeing a set of aims and objectives:

- Deliver more **affordable housing**
- Create a **sustainable mixed community.**

- Deliver improved **public spaces and community facilities.**
- Partner with residents and businesses in a **meaningful and transparent** way to put forward the best proposal for Ebury Bridge Estate.
- Set the standard for estate renewal with high **quality design throughout all tenure types.**
- Bring to life the most **desirable, deliverable and viable** option.

Residents indicated that their preferred method of communication was either via a regular newsletter or face-to-face. A regular Ebury Bridge newsletter was produced at two weekly intervals. Satisfaction with the level of information provided, optimism for the project and the feeling of engagement were tested with a regular pulse survey from January 2018. An Ebury Bridge website was created and launched in July 2017.



My Ebury Engagement report booklet details the engagement and feedback during the options appraisal

Options Appraisal Process - November 2017 – March 2018

Firstly, a full review of the previous consultation was undertaken in partnership with residents via workshops with overcrowded households, leaseholders, secure tenants and temporary accommodation households. This assessed which priorities were still important and set out new aspirations for any future scheme taken forward.

Through an informal nomination process, a resident-led strategic body (The Ebury Bridge Community Futures Group) was established and Terms of Reference agreed with the group. The group is made up of secure tenants (both temporarily decanted and onsite), leaseholders and Ebury Bridge businesses. The group welcomed residents who had previously been sceptical of the Council's plans to join the group.

Through a series of drop-in events, we asked residents to **'Take the Design Challenge'**. A number of key themes were developed from these sessions and the engagement activities to date. These were:

- Homes- storage, balconies and dual aspects flats.
- Open spaces- play spaces, community spaces and different spaces for all age ranges.
- Community facilities and uses- gym, retail shops and nurseries.
- Better access to homes.
- Improved insulation and soundproofing.

A scoring matrix was established which would be used to test each scenario at key intervals throughout the process (see appendix 3). The core principles of the scoring assessment were based around three core tests; viability, desirability and deliverability.



Options appraisal public consultation exhibition in 2018



Options appraisal public consultation exhibition in 2018



Options appraisal public consultation exhibition in 2018



A summer beach party at the Ebury Bridge Estate 2019

Working with residents to select the Preferred Scenario

Working with residents to select the Preferred Scenario

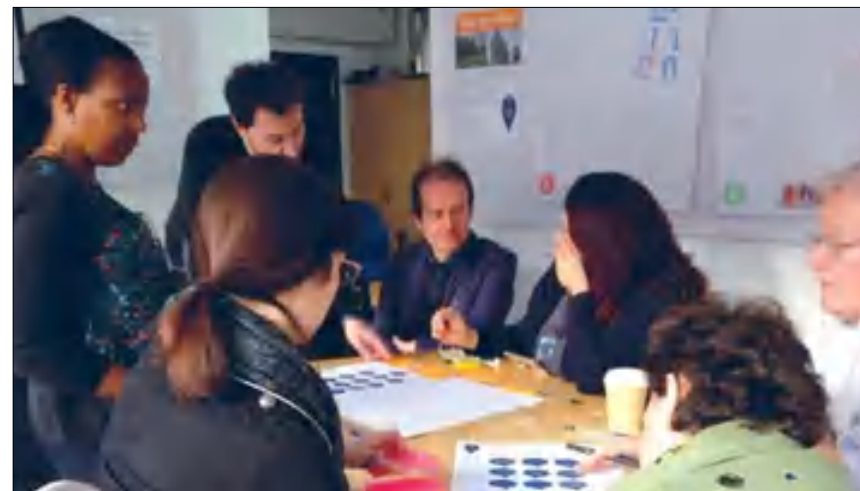
Narrowing down the options

March 2018-April 2018

Eight scenarios were established with the community which ranged from full refurbishment through to wholesale redevelopment of the existing estate.

The CFG and interested residents from the wider estate were provided detailed training in traditional developer-led viability assessment which included full costing of land receipts, cost to the council and anticipated proportional refurbishment costs to leaseholders. This enabled residents to analyse the different development scenarios including the previously consented scheme which was re-analysed using up to date benchmarking figures.

This process culminated in the selection of Scenario 7, the full redevelopment of the existing estate and the creation of 750 new homes. This scenario was agreed with the Community Futures Group who endorsed the decision to consult with the rest of the estate through Section 105 consultation.



Viability workshop



CFG meeting



The eight scenarios

Shaping the preferred scenario

May 2018-June 2018

The engagement process that led to the selection and consultation on the preferred scenario was compiled into a brochure and issued to all households (appendix 4). This was followed up with a survey, block pop-up consultation events and a door to door questionnaire.

This led to a preferred scenario being presented back to the council in July 2018 who then approved the scenario to be worked up in further detail.

A detailed summary of the options appraisal process and feedback can be viewed in the documentation 'My Ebury Engagement Report' and 'My Ebury Shaping the preferred scenario' in Appendix 3 and 4.



Shaping the preferred scenario - design challenge



Residents exploring the way forward for Ebury Bridge



Shaping the preferred scenario booklet

Best Value, Delivery Options Consultation

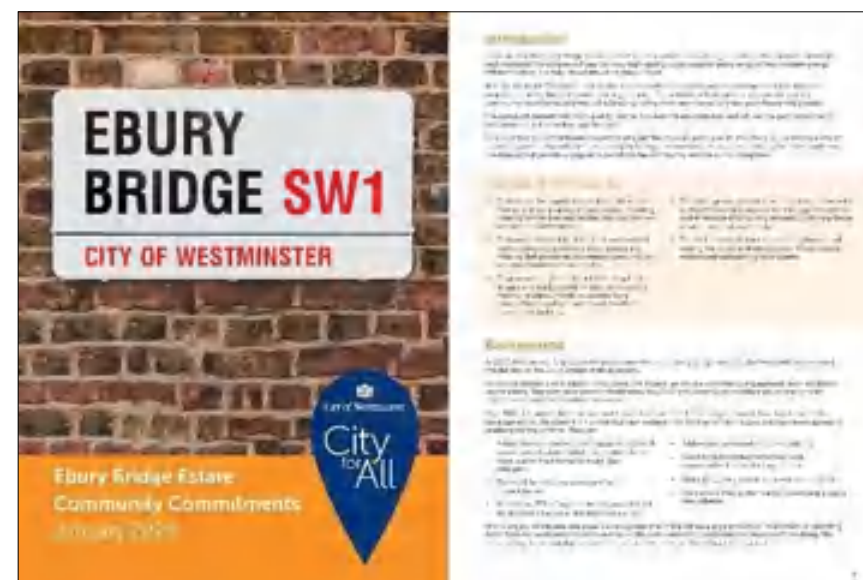
July 2018- February 2019

In summary, during the 12 months preceding this stage the following consultation activities were carried out:

- 14 Newsletters
- 30+ Letters, posters, invites
- 6 Estate-wide doorknocking exercises
- 1 Public Meeting 47 residents from across 35 households
- 4 Listening panels meetings 61 residents across 38 households
- 136 Individual conversations across 132 households during the listening period
- 2 Community events 81 residents across 33 households
- 210 Visits to dedicated community engagement spaces
- 12 meetings of the CFG
- 80% resident households engaged in the scenario appraisal consultation
- 9 public drop-in events
- 4 study visits to other renewal developments
- 5 exhibitions
- 496 Engagement interactions
- 250 website hits

The information gained during this process fed into the CFGs consideration of how best the scheme could be delivered. We invited residents to take part in soft market testing in December 2019 and a member of the CFG attended and addressed the attendees on the day. Residents explored whether the scheme could be delivered directly by the council (with a builder) or whether different delivery routes would be appropriate.

To provide assurances to residents about how the Council and its contractors would work with them during the project, and informed by the previous consultation, a set of key commitments were established and agreed with residents in a community commitments document <https://eburybridge.org/news/our-commitments-to-the-ebury-bridge-community/> . All residents were kept updated on project news during this period through the Ebury Bridge newsletter.



Ebury Bridge Estate Community Commitments document

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.

Buildings Connectivity and Retail Green Space and Community Proximal Opportunities	Resonance - 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

Key topics from residents that emerged during development of the preferred scenario



A view of the proposed new development from Ebury Bridge Road

Pre-Planning Consultation

Pre-Planning Consultation

Pre-Planning Consultation – Stage 1

Stage 1 of the pre-planning consultation programme focused on the development of an initial detailed design proposal for the Ebury Bridge Estate following the approval by Westminster City Council of development scenario 7. It describes how the Council has worked with Ebury residents and local stakeholders in establishing early design principles for the new development, developing the design, and the presentation and feedback on an initial detailed design proposal.

- **Detailed Design Development: March 2019- August 2019**

A series of engagement methods, workshops and events to develop the design priorities of residents and stakeholders. The design priorities and the feedback received is used by the design team to develop an initial design proposal.

- **Initial Detailed Design Proposal: September 2019-November 2019**

A period of consultation meetings and a public exhibition on the presentation of an initial detailed design proposal. Feedback received enables the project design team to further develop the design and make amendments.

A summary of the schedule of engagement activities during stage 1 of the pre planning consultation (March 2019- November 2019) is shown in the following table:

Engagement Period	Engagement Event	Description of Engagement	Date
Vision and objectives	CFG Meeting	Monthly project update	05/03/2019
	Ebury Bridge Estate Newsletter	Issue 20	11/03/2019
	CFG Design Workshop	Masterplan principles	19/03/2019
	Tenant and Leaseholder Meeting	Group project update session 1	26/03/2019
	Tenant and Leaseholder Meeting	Group project update session 2	27/03/2019
	CFG Meeting	Monthly project update	02/04/2019
	Ebury Bridge Estate Newsletter	Issue 21	09/04/2019
	Leaseholder Meeting	Group project update session for Bucknill, Rye and Bridge house. Overview of rehousing options and assistance available.	10/04/2019
	CFG Design Workshop	Placemaking	16/04/2019
	Tenant Meeting	Group project update session for Doneraile, Rye and Bucknill house. Overview of rehousing options and assistance available.	17/04/2019
	Tenant Meeting	Group project update session for	23/04/2019
	Design Drop In-Exhibition	Masterplan Principles and Placemaking	24/04/2019
	CFG Meeting	Monthly project update	07/05/2019

Engagement Period	Engagement Event	Description of Engagement	Date
Options Appraisal Process	Non Resident Leaseholder meetings	1-1 project update meetings	13/05/2019
	Business Meeting	Project update for retailers on Ebury Bridge Road	14/05/2019
	Ebury Bridge Estate Newsletter	Issue 22	20/05/2019
	CFG Design Workshop	Character and homes	21/05/2019
	Ebury Bridge Offsite Residents Meeting	Ebury offsite project update meeting	22/05/2019
	Design Drop-In Exhibition	Character and homes	29/05/2019
	Ebury Bridge Studio Opening	A specific consultation space and hub for information on designs	03/06/2019
	CFG Meeting	Monthly project update	04/06/2019
	Ebury Bridge Estate Newsletter	Issue 23	10/06/2019
	CFG Meeting	Phase 1 update, design and build procurement process	08/07/2019
	Ebury Bridge Estate Newsletter	Issue 24	01/08/2019
	Ebury Summer Beach Party	Community celebration event, raise awareness of the renewal	21/08/2018– 22/08/2018
Initial Detailed Design Proposal	CFG Meeting	Phase 1 update, design summary presentation	04/09/2019
	Stakeholder 1-1 Meetings	Design team presentation to stakeholder groups for feedback on the initial design proposal	11/09/2019– 26/11/2019
	CFG Meeting	Community commitments	17/09/2019
	Ebury Bridge Estate Newsletter	Issue 25	24/09/2019
	Initial Detail Design Public Exhibition Previews and Public Viewing	Initial detail design proposal presentation	08/10/2019– 26/10/2019
	Ebury Bridge Estate Newsletter	Issue 26	16/10/2019
	Ebury Bridge Estate Newsletter	Issue 27	29/11/2019

Detailed Design Development

March 2019-August 2019

CFG Design Workshops

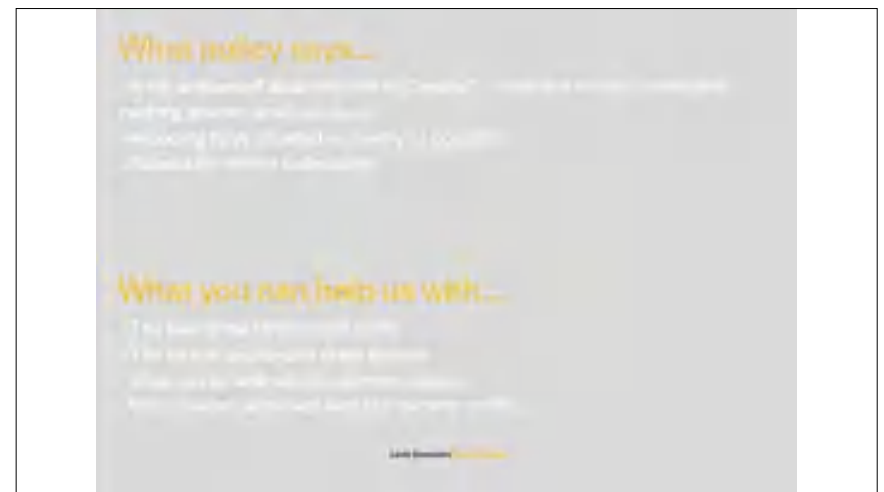
A series of design workshops were held with the Community Futures Group (CFG). The purpose of the design workshops was to focus on specific areas of design collaboratively with the CFG to begin to inform the principles for an initial design proposal for the renewed Ebury Bridge Estate. The design workshops were held at the Ebury Regeneration Base and led by the lead architect Astudio and the Landscape Architects Levitt Bernstein with representatives from the Council.

The workshops were held separately from regular CFG meetings to enable residents to specifically understand and engage with distinct design issues. At each workshop the project team produced an agenda, a presentation to introduce the design theme and items for discussion and feedback.

The workshops presented a number of design considerations and established a set of key design objectives. The design considerations introduced the CFG to the overarching elements which constituted each workshop, whilst the key design objectives were established between CFG members and the design team during the session.

The design workshops were particularly useful for the project team to present how key decisions are made and by whom, in order for residents to understand how they can influence the design process. Therefore, at the workshops, the project team presented elements of design that are determined by planning policy and elements which can be influenced by residents.

Each workshop design theme was programmed and advertised to the CFG. An activity summary is presented in the following pages for each workshop.



Slides from the CFG Placemaking Design workshop

Masterplan principles workshop

19th March 2019, 18:30-20:30

Ebury Regeneration Base
Led by lead architect Astudio

Feedback: Minutes

This design workshop introduced the design programme and planning strategy, whilst exploring the key design considerations that are significant to developing the overall masterplan. The workshop generated discussion with the CFG about site development and the idea of creating a new neighbourhood with a sustainable legacy for both existing and future generations. Attendees feedback on a range design of design approaches, the context of the existing neighbourhood and the current design of the existing Ebury Bridge estate. Residents felt that the existing estate is very 'closed in' due to a lack of open spaces, several blocks which are closely built together, and access points being limited to Ebury Bridge Road. There were concerns that there were areas of the estate that felt unsafe due to lack of natural surveillance, and that more green spaces should be encouraged.

Design considerations presented:

- Planning strategy – Phasing and the application process.
- Design Programme – CFG design meeting timeframe.
- Site Context: Historical Evolution of Ebury Bridge Estate and surrounding area, Design Parameters, Massing Relationships.
- Acoustics and Light – Sun-path analysis.
- Materiality – Facade Concepts.
- Amenity space and Landscape Approaches.

Key design objectives established:

- Good distance between blocks.
- Good separation of pedestrian/vehicular movement.

- High quality amenity facilities.
- Safe and secure environment by design.
- Incorporation of dual aspect homes.
- Well insulated buildings.

Other key design issues raised by the CFG:

- Ensuring disabled access to public spaces and homes. Including wheelchairs fitting into bathrooms.
- Appropriate space standards of new homes.
- Retention of mature trees important.
- Electric car charging points should be included.
- Large windows to encourage natural light into homes.



Residents taking part during a session on masterplan principles

Placemaking Workshop

16th April 2019, 18:30-20:30

Ebury Regeneration Base

Led by landscape architects Levitt Bernstein

Feedback: Minutes and 3 written responses

This design workshop focused on developing ideas around landscaping, access routes and communal areas. Key feedback included encouraging people in the wider area to use new community spaces, such as a new central square, which was felt would bring needed activity to the estate. There was a perception amongst attendees that, because the estate felt too compacted, there was a lack of communal areas for visitors and residents to socialise. A new access route at the Northern End of the estate off Ebury Bridge was supported.

The existing play area, although considered a good size, it was mentioned that the play equipment needed to be better, more attractive, distanced for vehicles and more user friendly for children. Whilst the CFG felt that separation between vehicle and pedestrians should be encouraged, it was highlighted that vehicle access routes needed to have better road markings and be wider, particularly for refuse and emergency vehicles. It was also felt that maintenance of open spaces needs to happen regularly to ensure they are not left in disrepair.

Design considerations presented:

- Cars and People -Analysis of existing estate circulation, Pedestrian and Vehicular separation ,New Access Routes.
- Play- Routes to play and themed play spaces.
- Public Squares- Uses and activities.
- Trees- Existing mature trees.



Community future group design workshop



Landscape Consultation: 'You Said, We Did'

Key Design objectives established:

- New circulation routes, including multiple new access routes into the development.
- Strong pedestrian network with the ability to move through the new development on primarily pedestrian only routes desired.
- Variety of outdoor spaces for both children and adults.
- Maintain existing mature trees as a key parameter in development of the masterplan.
- Improved and varied play spaces.

Other Key design issues raised by the CFG:

- Outdoor areas for community events.
- A healthy living square should be accessible for all ages and not close to motor vehicles.
- Spread play areas across the estate but encourage children and adult discrete areas.
- Increase seating areas.
- Recycle grey water as much as possible.
- Possibility of an access point at the southern end of the estate by Doneraile House.
- Refuse collection points for each building that are quick and easy to access.
- Principle that pedestrians can walk anywhere, and that vehicles should only be permitted on the estate on a "needs must" basis and should be restricted to certain routes.
- Café/restaurant could look out on the community square, as well as an estate office.
- Importance of an onsite office as there will be a lot of new people living on the estate, and it will need to be managed sufficiently.
- Useful to have an open grass area where people could sit with picnics and sunbathe.



Community futures group design workshop

Character and homes workshop

21st May 2019, 18:30-20:30

Ebury Regeneration Base
Led by lead architect Astudio

Feedback: Minutes and 2 written responses

Having previously presented the masterplan principles, this workshop looked in greater detail at masterplan arrangement, the variety of building types and apartment layouts. Key feedback included an express preference for tenure blind housing, as well as ensuring disabled people can access all public spaces. It was also considered important that existing residents could choose between whether or not they have an open plan kitchen in the new development.

Design considerations presented:

- Masterplan arrangement: Orientation of buildings and relationship with public spaces.
- Building types: Relationship of the different type of buildings within the site boundary.
- Public Realm: Access to public space.
- Apartment Layouts: Apartment sizes and design approaches.
- Energy Strategy Principles: Heat Recovery, Personalised Control, Insulation and Ventilation.

Key Design objectives established:

- Spacious apartment Sizes – Apartments which meet space standards.
- Well planned spaces- Balconies that can accommodate seating, good storage space.
- Flexibility-Home layouts which can be adapted to residents' preferences and kitchens that can be chosen to be either open plan or separate rooms.
- Enhance wellbeing- Rooms that maximise daylight and responds to the site orientation and relationship with the adjacent railway and road.

Other Key design issues raised by the CFG:

- Ability to open windows for natural air circulation.
- Support raised for increasing sunlight into homes and improving soundproofing.
- Balconies that can accommodate seating welcomed.
- Windows that can be easy to clean.
- Ensure high fire safety standards and clear fire exits.



CFG character and homes design workshop

Design Drop-in events

To initially engage the wider Ebury Bridge Estate community in the design process, we ran a series of design drop-in exhibition events. The drop-in events were intended to share the work produced and presented by the project team at previous design CFG meetings. This included the design themes of Masterplan Principles, Placemaking, Character and Homes.

Design drop-in events were held following CFG design workshops and enabled wider residents to become engaged in a less formal setting. The drop-in events, therefore, were useful for Ebury residents who were not members of the CFG or that do not have the time to commit to formal sit down meetings.

The design information presented at the drop-in sessions used the same material which informed workshop discussions with the CFG. This was achieved through a series of information boards and graphics, but additionally large scale maps and posters were used which attendees could attach their comments to. Feedback questionnaires were also provided and submitted during the session.

The design drop-ins were advertised across the Ebury Bridge Estate to Ebury Residents through the newsletter, posters and text message advertisements. They were attended by the design team and officers from the Council.

An activity summary is presented below. Feedback from these events was processed and presented to the design team.



Residents exploring the opportunity during the drop-in session



Residents exploring the opportunity during the drop-in session

Masterplan Principles and Placemaking drop-in event

16th April 2019 18:30-20:30

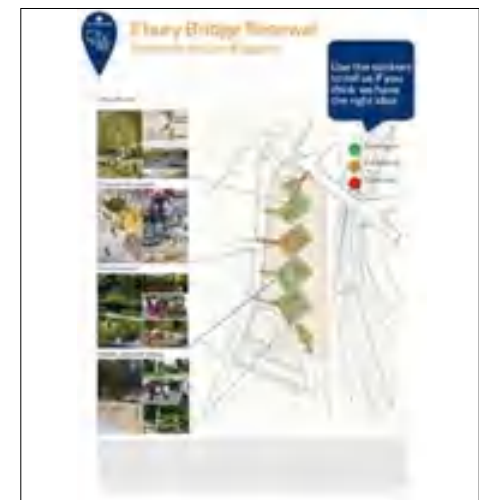
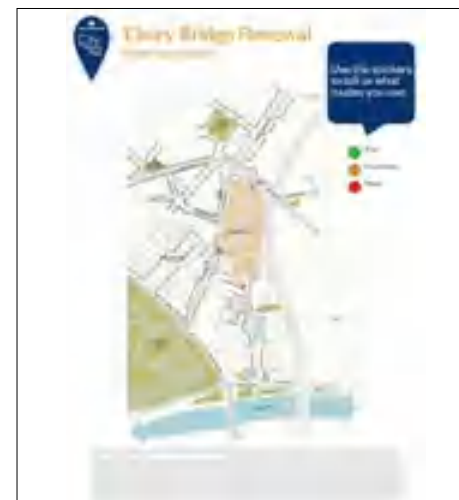
Ebury Bridge Regeneration Base

Pieces of Feedback: 34

This was an opportunity for residents to use interactive material and speak to the project team. Residents were able to feedback on large A3 poster sheets and questionnaires. Overall, attendees felt positive about incorporating a series of public squares in the development and prioritising pedestrian routes over vehicles. Suggestions included areas of accessible multi use play for all ages and spaces for education and art. Comments also reflected residents felt that community spaces should also be open to the wider community and encourage socialising.

Other key design feedback gathered

- Residents use roads to the north of the estate, but use the routes to the south of the estate less due to limited access. Comments reflected that residents cannot use potential routes at the southern end of the estate.
- Importance of security and maintenance to public areas.
- Retain existing trees as much as possible.
- Create new outdoor fitness facilities and gym for adults.
- Community events which link to the wider area.
- Support for opening up entrances off Ebury Bridge Road which would welcome pedestrians into a public square.



Placemaking design drop-in materials

Character and Homes drop-in event

29th May 2019 18:30-20:30

Ebury Bridge Regeneration Base

Pieces of Feedback: 21

Exhibition material presented building layouts and living spaces. Comments by attendees favoured the opportunity for closed or open kitchens and that private balconies were welcomed. Feedback also reflected the modern nature of the design, the spacious layout of the buildings and the increased amount of open space which would make residents feel more secure through natural surveillance.

Other key design feedback gathered

- Public spaces outside of homes should be well lit.
- Well-ventilated rooms.
- Spacious balconies which can be used to fit tables and chairs.
- Positive that daylight is maximised into home.



Character and homes resident drop-in session

Design Team Response to Feedback

Using the feedback gathered during the initial design development (March-August 2019), through the various engagement channels described, 'enabled the design team to respond to support a set of key design objectives to shape the initial design proposal. The process is shown below.

Key Design Objectives Established:

Design Theme: Masterplan Principles

1. Good distance between buildings.
2. Good separation of pedestrian/vehicular movement.
3. High quality amenity facilities.
4. Safe and secure environment by design.
5. Incorporation of dual aspect homes.
6. Well Insulated Buildings.



Design Team Response to Feedback:

1. Generous separation between buildings, mitigate overlooking between apartments.
2. Limited vehicular entrances and routes, clearly marked separate from pedestrians.
3. New community spaces such as gym, resident management hub and new retail along Ebury bridge road.
4. Well-lit spaces and footpaths, clear lines of site between blocks, clearly defined entrances and access points. New blocks to be built to highest safety standards.
5. 90% of properties with dual aspect living rooms.
6. Thermal and acoustic insulation.

Design Theme: Placemaking

1. New circulation routes.
2. Strong Pedestrian network.
3. Variety of outdoor spaces.
4. Maintain existing Trees.
5. Improved and varied play spaces.



1. Multiple new access routes to Ebury Bridge Road and new gateways to the North and South of the estate. Circulation routes developed in relationship to public squares and buildings.
2. Pedestrian connectivity to encourage walking throughout the site.
3. A series of public squares with variety of landscape and communal features.
4. Retention of existing mature trees around the site as well as additional planting.
5. Improved and varied play spaces.

Design Theme: Homes and Character

1. Spacious Apartment Sizes
2. Well Planned Spaces
3. Flexibility
4. Enhance Wellbeing



1. Apartments designed to London Plan size standards and Westminster space standards.
2. Private balconies with enough space for tables and chairs. Adequate storage spaces and well-proportioned circulation spaces. Apartments adaptable for less mobile residents.
3. Kitchen designed to be flexible, open plan or enclosed. Layouts that can be adapted to residents' preferences. Flexibility in internal finishes.
4. Window proportions and locations to maximise daylight into rooms.

Stakeholder Meeting Structure

A structure was established to enable amenity groups, ward councillors, resident associations, residents from particular neighbouring blocks and individuals to view the proposals and feedback. As Ebury Bridge residents had been pivotal in the design development it was important that neighbours and residents in the wider area received extensive communication about the proposals. Over 2000 letters were distributed to the neighbourhood.

All formal groups were provided with an opportunity to meet the project team and view a presentation and feedback. Individual residents were given convenient times to attend an exhibition.

Meeting with formal stakeholder groups

Meetings were held at either the Ebury Bridge studio or at a location more convenient for each stakeholder group. Council officers introduced each session and provided background context to the renewal process to date. This included outlining the consultation timeline, historical background to the scheme, consultation to date with residents and how the scheme responds to Westminster City Council's City Plan.

A studio then presented a series of slides to explain the emerging design development and early visuals of the scheme. A built model of the initial proposal was also used during the session to illustrate design development.

Dates of stakeholder meetings:

- 11th September 2019 – 1 Ebury Bridge Road Residents
- 12th September 2019- Consort Rise
- 13th September 2019- Churchill Ward Cllrs
- 24th September 2019- Cheylesmore House RA
- 23rd September 2019- Gatliff Close RA
- 25th September 2019 – Warwick Ward Cllrs
- 26th September 2019- Belgravia Neighbourhood Forum
- 30th September 2019 – 20th Century Society Attendance
- 10th October 2019- Westmoreland Triangle RA- Attendance
- 18th October 2019- Pimlico Neighbourhood Forum Attendance
- 21st October 2019 – Knightsbridge and Belgravia Ward Cllrs
- 8th November 2019 – Ebury Village Forum
- 11th November 2019- Belgravia Society
- 26th November 2019- Pimlico FREDA



The Initial Detailed Design Exhibition

This was the first public exhibition to introduce an initial detailed design proposal for the Ebury Bridge Estate. The proposal was developed by the design team and influenced by the findings gathered from the community between March and August 2019.

The purpose of the event was to present to estate residents and the wider community an initial design for feedback and to understand which elements of the design worked well and which needed to be improved. It was explained to attendees that there would be a follow up exhibition which would present a further detailed proposal based on the feedback received.

The exhibition was held at the Ebury Bridge Studio over a period of three weeks.

Introducing the exhibition

To promote the exhibition for the first round of pre-planning consultation, we initiated a staged process of communication and engagement with stakeholders.

A series of formal meetings were initially held with ward Councillors (from Churchill and surrounding wards) and constituted stakeholder groups.

These meetings were on a one-to-one basis, as described earlier in this section. Before the formal launch of the exhibition we also hosted a series of preview exhibition views open to all residents in the local vicinity. This included residents of Ebury Bridge Estate, 1 Ebury Bridge Road, Cheylesmore House, Consort Rise, Conservation Zone residents opposite the estate on Ebury Bridge Road, and Grosvenor Waterside Residents. The benefit of this approach was that it enabled the project team to maximise engagement and understand specific concerns from each stakeholder.

At the conclusion of the private viewings, the exhibition was then open to all Ebury residents, the local community and stakeholder groups.

Promoting the exhibition

The exhibition was promoted through various communication channels including:

- Flyer sent to all Ebury Bridge Estate residents and households within a set radius.
- Posters on estate noticeboards and shop windows on Ebury Bridge Road.
- Newsletter feature distributed to the mailing list.
- Social media adverts via the Ebury Bridge Estate Facebook page and Westminster City Council twitter.
- Advert on social media.
- Mailchimp promotion to the mailing list.
- Text message reminders sent to estate residents.



Initial design exhibition



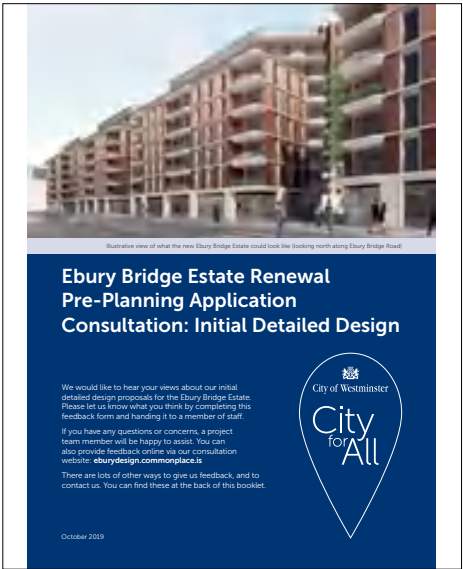
Initial design exhibition



Consultation initial design invitation leaflet



Twitter initial design invitation



Printed initial feedback form

Exhibition Format

The exhibition was opened for a total of three weeks including preview viewings at the following times at the Ebury Bridge Studio:

Tuesday 8th October:

- 11am - 3pm: Ebury Bridge Residents Preview 1
- 3pm - 6:30pm: Consort Rise Resident Preview
- 6:30-8:30pm: 1 Ebury Bridge Resident Preview

Wednesday 9th October:

- 3pm-8pm: Ebury Bridge Residents Preview 2

Thursday 10th October:

- 3pm-8pm: Cheylesmore House Resident Preview

Saturday 12th October:

- 12pm-2pm: Waterside Resident Preview
- 2pm- 4pm: Conservation Zone Resident Preview

The exhibition was open to all on the following dates:

- Monday 14th October 2019 11am-7pm
- Tuesday 15th October 2019 11am-5pm
- Wednesday 16th October 2019 11am-5pm
- Thursday 17th October 2019 11am-7pm
- Friday 18th October 2019 11am-5pm
- Saturday 19th October 2019 11am-3pm
- Monday 21st October 2019 11am -7pm
- Tuesday 22nd October 2019 11am-5pm
- Wednesday 23rd October 2019 11am-5pm

- Thursday 24th October 2019 11am-7pm
- Friday 25th October 2019 11am-5pm
- Saturday 26th October 2019 11am-3pm

In the Ebury Bridge Studio display boards were positioned to create a clockwise journey through the exhibition. The boards covered background context to the renewal journey to date, a timeline of consultation, a series of design principles, integration of the proposal within the neighbourhood and the design of homes and public spaces.

Members from Astudio and officers from the Council were in attendance at these sessions to answer questions and talk through the display boards. Attendees could provide feedback on a prepared consultation booklet that could be completed at the exhibition or at home and brought back to the project team. If preferred, attendees could also leave feedback on the Ebury Design Commonplace.

Findings of the feedback received are included in the following section.



Initial design exhibition



Feedback from first round of pre-planning consultation

At the conclusion of the initial design exhibition period the project team received 487 pieces of feedback via questionnaires, the commonplace website, phonecalls, emails and by post.

- A total of 227 people visited the exhibition.
- 43 written feedback forms were submitted.
- At that date 148 survey comments produced on commonplace.

This told us...

Feedback received on Commonplace

- Overall comment positivity of comments placed on Commonplace: 77% positive, 18% neutral, 5% negative.
- Initial Design proposal comments: 19 positive, 5 neutral.
- Tell us how you feel about the renewal proposals: 46 positive, 6 neutral, 5 negative.
- Public spaces comments: 17 positive, 4 neutral.
- How engaged do you feel about the renewal proposals? Please mark from scale 1-5 (5 most positive: (1)3 people (2) 4 people (3) 12 people (4) 14 people (5) 23 people.
- How informed do you feel about the renewal proposal? Please mark from scale 1-5(5 most positive) (1)1 person (2)0 people (3) 12 people (4) 14 people (5) 30 people.

Summary of all feedback (Commonplace and Written feedback)

Leisure & Play

- Fitness activities and equipment were favoured for the health and well-being squares. Better play equipment was welcomed, including improving traditional equipment such as slides and swings.

- People liked that there was an opportunity for play and activities for different age groups. There was many ideas about community classes and fitness activities for adults that they would like to see.
- People were happy to see a gym facility included in the designs that could be used by the wider community.
- The separation of the health and well being square away from vehicular traffic was well liked by residents.

Green and Open Spaces

- The improvement of outdoor and green spaces was considered overwhelmingly important.
- Improving green space and seating areas were seen as the priority for the community square to enable places to socialising and relaxation.
- People liked that there were areas to encourage, appreciate and enjoy nature, birds and wildlife into the public spaces.

Retail

- People liked to have an enhanced retail offer with new businesses for food and drink such as restaurants and fresh fruit and vegetables.
- Important that there are business services that can be use regularly by the local community for example pharmacies, convenience shops.

Access, Movement and Connections

- A new entrance to the estate from Ebury Bridge Road was felt to be of benefit. Feedback felt it made the estate more accessible and welcoming.
- It was felt important that the estate is made more pedestrian friendly to reduce the intensity of traffic from confined areas.
- Circulation of traffic on the existing estate doesn't work well.
- New connections and entrances will make the estate feel more open. People liked that there was more open spaces and less alleyways that are not visible from a perspective of safety.

- People liked the idea of a new access point at the southern end of the estate by Grosvenor Waterside as this area is seen as un-activated space and a barrier to accessibility.
- Residents liked that parking is spread across the estate and out of sight to prevent large areas for cars.
- People wanted to know more about the impact of parking on surrounding areas.

Homes and Design

- It was felt important and supported to improve sound insulation across all homes.
- Spacious balconies and energy efficient homes were considered high priorities and residents were happy to see this in the designs.
- Some neighbours were concerned of the height of buildings facing the railway at Ebury Bridge.
- Residents felt the design looked modern.
- People liked the design façade of buildings facing Ebury Bridge Road and felt it was in keeping with the look of the neighbourhood.

Design Information Booklets

Design information booklets were prepared by the project team to inform all Ebury Bridge Residents and the local community on the design themes covered with the CFG and the drop in sessions. These booklets were created so residents and the community could remain informed of design information and feedback any comments if they could not attend a drop-in session and were made available at the exhibition.



Homes and character booklet



Placemaking booklet



Key Feedback Themes

From the exhibition we were able to compile six main feedback themes that the design team would use to further develop the design as listed below:

1

A number of residents in neighbouring blocks raised concerns about the impact the taller blocks may have on daylight and sunlight coming into their homes.

2

Some residents expressed concern about the height of the taller buildings and the impact they may have on the townscape.

3

Residents and visitors requested more information about flat sizes and comparisons with existing homes.

4

Residents and groups in the area are concerned about the impact on parking spaces in surrounding roads

5

Several residents asked for a new retail supermarket/convenience offer. Residents also asked for existing key shops to be retained.

6

Very positive feedback about the approach to the scheme particularly the Ebury Bridge Road building façade as 'modern, smart' and in keeping with the existing area.

Pre-Planning Consultation – Stage 2

Stage 2 of the Pre-Planning Application consultation focused on developing the initial detailed design proposal based on the feedback received to present a final detailed design proposal.

- **Final detailed design proposal: January 2020-May 2020**

A further period of consultation meetings and a public exhibition to develop a final detailed proposal. Feedback received during this period informed the design proposal submitted at planning application.

- **Notification of planning application submission: July 2020**

Notification of the planning application is to be sent to Ebury Bridge residents and local stakeholders. An online exhibition is planned to be held to present detail of the submitted planning application and will be advertised by various communication channels.

A summary of the schedule of engagement activities during stage 2 of the pre planning consultation (January 2020- July 2020) is shown below:

Engagement Period	Engagement Event	Description of Engagement	Date
Final Detailed Design Proposal	Ebury Estate Newsletter	Issue 28	08/01/2020
	CFG Meeting	Project update, Flat sizes comparison exercise	14/01/2020
	Ebury Estate Newsletter	Issue 29	30/01/2020
	Stakeholder Meetings	1-1 Meetings with stakeholders on the revised designs.	24/02/2020-16/03/2020
	CFG Meeting	Pre-planning consultation, phasing update	03/03/2020
	Public Exhibition	Second public exhibition on the detailed design. The exhibition was postponed on the 14th March due to the COVID-19 outbreak	09/03/2020
	Ebury Bridge Estate Newsletter	Issue 30	10/03/2020
	Business Meetings	1-1 meetings with Ebury Bridge Road retailers	18/03/2020
	Ebury Bridge Estate Newsletter	Issue 31	01/04/2020
	CFG Meeting	Current estate works, pre-planning consultation update	06/04/2020
	Public Exhibition Relaunch	Relaunch of the public detailed design exhibition as a remote consultation	20/04/2020–08/05/2020
	Ebury Bridge Estate Project webinar	A webinar for the consultation period hosted by the lead architect Astudio	23/04/2020
	Ebury Bridge Estate Newsletter	Issue 32	29/04/2020
	Business Meetings	1-1 meetings with Ebury Bridge Road retailers	22/05/2020
Notification of planning application submission	Planning application	Notification of application is sent to residents and stakeholders	July 2020

Design Team Response

At the conclusion of Stage 1 of the pre-planning consultation the team commenced analysing the feedback. The architectural team began making refinement to the designs in response to this feedback.

Below is the team's responses to the key issues.

Impact the taller blocks may have on daylight and sunlight coming into their homes

A reconfiguration of block 9 so that it no longer impacts as significantly on Cheylesmore House. The height of shoulders on other blocks have been reduced to mitigate impact on number 1 Ebury Bridge Road and Consort Rise House. These amendments have been assessed using daylight analysis software and will reduce the 'harm' caused to neighbouring blocks.

Additionally the design amendments included:

- The lowering of 'shoulder' heights across the taller buildings.
- Stepping back of the upper storeys on the buildings facing Ebury Bridge Road to increase the sky visibility from neighbouring properties.
- Stepping back the footprint of the buildings facing Ebury Bridge Road to increase distance between neighbouring blocks.

Taller buildings and the impact they may have on the townscape

The articulation of the taller buildings is developed further. Views will be illustrated to better show the integration of the taller buildings into the surrounding neighbourhood and townscape.

We also reduced the floor to ceiling heights of all the buildings reducing the tallest building by 1m.



Graphic showing amendments made to buildings in the initial design proposal



Taller buildings and the impact they may have on the townscape

New flat sizes and comparisons with existing homes

A survey of existing homes and habitable living space has been completed and the results of this have been outlined to residents and interested parties. The new flats will have increased habitable living space and dual aspect living rooms.



A typical new flat layout

Homes home areas		All homes will be London Plan Compliant			
Existing m ²	Living space m ²	1b1p	1b2p	2b4p	3b5p
36.5	0	39	50	70	86
46.5	0		5	7	8
76.8	0				
84.1	0				

He was surprised from our study

Homes comparison exercise



Illustrating the key differences between existing and proposed homes to residents



Residents took part in drawing an example flat layout at one of our engagement events

Impact on parking spaces in surrounding roads

The site is located in an area of excellent transport accessibility: to public transport (PTAL 6b), road/cycle/pedestrian connections as well as local amenities (employment, educational establishments, health services).

We are proposing a number of measures on site which will enable future residents of the development to live a largely 'car-free' life in order to minimise any adverse impact on the local parking provision.

- Draft New London Plan (2019) compliant provision of Blue Badge Bays:
 1. 42 to be provided from the outset in undercroft car parks (Phase 1: 7 spaces); and
 2. 33 passive spaces to be accommodated in the landscaping and provided if demand arises (Phase 1: 16 spaces).
- WCC Draft City Plan 2019-2040 provision of Electric Vehicle Charging Points:
 1. 50% active provision; and
 2. 50% passive provision
 3. Two Car Club spaces provided on site
 4. Cycle parking for 1500 bikes
 5. Legible London Signage

What will be the new retail supermarket/convenience offer and what is the support for existing key shops to be retained

A detailed retail study was commissioned using specialists which informed the types of businesses that would thrive on the high street. The retail provision on the street is proposed to be extended and support has been offered to all existing retailers so that they can exercise the right of first refusal to a new unit.



Plan of vehicular access and parking at the development



Diagram showing new retail provision (highlighted pink) facing Ebury Bridge road



A new green space at the southern end of the development. An amendment to the initial detailed design proposal influenced by local community feedback.

The Second Detailed Design Exhibition

The second design exhibition presented a refined design proposal developed from the feedback received on the public exhibition held during October 2019.

The purpose of this exhibition was to gain feedback on the refined proposal and to see if residents and the community supported the design changes made and the further detail presented of the scheme.

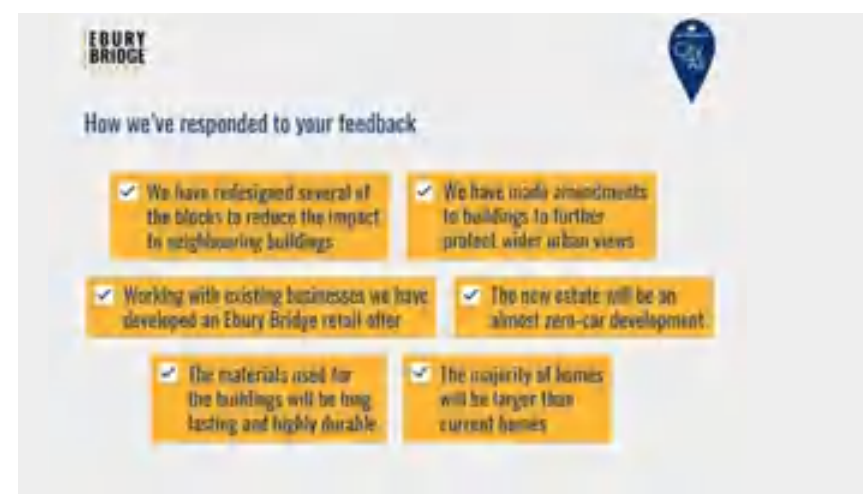
The project team repeated the process of initiating meetings with stakeholders 1-1 if they wished to meet the project team before the presentation of a final detailed design proposal. Similarly, the meetings were led by the lead architect Astudio who talked through the key design changes to the initial design proposal for feedback. Dates for these meetings are shown in the table below:

- 24th February 2020- Warwick Ward Cllrs
- 25th February 2020- Cheylesmore House Residents
- 27th February 2020 – Consort Rise Management Committee
- 27th February 2020 – 1 Ebury Bridge Residents
- 28th February 2020- Churchill Ward Cllrs
- 4th March 2020 – Pimlico Neighbourhood Forum
- 5th March 2020- Belgravia Neighbourhood Forum & Belgravia Society
- 10th March 2020- Residents of Ebury Bridge Road Conservation Zone
- 12th March 2020- Pimlico FREDA
- 16th March 2020- Westmoreland Triangle RA

The exhibition began to be held at the Ebury Bridge Studio over a period of three weeks in March 2020. However, due to the Coronavirus (Covid-19) outbreak the physical exhibition was postponed, and a remote consultation approach was initiated. The processes and description of the second exhibition are provided in the following pages.



Consultation material inside the Ebury Bridge Studio



Consultation board showing the design themes the design team responded to

Introducing the exhibition

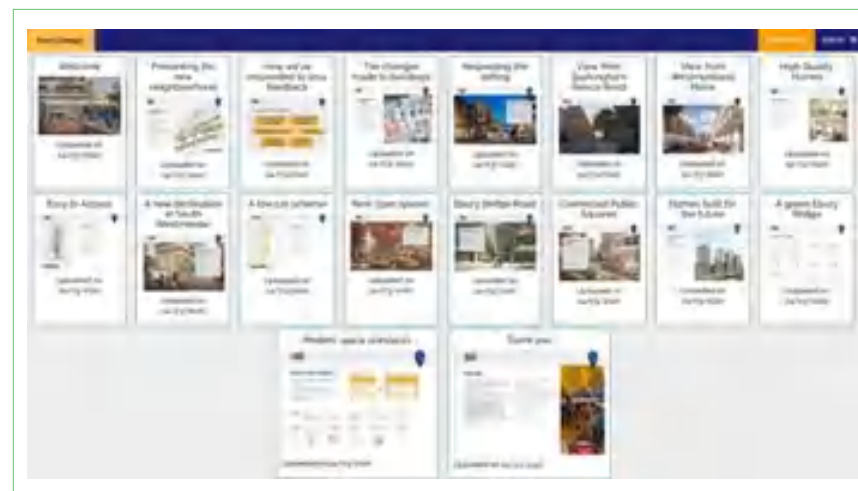
As with the previous initial detailed design exhibition, we initiated a staged process of communication and engagement with stakeholders. Initial meetings were first held with Councillors and constituted stakeholder groups. These one-to-one meetings were followed up with meetings to those held in September-October 2019. They followed the same format as described on page 53. We also repeated the process of holding preview exhibitions open to the same resident groups in the local vicinity.

The exhibition opened for previews between the 3-7th March 2020 and to the public on 9th March 2020. It was due to be completed on 21 March 2020. The exhibition was closed on the 14th March 2020 due to the emerging coronavirus outbreak and government guidance.

Promoting the exhibition

Before the exhibition was postponed, it was promoted through various communication channels including:

- Flyer sent to all Ebury Bridge Estate residents and households within the radius.
- Posters on estate noticeboards, shop windows on Ebury Bridge Road.
- Newsletter feature distributed to the mailing list.
- Social media adverts via the Ebury Bridge Estate Facebook page and Westminster City Council Twitter.
- Advert on social media.
- Mailchimp promotion to the mailing list.
- Text message reminders sent to estate residents.



Consultation boards could be downloaded on Commonplace and our website

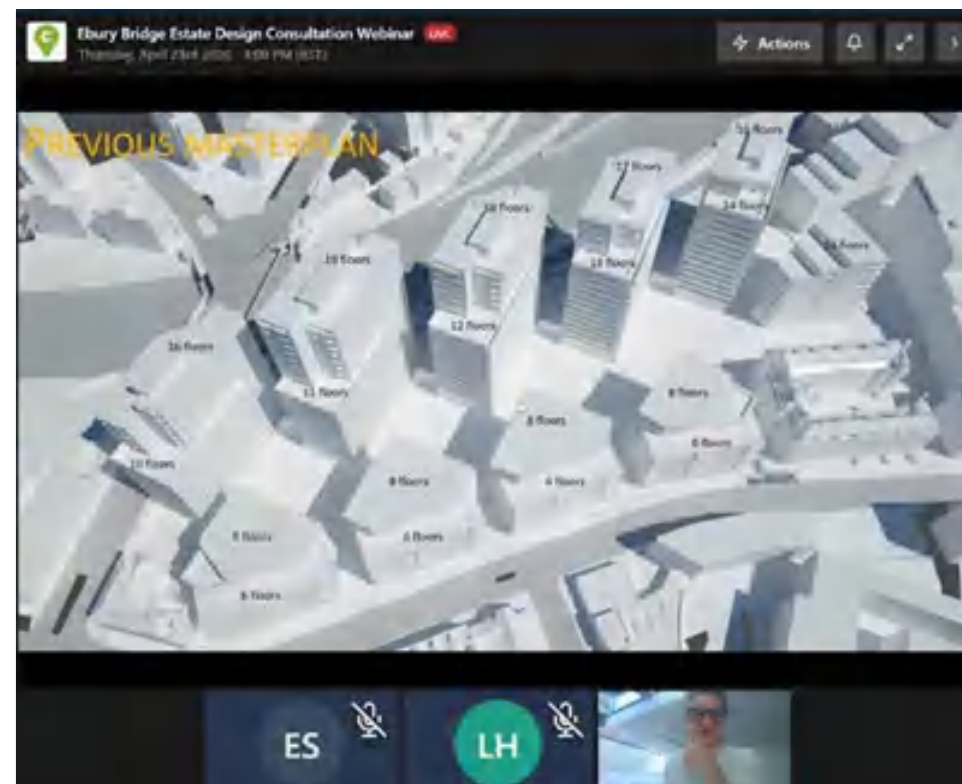


Design exhibition invitation flyers

Relaunching and extending the consultation

Due to the 'stay at home' Covid-19 advice we extended the consultation. The consultation relaunched on the 20th April to conclude on the 8th May 2020. This enabled local residents and stakeholders to continue to access information and provide feedback throughout via a series of new methods of engagement:

- A relaunch consultation booklet was produced and delivered by post to all residents within the consultation radius. The consultation booklet included details of the proposed scheme, the key feedback themes, questions from the initial design consultation, changes made to the design, a timeline and project images. The booklet also encouraged several ways to feedback and gain further information. The booklet contained a printed feedback form and a freepost envelope that could be posted through the site office or in the post. If preferred feedback could be submitted online on Commonplace, by telephone or by email.
- A video was recorded by our lead architect describing the scheme and the changes made to the proposal since the initial exhibition. The video was uploaded on our Commonplace page.
- A webinar was held on 23 April 2020. Led by Richard Hyams of Astudio, the webinar was an opportunity for residents and stakeholders to watch a live presentation of the scheme and ask questions. The webinar remained accessible on our Commonplace website and linked through the Ebury Bridge website to view.
- A feature in the Ebury newsletter was published.
- Telephone calls were made to residents by the project team to remind them of the consultation and ways to feedback. This included phone calls to elderly and vulnerable residents to ensure they were informed of the proposals and how they could feedback.
- Feedback could be left directly our Commonplace website.



Lead architect from Astudio talking through the design in the webinar on 23 April 2020

The feedback we received about the design development

- **156 Commonplace surveys** completed (67 from Ebury residents and 70 from neighbouring blocks and the surrounding area).
- **A 36% increase in total respondents from the first round.**
- **111 views of Design presentation** on Vimeo.
- **14 email responses** received.
- **800+** telephone calls.
- **35 participants** on the webinar.

Survey Feedback Statistics – All Surveys

- **(71%) surveys rated a 4 or 5 (highest mark)** on how optimistic they felt about the renewal proposals. (15%) rated 3, (12%) rated 1 or 2, (2%) didn't answer.
- **(69%) surveys rated a 4 or 5** on how informed they felt about the renewal proposals.
- **(59%) surveys rated a 4 or 5** on how engaged they felt about the renewal proposals.
- **(90%) surveys said they felt mostly positive/positive** in response to the proposed mix of shops, leisure and community uses.
- **(54%) surveys say the changes to the designs have been somewhat, quite significant or very significant,** (23%) say they don't know. (15%) were neutral, (6%) said not at all, (2%) didn't answer.
- (91%) said they might, probably or definitely will visit the public spaces. Only (5%) said they wouldn't visit.

Survey Feedback Statistics – Ebury Bridge Estate and Offsite Residents

- **(94%) felt mostly positive, or positive in response to the proposed mix of shops, leisure and community uses** (Ebury Bridge and Offsite).
- **(76%) surveys rated a 4 or 5 (highest mark) on how optimistic they felt about the renewal proposals. (19%) rated 3, 3%) rated 2, No answer given (2%)** (Ebury Bridge and Offsite).

- **(79%) surveys rated a 4 or 5 on how informed they felt about the renewal proposals, (15%) rated 3, (3%) rated 2, (3% no answer)** (Ebury Bridge and Offsite).
- **(70%) surveys rated a 4 or 5 on how engaged they felt about the renewal proposals, (21%) rated 3, (6%) rated 1(1%),1% rated 2 (1% no answer).**

Survey Feedback Statistics – Neighbouring and surrounding area Residents

- **(89%) felt mostly positive, or positive** in response to the proposed mix of shops, leisure and community uses.
- **(69%) surveys rated a 4 or 5 (highest mark)** on how optimistic they felt about the renewal proposals. (11%) rated 3, (17%) rated 2 and 1, No answer given (3%).
- **(64%) surveys rated a 4 or 5 on how informed they felt about the renewal proposals,** (17%) rated 3, (13%) rated 2 and 1, (6% no answer).
- **(66%) surveys felt the design 'neutral',somewhat', 'quite' or 'significantly' felt the design changes benefit neighbourhood homes,** (23%) didn't know, (9%) not at all, (2% no answer).
- **(93%) surveys say that they will probably or definitely visit the new public spaces.**

What they told us

- Neighbouring residents welcomed refinements to taller buildings.
- The residents of Cheylesmore House welcomed the move of building 9 further away from Cheylesmore House.
- Many comments felt that the renewed design looked 'great' and were impressed by the refinements made to the buildings.
- Concerns on height of the taller buildings now predominantly from residents further afield.
- There were some concerns from stakeholders and residents from the
- Westmoreland Triangle and Pimlico area raised about the height of the taller buildings.

- Parking pressure in surrounding roads still a concern.
- Respondents look forward to visiting the new public squares.
- There was continued positive feedback about the development of the public squares from the initial design proposal. People were impressed and that there were more green spaces, particularly at the Southern end of the estate where a new green gateway entrance is proposed.
- Residents liked that there would be a new community centre and a management hub for the estate which would create activity on the new development
- Respondents felt optimistic, informed and engaged people.

All comments completed on Commonplace can be viewed at eburydesign.commonplace.is

Notification of Planning Application submission

As part of the planning process, Westminster City Council Local Planning Authority will send letters to statutory consultees to notify of the planning application submission. The Ebury Bridge Engagement Team will draft and issue a separate two-page letter to the same audiences who were engaged with across initial and final phases of design consultation notifying them of the planning application submission, summarising the plans, and how they can comment.

Follow up phone calls, emails, and door knocking sessions (if considered safe due to Covid-19 social distancing restrictions) will then be undertaken by the Engagement Team. Engagement with political stakeholders and notification through media platforms both print and digitally will also be used to notify of the planning submission. Careful consideration was given to stakeholders with specific needs including literacy, language, sight or hearing impairment. The team provided a tailored approach to those consultees with specific requirements.



Ebury Bridge Estate booklet



Residents of Ebury Bridge Road booklet

Conclusion

There has been significant resident engagement on the Ebury Bridge Estate, demonstrating Westminster City Council's commitment to working collaboratively on the needs and feedback of its residents and stakeholders. The development of the final design is in response to the feedback received and has been shown to be supported. Whilst we have received feedback from a small number of neighbours who have opposed particular elements of the scheme, the majority of those who have been engaged and participated in activities have been largely positive.

The submitted proposal and the documented engagement process intends to demonstrate how the Council has met the project aims and objectives for the project whilst working with residents and the community:

- 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 the most desirable, deliverable and viable option.

The Statement of Community Involvement demonstrates that the engagement and consultation process has been wide ranging, inclusive, and that feedback has influenced the final proposals. The Council remains committed to the best practice of community engagement, and will continue to work collaboratively with residents and stakeholders on future milestones of the project.

As the project goes forward we will continue to work with residents and neighbors on significant topics such as construction management, housing management, CPO timetables and details, and phasing.



The children of St Barnabas Primary school choir sing at the Ebury Bridge Estate Christmas celebration in 2019

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Appendix 1

Housing Renewal Engagement in Westminster

Housing renewal engagement in Westminster

Our commitments



- 1 Before embarking on any housing renewal project we will ask you for your views, including what you like and what you think needs to change. We will share with you our vision for the neighbourhood and the reasons why we think a renewal project should take place.
- 2 We will work with you in developing project objectives and we will provide the support and resources to enable you to participate in a range of ways.
- 3 Jointly, we will use specialists, such as architects, who will help us develop options for your neighbourhood. We will involve you in shaping the criteria to assess these options.
- 4 We will be open and transparent in sharing design, quality and cost information on the viability of each option.
- 5 We believe the input of residents at every stage of the process from beginning to end is essential in its success. We will continually seek residents' views in different ways and make changes to projects based on this feedback.
- 6 We will work with you to appoint contractors. We will then agree together the methods of ensuring any developer meets their agreed commitments.
- 7 We want all communities to be able play a role in the future housing management of their neighbourhoods. We will agree with you what involvement and responsibilities your community will have in the management of your neighbourhood following renewal work.



These principles have been developed using best practice examples. We have aligned our approach with the Estate Regeneration National Strategy's Good Practice Guide.



Appendix 2

Ebury Bridge Estate - Communications and Consultation plan

Ebury Bridge Renewal Project – 1/5/19

Communication and Consultation Plan: May 2019 – May 2020

1. Overview:

This communications and consultation plan aims to;

- Co-ordinate both consultation and communications activities throughout the pre-planning application period
- Ensure stakeholders have access to timely and accurate information about the renewal of the Ebury Bridge Estate
- Promote understanding of the benefits and impacts of the Ebury Bridge renewal project
- Address misinformation and misconception about the project
- Detail the most appropriate and accessible methods of involving different stakeholders in pre-planning consultation
- Tackle negative perceptions of the renewal project
- Provide a framework for the development of sub plans for communication initiatives (e.g. proactive press and media releases)

By implementing this plan we aim to;

- Raise awareness of the project and its aims and benefits
- Maximise participation in consultation ahead of the submission of a planning application
- Promote the local authority as a developer and landlord
- Engender support from stakeholders including estate residents, businesses, local neighbours, amenity groups, elected members and other stakeholders

2. Background

In 2013 a planning application to deliver the regeneration of Ebury Bridge received consent. The proposal set out a mixture of new build and refurbishment and a ballot was held and supported by residents.

In 2015 it became clear that the permitted scheme was not commercially viable as the scheme was unable to attract a developer partner in its current form. On 28 June 2017 the council held a public meeting on the estate where residents of the estate were informed that officers would need to look again at the scheme and create new viable proposals.

Throughout the end of 2017 and the Spring of 2018 extensive engagement work was carried out with estate residents on a range of scenarios ranging from full refurbishment through to full redevelopment. This work identified a preferred scenario (7) which involved the full redevelopment of the estate, the replacement of all existing homes within a development of 750 new high-quality homes (of which at least 342 will be affordable)

Following consultation with all Ebury Bridge residents on the preferred scenario, the Westminster City Council Cabinet approved officers to work up in further detail plans and delivery options for the renewal project. WCC has established a council owned delivery vehicle

(WHIL) and following discussions with the housing market it was decided that the council will take a lead role in the delivery of the scheme and will undertake phase one itself.

Over the next six months the council will undertake a robust pre-planning consultation exercise and will procure major contracts such as a design and build partner to deliver phase one.

The aims of the project are to;

- To increase the supply and quality of affordable home to meet a variety of local needs, including housing for families and people who want to live and work in Westminster
- To improve the quality of the local environment with outstanding green and open spaces and housing that promotes low energy consumption and environmental sustainability
- To promote a high quality of life for people of all ages and backgrounds, in safe, cohesive and healthy neighbourhoods, supported by a range of high quality housing and excellent community facilities
- To enable people to maximise economic opportunity in Westminster with support for training, employment and enterprise and housing tenures which help those in work to remain in the city
- To create a more distinct sense of neighbourhood, ending the physical divide between Westminster's estates and surrounding local streets

3. Vision for the estate

- Westminster City Council are committed to the delivery of the Ebury Bridge renewal project and are taking forward phase 1 of the scheme itself
- The scheme will see the largest increase in the supply of both high affordable homes and different rental and sale products in the area benefiting people living and working in Westminster
- A sustainable community of social housing tenants, affordable rent tenants, market rent tenants, affordable homeowners and owner occupiers living side-by-side in a true mixed tenure community.
- Create a cohesive, safe and healthy neighbourhood maximising economic opportunity throughout the project
- Improved public and private open space, community facilities and local shops

The project is unique because Westminster Council will act as developer and landlord

4. SWOT Analysis of Westminster City Council's plans for Ebury Bridge Estate, SW1W

Strengths	Weaknesses
<ul style="list-style-type: none">• Preferred scenario will see the largest development of new affordable homes for a generation• Proposal invests in existing community through replacement of homes and rehousing support• Residents/CFG involved in key decisions/designs• Long history of Housing Management	<ul style="list-style-type: none">• Housing supply/size may make decanting within the neighbourhood difficult• Current market pressures may have impact on budget• Traffic management/site safety/residents in situ during work on a constrained site• There has been both resident and ward member objection to the scheme• Requirements of GLA policy may result in

in the locality <ul style="list-style-type: none"> Highly skilled design team with track record in delivering responsible schemes 	planning risk
Opportunities <ul style="list-style-type: none"> Set example for local authority led regeneration projects Re-connect the Ebury Bridge estate to its surrounding area Can use the project to significantly increase the number of affordable homes in the area Deliver 'Greener' project with a route to zero carbon emissions Employment and skills opportunities for local residents High demand for good quality private rented accommodation Chelsea Barracks development is likely to increase property value in the area in the long run 	Threats <ul style="list-style-type: none"> Uncertainty about market sales could impact viability Re-housing residents may impact the phasing and timescales New level of Housing Management service required for mixed tenure neighbourhoods Mayoral elections taking place in May 2020 may impact decisions around planning application CPO process may be required and can be complex

Main considerations

- The Ebury Bridge renewal project is one of Westminster City Council's top priorities and is key to the reputation of the council
- There is significant interest from neighbours and amenity groups in the local area ahead of the submission of a planning application
- Residents are now aware of the phasing of the scheme and that this will mean the majority of residents can move once straight into their new home

5. Stakeholder Analysis for Communication, Pre-Planning Consultation and Reputation Management

5.1 Residents, Recognised Groups, Neighbours and Amenity Groups

Existing residents of Ebury Bridge Estate

Residents will have different information requirements depending on whether they are;

- Secure Council tenants
- Leaseholders (Both resident and no-resident)
- Private residents
- Temporary Accommodation tenants

Ebury Bridge Community Futures Group (CFG)

The CFG was established to represent the residents of Ebury Bridge Estate and is supported and recognised by the Council. The group will play an influential role in progressing the project. The group will be involved in the procurement of contractors

Ebury Bridge Resident Association (EBRA)

Whilst the group has not been particularly active in recent months it is the recognised resident association for the estate and is a key stakeholder.

Local businesses currently renting commercial space from Westminster City Council at Ebury Bridge

Local residents in surrounding areas – All residents who will be statutory consultees as part of a planning application

Key Amenity Groups such as:

- Cheylesmore House RA
- Belgravia Society
- Belgravia Neighbourhood Forum
- Pimlico Residents' Associations Limited (FREDA)
- Westmorland Triangle
- Pimlico Neighbourhood Forum

5.2 Westminster Council Members

- Leader
- Cabinet Members
- Ward Councillors
- Local MPs

Staff

- Project Team (HRG, Pinnacle, PPC, First Call Housing, Arup, Westminster Community Homes)
- Housing Management Team (City West)
- Community Safety, Police

5.3 Agencies and services active on the estate

5.4 Ebury Gardening Club. Established to provide a growing space for residents of the estate.

The club also provide a food bank on a Friday. The organisation is very active on the estate and should be engaged to deliver renewal objectives.

5.5 Westminster Bangladeshi Association

5.6 South Westminster Action Network

5.7 The Abbey Community Association (ACAL)

5.8 Local Schools (St Barnabas Primary School, St George's Primary School, St Gabriel's Primary School)

5.9 All users of Ebury community Facilities (MUGA, Children's playground, storage sheds, Youth club – Edgson House, Shops)

6. Key Messages and Target Audiences

The key messages are the main things Westminster City Council wants to communicate about the renewal work on the Ebury Bridge Estate, SW1W and the rationale for

- Following approval of the preferred scenario Westminster City Council are taking forward the Ebury Bridge renewal scheme
- The scheme will see the largest development of new council and affordable homes in the area in a generation
- All current secure tenants and resident leaseholders will have the right to return to a new home with the majority able to move once straight into their new home
- The scheme will see a range of tenures providing opportunities for people to live and work in Westminster
- We will provide a range of opportunities for residents and stakeholder to give their opinion on plans as they develop

As the project develops the messaging will expand to include messages aimed at the homes being developed and the role the City council is playing. These messages will clearly set out Westminster City Council's ambitions for the estate, our commitment to our residents and our ability as a developer and landlord.

- Westminster City Council are committed to working with Ebury Bridge residents and local neighbours in the design of the new Ebury Bridge estate
- Our specialist design team will provide a range of opportunities for stakeholders to feed back through focus groups, drop-in sessions and exhibitions.
- We want the new estate to provide a ladder of opportunities for people to live and work in the city

7. Target Audiences

The target audiences are the people that we want to communicate our key messages to. As part of the delivery of this plan communications will concentrate on:

- Ebury Bridge Estate residents – Secure tenants and leaseholders
- Businesses and local people in the surrounding area
- Key amenity groups
- Internal Westminster City Council staff
- Cabinet Members and Key Councillors

Once the consultation programme is established communications activity will expand to include:

- Sector peers such as local authorities, housing associations and property developers
- Potential partner agencies such as developers and managing agents
- The Greater London Authority (GLA) and Members of Parliament

A marketing campaign will be developed to target:

- Potential purchasers of outright sale properties, potential affordable and market renters.

8. Key Deliverables/Communications and Engagement Activities

8.1 Print Communications

Activity	Output	Frequency	Organised by
Ebury Bridge Resident Newsletter	Minimum 1 Newsletters produced and distributed per month	Produced once a month with the frequency reviewed . Special editions produced and distributed where required	MC/Comms/Arup and Engagement Team
Posters on noticeboards	Ebury Bridge branded posters produced and displayed on noticeboards at prominent locations	Regeneration update posters based on monthly bullet point briefing Additional one-off posters designed, printed and distributed as necessary	Arup/ Engagement Team/ Comms
Mail outs	Addressed letters to all residents	As necessary when important information is time sensitive and/or needs to be communicated before a newsletter/event	Comms/Arup
Key Messages	Development of Ebury Bridge Key Messages (postcards, PDF sheets)	Distributed with internal Bulletins	MC/Arup
Letter to individuals	Resident Correspondence monitoring	All written correspondence logged, read and response drafted to be sent out within timescales set out in Council's charter	Engagement Team
Private sales marketing materials	Cards, brochures etc	Produced as sales/rental stock agreed	Project Team/Developer
FAQ/Myth buster postcards	Printed FAQ sheets and postcards	Stock produced and information refreshed as project evolves	Project team/Arup/MC

8.2 Electronic Communication

Item	output	Frequency	Person responsible
Ebury Bridge Website	Website layout copy produced and published with project team/Arup	Initial web pages produced and ongoing site management/updating	MC/Comms/Arup

Bullet point briefing	Short e-mail update to key internal stakeholders	Monthly	MC/Project Team
Internal WCC Ebury Bridge Bulletin	Minimum 6 online Bulletins produced per year	Every Two months	MC/Arup
Mass E-mail	Bullet point briefings and key messages	Quarterly/In line with key events	MC/Arup/Engagement Team
E-mails to individuals	Resident e-mails / messages sent from website monitored	All electronic correspondence logged, read and response drafted to be sent out within timescales set out in Council's charter	Comms
Social Media	Twitter/Facebook/Instagram updates	Updates and responses as required	Comms/Engagement Team

8.3 Events organised by Engagement, Arup and Comms team

Activity	Output	Frequency	Organised by
Ebury Bridge Community Futures Groups	Regular meetings held to engage residents in design decisions/statutory consultation	Meetings at least every 2 weeks, additional consultation coordinated as required	MC/Engagement Team/project team/Arup
Estate wide events (design drop-ins)	Design engagement events planned with Arup, estate wide events planned with staff and contractors	Schedules event coordinated and publicized, material produced by engagement team	MC/Engagement Team Project team
Neighbourhood Consultation events/exhibitions	Events coordinated and publicised as requested by project/operational teams	As requested by operational/project/contractor teams (to support decision making/design development)	Arup/engagement team

Amenity group meetings	Individual sessions with groups to ascertain concerns	4 meetings/preview exhibitions ahead of planning submission	Arup/engagement/project teams
Social Value, Youth Activities	Coordination of activities during summer holidays. Sports / Young People / Employment and Skills	Regular activities at intervals throughout the project	Engagement Team/Youth services

For all consultation events we will offer Cllrs & Community Futures Group a preview

Events will prioritise face-to-face contact between Westminster City Council staff and residents. Where there is a known need for an interpreter we will provide one.

8.4 Events organised by other organisations

Activity	Output	Frequency	Organised by
Housing Services events Churchill Gardens events	Residents in the local area and potential tenants/buyers	As and when events take place	Comms/Engagement Team

Westminster City Council will aim to have a presence at events attended by our target audiences. This could include sponsorship, hosting a stall etc.

8.5 Public Relations/Media

Activity	Output	Frequency	Organised by
PR Strategy	PR Strategy produced with media team support	Key milestones identified and planned with media team	Media team/MC
News Releases	Local/National/Industry media project press releases produced	To publicise key project milestones as set out in the PR strategy.	Arup/Comms
Local newspaper briefings	Local stakeholders and potential buyers/renters	Regular briefings/key milestones as set out in the PR strategy.	Arup/MC/Comms
Regional	As above	Regular briefings/key milestones as set out in the PR strategy.	Arup/MC
Trade / Specialist	As above	Regular briefings/key milestones as set out in the PR strategy.	Arup/ MC

All reactive media to go through Westminster City Council's press office. All proactive media contact will be agreed in accordance by the project team.

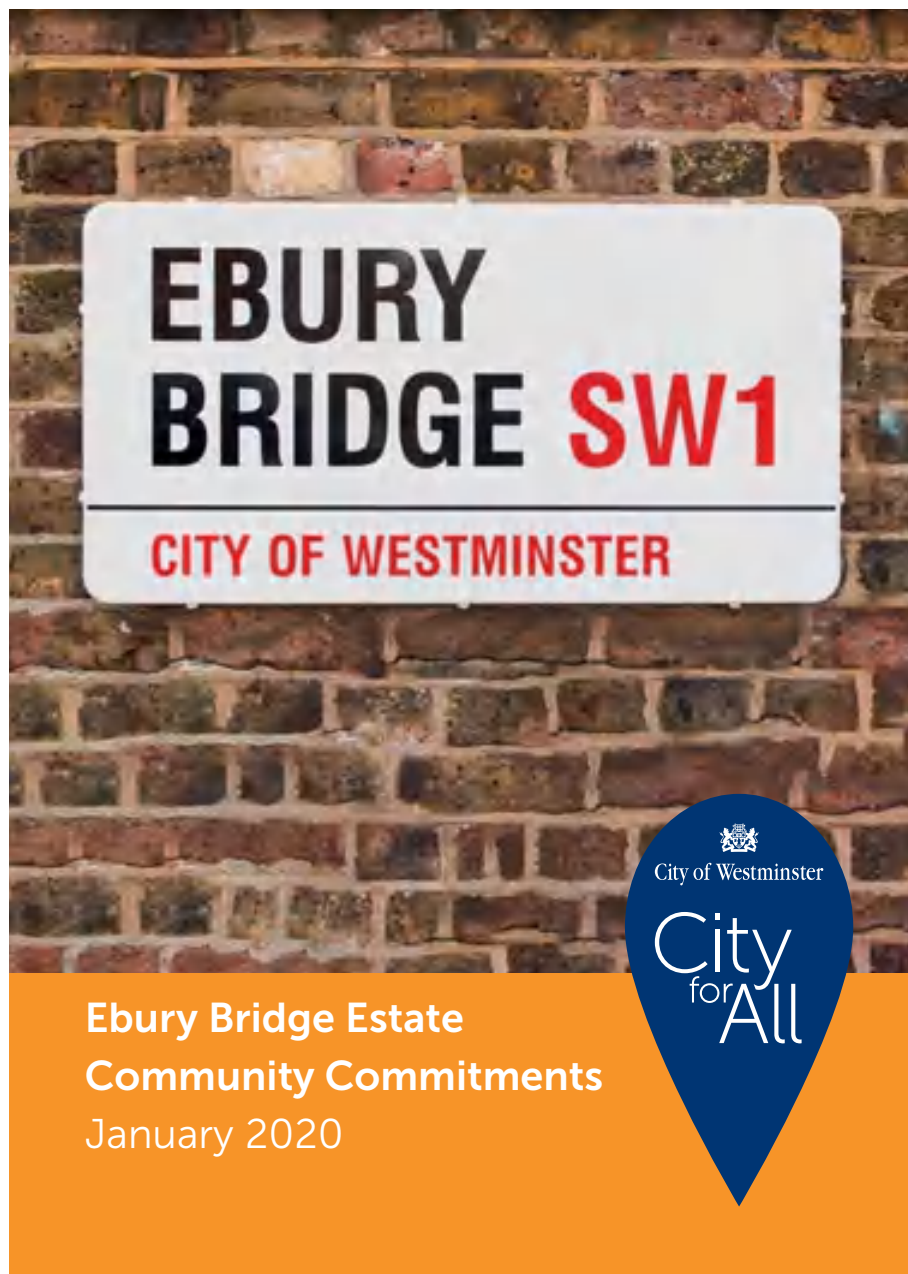
8.6 Branding/Marketing Material

Activity/Item	Output	Frequency	Organised by
Estate Hoarding and Signage	Design and manufacturer liaison to ensure full estate branding	Proactive Hoarding design in line with programme	Arup/PPC
Regeneration office fit-out	Wall material and branding produced and placed	Initial designs produced, items procured as required	MC/Arup
Promotional Material	Promotional branded umbrellas, keyrings, fridge magnets procured	Summer 2018 and as and when required	MC/Arup
Staff Name Badges	Branded name badges produced for Ebury Bridge team	Summer 2018 to coincide with project launch	MC/Arup



Appendix 3

Community Commitments



Introduction

The vision for the Ebury Bridge Estate is to set a new standard in estate regeneration. Developed in partnership with residents, the scheme will see five new high-quality public squares and a range of new modern energy efficient homes in a truly mixed tenure neighbourhood.

With Westminster City Council taking the lead as developer and landlord, the scheme is not like any other project seen in the heart of London for a generation. The scheme will sustain and support the existing community with the replacement of all existing homes with new homes to meet each household's needs.

The estate will benefit from high quality internal and external environments and will set the path for homes to be carbon neutral as technology develops.

This Community Commitments document sets out the council's principles for the Ebury Bridge Renewal Project created in partnership with the community, including our commitments to all residents on the estate and how the renewal will provide a long-term benefit to the community and the surrounding area.

The aims of the project are:

- To increase the supply and quality of affordable homes to meet a variety of local needs, including housing for families and people who want to live and work in Westminster.
- To improve the quality of the local environment with outstanding green and open spaces and housing that promotes low energy consumption and environmental sustainability.
- To promote a high quality of life for people of all ages and backgrounds, in safe, cohesive and healthy neighbourhoods, supported by a range of high-quality housing and excellent community facilities.
- To enable people to maximise economic opportunity in Westminster with support for training, employment and enterprise and housing tenures which help those in work to remain in the city.
- To create a more distinct sense of neighbourhood, ending the physical divide between Westminster's estates and surrounding local streets.

Background

In 2017, Westminster City Council made a commitment to Ebury Bridge residents that we would take forward the delivery of the Ebury Bridge renewal project.

To provide residents with support throughout the project, an on-site community engagement team are based on the estate. The team have been on hand since July 2017 and continue to provide a day to-day on-site engagement service for residents to access.

Over 80% of residents, both on-site and those who have been temporarily rehoused, have taken part in the development of the scheme. This work has been underpinned by a set of Key Pledges that have been agreed by residents for the scheme. They are:

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

With a project of this size and scale it is recognised that there will be a large amount of investment forthcoming in the area. We want residents to have a say in the socio-economic outcomes this investment can bring. This means using the knowledge and expertise of local residents to direct Social Value activities.

1. Governance

The council is committed to working with residents on key decisions throughout the project. To support this relationship the council have worked with residents on establishing the Ebury Bridge Community Futures Group (CFG). The CFG is the resident led steering group and the top tier of the Ebury Bridge engagement structure. This means:

- When key decisions require a strategic resident steer, the CFG will be asked to provide their views.
- Where the CFG has provided approval of key project decisions these will be recorded on all Cabinet reports.
- Together, members of the CFG with Senior Officers of the council will appoint an independent Chair and Independent Tenant and Leaseholder Advisor to support the work of the CFG.
- Working Groups or Task and Finish Groups will be formed around each key policy/project area to steer detailed operational outcomes.
- Policy and project decisions that impact Ebury Bridge residents will be subject to estate wide and individual household engagement.

2. Community Futures Group

The CFG has its own Terms of Reference and is made up from residents and businesses from across Ebury Bridge Estate. As the group develops it may evolve to include new residents of different tenure types as they become part of the community. Therefore:

- The CFG will continue to be the key resident representative body in line with the agreed Governance structure.
- A review of the CFG will be undertaken annually to ensure it is representative of the estate community.
- The CFG will be involved in the development and selection of the future management provision.
- The CFG will play an ongoing role in the setting the standards/scrutinising the performance for future housing management of the estate.
- The CFG will monitor the delivery of social value outcomes from contracts (see Social Value).
- The CFG, supported by council officers, will endorse the allocation of Social Value funding made available to the Ebury community.



3

3. New Housing Opportunities



The Westminster City Council Rehousing team will work with each individual household on sourcing and arranging an appropriate permanent or temporary move whilst new homes are built. In doing this, the council can guarantee:

- All secure tenants and resident leaseholders (who have lived in their home for more than one year) will have a right of return to new home on the estate.
- All secure tenants and resident leaseholders will receive a full package of support (including removals, reconnections, disturbance costs).
- We will provide advice and information for residents renting privately from Ebury Bridge non-resident leaseholders.
- Temporary Accommodation tenants will be rehoused via a separate process. They may receive additional priority points if they are within twelve months of being rehoused as a permanent social housing tenant.
- Secure tenants will receive the benefits detailed in the tenants rehoused policy (including the right of appeal).
- Leaseholders will receive the benefits of the Leaseholders in housing renewal area policy.
- All new leases for returning leaseholders will be at least 125 years in duration.
- All leaseholders rehoused in Phase 1 blocks will have a direct landlord relationship with Westminster City Council.
- There will be opportunities for returning resident leaseholders to continue to have a direct relationship with Westminster City Council in future phases. Further market analysis will be undertaken as other providers of building finance, development and construction may prove to be a better value landlord option for market sale homes in future phases.
- A priority of the renewal scheme will be to tackle overcrowding.
- Ebury Bridge will remain a Westminster council owned estate (this means Westminster City Council will remain as Freeholder).
- Where requested (and where availability permits) the City Council will facilitate moves for current neighbours to remain within close proximity of each other.
- Elderly and vulnerable tenants will receive additional assistance such as a full packing/unpacking service, benefits help, assistance with the continuation of care support, aids and adaptations and handyperson services.

4

Local lettings plan

- The local lettings plan will be activated for the period of time it takes to let the newly provided affordable homes.
- The CFG and residents will be consulted on the development of a local lettings plan that will detail how new homes will be allocated.
- This plan will outline the options both secure tenants and leaseholders have in the selection of their new home on the estate.
- The local lettings plan will be issued to all residents once agreed.
- Existing residents will be provided a choice of new home, allocated via the local lettings plan criteria.
- We will work with existing residents to provide a choice of internal kitchen layouts and (open or closed plan) fittings where appropriate within the property types.

4. Design Decisions

We are committed to involving residents and local neighbours in key design decisions that affect them. Ebury Bridge Estate residents and the Community Futures Group will be our primary stakeholder group throughout this project, ensuring key commitments to the design of new homes and new environment are achieved. This will occur by:

- Having the CFG guide the Design Principles (such as space between blocks).
- Agreeing with resident consensus on materials and colour palettes of the new estate.
- Enabling residents to influence the configuration of the layout of homes (such as a choice about whether homes have separate kitchens or open plan kitchen diners).
- Directing the improved safety and security of the estate.

Designs will be agreed with residents/CFG to ensure the new Ebury is 'tenure blind' i.e. there will be no difference in external appearance and space standards and no separate entrances for different tenure types. At least one Ebury resident will be involved in the evaluation of the Social Value element in the procurement of any key contract for the estate.

- Residents will be fully involved in the design of:
 - » all new community facilities (and future management arrangements)
 - » public realm and play space
 - » new retail
 - » semi private and private spaces
 - » civic amenities and public squares.
- The new Ebury Bridge should provide homes for residents of all ages and abilities through independent living and lifetime homes.
- The council to actively explore the potential for a childcare provision and an enhanced retail offer delivered directly from Ebury Bridge.
- Flat sizes will be in-line with space standards set out in the London Plan and national legislation. We will provide returning residents with a comparison of current and future flat sizes.

5. Affordability

Ebury Bridge will continue to be a council owned estate and, whilst we are committed to improving both the quality of homes and the delivery of services, we need to ensure that living on the estate remains affordable for existing households. To achieve both, the development will feature the following:

- There will be a range of rental opportunities at Ebury Bridge providing a housing ladder.
- New council homes will be let at social rent using the national rent setting guidance.
- Community Futures Group to be involved in the development of service provision and discussions around future service charges.
- Through design consultation the materials and fixtures will be agreed with residents to ensure the affordability of maintenance and service charge bills.
- The future standards and scope of housing and estate management will be developed in partnership with residents to ensure affordability and choice.
- Residents will be fully consulted on energy delivery systems with the aim of heating and hot water provision being affordable and sustainable.

6. Social Value



Residents will be involved in the identification of Social Value priorities and will endorse funding through a dedicated Ebury Bridge community fund. A set of Ebury requirements will be established and will form part of any specification and evaluation of any building or demolition contractor, professional service or housing manager of the new Ebury Bridge estate. Therefore:

- All contractors procured to work on the Ebury Bridge contract will be asked for a Social Value contribution to the Ebury Bridge community fund.
- Contractors will be requested to support local schools (particularly St Barnabas) through donations, volunteering, site visits and improvement projects.
- All contractors will be asked to provide equipment and/or maintenance support to the Meanwhile-use project Ebury Edge.
- Contractors will be asked to work with those local groups affected on Social Value activities, small improvement projects and public realm.
- A range of employment and skills projects will be provided as part of the contract (either directly through the contract or through Section 106 requirements).
- Contractors will be required to promote the use of local small and medium enterprises and procure materials from local companies.
- Any contract will identify ways that partners can tackle fuel poverty, food poverty, homelessness and support for ex-offenders.



7. The Ebury Bridge Economy

The existing Ebury Bridge businesses are a key part of the community in the area. We are committed to retaining good local shopping and supporting local businesses throughout the regeneration process. This will be done by ensuring:

- All existing long standing Ebury Bridge businesses will have first refusal on new retail units.
- Residents will be involved in the development of a retail strategy for Ebury Bridge and this will include consultation on the type of retail residents wish to see.
- We will work with residents in developing meanwhile spaces that include pop-up retail and community spaces.
- We will use the retail at Ebury Edge to help inform any future retail strategy on the estate.
- Throughout the renewal scheme all existing businesses will receive a tailored support package to provide assurance and security as the scheme is taken forward (this will aim to develop existing businesses to be sustainable in the new development).

8. Long Term Sustainability

The Ebury Bridge renewal project provides sustainability opportunities ranging from health and wellbeing, poverty reduction, through to energy and ecology. In order to gauge the success of the project we will look to achieve kitemark ratings for homes such as BREEAM Communities and communicate with you the process and associated targets.

- The Ebury Bridge project will aim to meet the BREEAM Communities standard and we will involve residents in meeting this charter-mark.
- The project will aim to contribute to the United Nations Sustainable Development Goals and we will publicise our targets to Ebury residents.
- Through innovative design any renewal scheme will look at ways to use renewable materials.
- The scheme will look at opportunities to maximise green initiatives (such as green walls and roofs).

The Ebury Bridge Renewal Project will maximise opportunities for reduction in carbon footprint and energy bills for residents (the route to zero carbon). This could include exploring the possibilities around:

- Buildings with high energy efficiency performance.
- Services and on-site energy generation (heat pumps/photovoltaic).
- Off-site measures accounting for carbon emissions.
- Mechanical ventilation with heat recovery.



9. Tenant Moves and Relocation

We are committed to supporting all households through their temporary or permanent moves as part of the renewal project. This means:

- It is our aim to provide only one rehousing move to a new home to as many secure tenants and resident leaseholders as possible.
- Where leaseholders are required to move twice we will pay home loss and disturbance and cover up to two sets of legal bills and stamp duty.
- We will provide appropriate disturbance costs to secure tenants.
- The obligations and commitments to tenants and leaseholders of Westminster City Council, both of which can be found on the Ebury Bridge website: eburybridge.org

10. Housing Management

The council is committed to maintaining and managing the Ebury Bridge Estate to a good standard throughout the delivery of new homes. This will include:

- Maintaining good repairs and maintenance services, including major works.
- High standards of caretaking, cleaning and grounds maintenance.
- Maintaining access routes, noise limitation, working hours.
- Ensuring good open/play space throughout delivery programme.



Contact us

For more information, you can contact us by:

📞 Calling Freephone:
0800 011 3467

✉ Emailing:
eburybridge@westminster.gov.uk

📍 Visiting the Regeneration Base:
15 - 19 Ebury Bridge Road,
London SW1W 8QX.
Hours: Monday to Friday, 10am to 4pm.
Late opening: Wednesdays, 5pm to 7pm.



Appendix 4

My Ebury engagement booklet

My Ebury

Appendix B - Engagement report

June 2018



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Foreword

I am very pleased to introduce the community engagement report that details the activities, feedback and interactions that Ebury Bridge residents have taken part in over the last year. It's through the hard work and commitment of so many residents that we have been able to work up a preferred scenario that can be recommended to Westminster City Council's cabinet.

I hope you will find this report interesting and see the many different ways that residents have become involved in shaping the preferred scenario. Whether it was visiting another regeneration estate, commenting on a design concept or telling us what you love about the place you live, this has all been used to get us to this point.

I would also like to recognise the hard work carried out by the members of the Community Futures Group (CFG). Members of the CFG asked the council for more time for consultation so that all residents had the opportunity to fully understand the logistics and impact of each scenario. They have helped to explain to their neighbours the importance of getting involved and have hosted fun activities to build relationships.

Since joining the CFG I have been able to see first-hand the strong sense of community felt by residents across the estate. It's this strong bond between neighbours and friends across Ebury Bridge that makes the neighbourhood the great place it is. No matter what new development takes place in the future we want to keep this spirit throughout the project and beyond.

The renewal project at Ebury Bridge presents a truly exciting project and a great opportunity for residents to set the standard for others to follow. I'm looking forward to being part of this journey.

Teresa Wickham
Independent Community Futures Group Chair



Teresa with residents in the Regeneration Base

Introduction

Previously consented scheme

In 2013, following extensive consultation with Ebury Bridge residents, a renewal scheme was developed and a ballot on the preferred option was held - which was voted in favour by estate residents. The scheme involved a mixture of redevelopment and refurbishment and later that year received planning consent.

Despite conducting detailed scrutiny of the original scheme it had not been possible to make this consented scheme attractive to developers and therefore the City Council needed to look again at a new renewal scheme for the estate.

On the 28 June 2017 Westminster City Council held a public meeting where Cabinet members and officers outlined the reasons why the previously consented scheme could not progress. Assurance was given to residents that an alternative renewal solution would be identified.

On 10 July 2017 the Westminster Council Cabinet authorised officers to work-up in detail an entirely new scheme, requiring resident engagement on all development options and co-creation of a preferred solution demonstrating that there was a compelling case in the public interest to take forward the preferred scheme option.

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 for 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 the most desirable, deliverable and viable option



Residents visiting another regeneration project



Workshop feedback



Walkabout of Ebury Bridge



Meeting residents from other schemes



Refurbishment and viability workshop



Community engaged as partners



Assessing the scenarios



Meeting the designers



Workshop activities

Ebury Bridge renewal project

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 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, work up proposals and explore the various options for a renewed Ebury Bridge.

Collaboration

Over the past year 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 500 personal interactions with residents on what they wanted to see and how they feel.

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 also 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 Estate



Communication

To provide timely and accessible information about the renewal project we asked residents throughout the listening period about how best to communicate with them.

Using this feedback we established a regular fortnightly newsletter, a dedicated Ebury Bridge renewal website and a social media presence. We publicised the onsite team and the office opening hours providing residents with an opportunity to talk face-to-face with a member of the team. A dedicated Ebury Bridge renewal brand was created and featured the distinctive features of the area. All posters, flyers and newsletters were designed using this brand, providing Ebury Bridge residents with recognisable engagement material throughout the project.

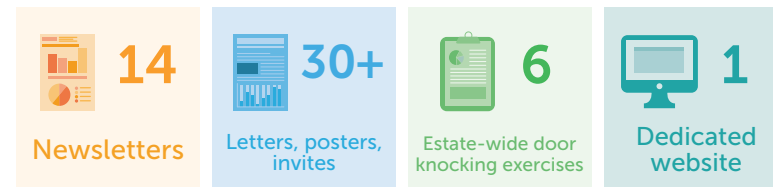
A number of the engagement events were also streamed live over social media to give off-site residents the chance to view materials and activities.

To provide reassurance we widely publicised a list of agreed Westminster 'Key Pledges' which underpinned any option that included redevelopment of the estate. These included a full right of return for all existing tenants and leaseholders, the commitment to retain Ebury Bridge as a council estate and the pledge that at least 35% of all new homes would be affordable. Through pulse surveys residents have told us they felt they were fully informed about the renewal project as it progressed.

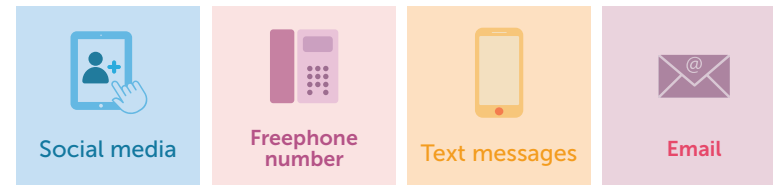
Independent Tenant and Leasehold Advisor (ITLA)

To provide residents with independent support and advice around the renewal process a Tenant and Leasehold Advisor was appointed. The ITLA agency, First Call, has a strong track record in supporting residents throughout regeneration schemes and residents can talk confidentially with the advisors about their rights and options.

Methods of communicating



Other channels of communication



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

Supporting community engagement

Ebury Bridge Dedicated Community Engagement Team

Following the Public Meeting in June 2017, a dedicated Community Engagement Team (CET) were established and based on the estate to provide one-to-one support, advice and information to residents. Very early after their appointment, the CET went door to door to introduce themselves and provided residents with assurances that the council were committed to progressing with the renewal of Ebury Bridge. This early dialogue also enabled the team to speak to residents about their communication preferences and how they would like to be involved moving forward.

In August 2017, a Community Engagement Centre was opened in an existing block and became the full-time home to the CET. This space also allowed officers from council departments to provide additional housing support to residents. This included weekly drop-in surgeries from the re-housing team, housing management and Westminster Employment Service, as well as free independent resident advice sessions, provided by First Call Housing.

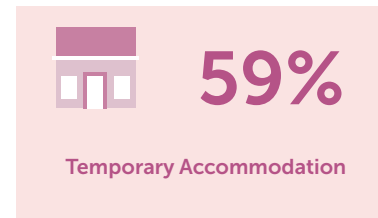
Towards the end of 2017 a vacant shop premises on Ebury Bridge Road became available and provided an opportunity to set up a visible and accessible exhibition and meeting space for residents. This opened in February 2018 and provides housing management, regeneration, community engagement and consultation activities.

The team have been the consistent front-line face of the regeneration project for almost a year now, and through this face-to-face interaction they have been able to develop good relationships with the community, local businesses and wider stakeholders. A level of trust has been rebuilt with residents, allowing them to feel confident and excited about the future of Ebury Bridge.

Secure Tenants



Other households



Leaseholders



Contact with the CET outside of events





Supporting residents of all ages



Regeneration Base



The Community Engagement Team



Estate pop-up events

Listening period

The Listening Period was an important time for residents. Initially due to take place from July until the end of August 2017. At the request of the residents it was extended into September and October 2017.

During this time 136 conversation from across 132 individual households took place with the Ebury Bridge Estate residents and their feedback collated during the four-month period. Residents said that they preferred face-to-face discussions and regular newsletters. As a result regular drop-in sessions for specific groups were set-up, including a monthly coffee morning for elderly residents. The Ebury Bridge newsletter was produced on a fortnightly basis.

The drop-in sessions allowed the Community Engagement Team (CET) to speak openly with residents about their concerns and worries, and where possible, provide reassurance. The concerns of residents and businesses were addressed through a series of key pledges.

As some residents were not previously part of the consented scheme the CET had to make sure that everyone was brought up to speed on what was happening now. Through appointments at the Community Engagement Centre and home visits the team were able to reassure residents.

During the Listening Period a number of residents expressed an interest to work alongside the Council and the design team to come up with a new scheme for Ebury Bridge. Expressions of interest were also called for in the newsletter.

On 23rd September 2018 a Community Open Day was held, where the Community Engagement Centre was opened and a range of free activities put on for residents including face painting for the children, henna art for the adults and free bike marking for all from the police. A community Halloween event was also held and well attended.

The CET hosted a series of Listening Panels inviting groups of residents who may have similar questions to come together. Overcrowded tenants, offsite tenants and resident leaseholders were amongst the Listening Panels held, allowing residents a final opportunity to provide their feedback, before moving on to the beginning of the Design Engagement stage.



Community Futures Group

The Ebury Bridge Community Futures Group (CFG) is the project's strategic resident body, established in October 2017 to provide a collaborative voice in shaping proposals for the future of the estate. The group is made up of 11 Ebury Bridge residents and leaseholders, a business representative and is led by an independently recruited Chairperson.

The group have an agreed terms of reference and have met 16 times since their inception. Over the course of the engagement process, the group have played an instrumental role in shaping the engagement and consultation process asking for more details on proposals and interrogating financial viability assessments. The group have worked with the architects on forming design principles and their input has been used to form early design proposals.

The group will continue to work in close collaboration with the council as the project progresses.



The Ebury Bridge Community Futures Group

Community Charter

The CFG are leading on the development of a "Community Charter". This document will set out how the council will work with residents throughout the project. The CFG have set out how they want residents to be involved in the scoping of community space, how residents will be involved in procuring a delivery partner and the support package for tenants and leaseholders.



Design engagement

Establishing the design principles

Engaging the residents of Ebury Bridge Estate was key to developing a preferred scenario. It was particularly critical due to the previous scheme not going forward, therefore, the enthusiasm amongst residents at the beginning about a new scheme was very limited, trust had to be built between the design team and the residents.

The design engagement programme was developed in line with best practice methodology, setting out a plan which provided a series of activities and events to consult and enable residents to participate in the decision-making process to reach the preferred scenario. The engagement programme was presented to the Community Futures Group (CFG) enabling the team to achieve buy-in to the approach prior to delivery.

Key objectives for delivering the design engagement were;

- To build a relationship with residents to gain a better understanding of their key requirements and desires in relation to developing a new scheme.
- To engage with residents and businesses in a transparent way, to put forward the best proposal for Ebury Bridge.
- To provide opportunities throughout the engagement programme to enable residents to participate and provide feedback to shape the development of a new proposal for Ebury Bridge.

Development of the Design Principles & review of the consented scheme

The first drop-in events provided an opportunity to introduce the design team to the local residents and explore what was important to them in a renewal scheme. The design team talked to residents about the research that had been done, challenges within the site and emerging ideas. In addition, the team talked to residents about the previous scheme and explained why it was not viable and lessons learnt to take forward when developing the new scheme. Importantly, they listened to residents' concerns. A key method for gathering feedback was via short questionnaires and on the "what matters to you" board which displayed residents' thoughts captured on post-it notes. Nearly 70 comments from residents were left on the "what matters to you" board.

Feedback from residents

"Include cafés and retail space to create an appealing place"

"Open green spaces for everyone to use"

"Retain trees"

"The sense of community – the shopkeepers know you by name"

30 Oct 2017 Preparing for the design options

22/23 Nov 2017 Community Design Drop-In

5 Dec 2017 Design Workshop with CFG

Priority setting

Through a series of drop-in events we asked residents to 'Take the Design Challenge'. Using the feedback gathered in earlier sessions we tasked groups with highlighting what were their priorities for any future development. This insight provided us with a number of key themes;

- Homes – storage, balconies and dual aspects
- Open spaces – play spaces, community spaces and different spaces for all age ranges
- Community facilities and uses – gym, retail shops and nurseries
- Better access to homes
- Improved insulation and soundproofing

To explore them thoroughly the design team developed a long list of scenarios. These ranged from full refurbishment through to full redevelopment and a few hybrid options. For each scenario, the team engaged with residents using a methodical assessment matrix to identify the top priorities against each scenario. Residents identified key concerns and what requirements to be considered as part of the development process for a new scheme for Ebury Bridge Estate.



Feedback board from Design Engagement

06/07 Dec 2017 Community Design Drop-In

20 Jan 2018 St John's Hill site visit

25/27 Jan 2018 Community Drop-in Session

29 Jan/2 Feb 2018 Community Exhibition

Scenario engagement

Understanding Viability & Refurbishment scope options

The continuation with engagement focused on exploring the viability and refurbishment testing against each scenario. Two workshops were held with residents, who were required to book in advance. Despite the poor weather both workshops were well attended.

The workshops were an opportunity for residents to understand how the refurbishment for all or some of Ebury Bridge Estate was being considered as part of the assessment of a range of possible scenarios for the renewal of Ebury Bridge Estate.

In addition, the workshops enabled leaseholders to better understand and explore the costs and benefits of refurbishment. The team ensured that residents had a clear understanding of the scenarios and the financial model which was being applied to assess the financial viability across each scenario.

Input sought from residents included questions on both refurbishment and viability via an interactive desktop exercise. Residents were given the opportunity to test the costs, opportunities, impacts and outcomes of each of the eight scenarios. The purpose of the workshops was to demonstrate transparency in the assessment process. Based on this work, the scenarios were scored and tested against each scenario again.

Preferred Scenario Assessment

Following further detailed assessment, the Community Futures Group (CFG) were provided with details of a series of scenarios that had been discounted based on being unviable or having a negative socio-economic and environmental impact. A transparent explanation was provided on the rationale for this decision. The preferred scenario, involving the replacement of all homes, and the creation of 400 new homes was then consulted on for six weeks with a detailed brochure

transparently outlining the decision-making process. In conjunction with consultation on the preferred option, residents, led by the CFG, also agreed a 'Resident Charter' with the council setting the requirements residents have for any future scheme.



Residents' feedback



28 Feb / 6 Mar 2018 Refurb and viability workshop

10 Mar 2018 Copley House site visit

22/24 Mar 2018 Community Exhibition

21 Apr 2018 Aberfeldy Estate Regeneration Tour



Viability & Refurbishment workshop



Residents' feedback

26/30 Apr 2018 Community Exhibition:
Scenario Assessment

19/26 May 2018 Community Benefit Workshop

30 May 2018 Walkabout

07 Jun 2018 Meanwhile Use Workshop

Site visits

One of the best ways to understand what is involved in a renewal project is by talking to residents who have been involved in the process. Exemplar schemes around London were identified and site visits were organised with the design team, giving Ebury Bridge residents the opportunity to see first-hand a regeneration project as it takes shape, and to meet the residents and others involved to learn from their experiences.

Saturday 20 January: St John's Hill, Clapham, SW11

Objective: Understanding the process of regeneration

During this site visit to the St John Hill regeneration estate in Clapham residents were able to meet with both those living on the estate and the St John's Hill steering group and ask questions about their experience of regeneration. It also offered the opportunity to see a regeneration project which was part completed, allowing comparison between the old and the new. This was a mixed, innovative design which celebrates the area's rich heritage. Ebury Bridge residents commented on the reassurance this session provided them and asked for further visits to similar schemes to gain more insight.

Saturday 10 March: Copley House, Hanwell, W7

Objective: Understanding temporary moves and refurbishment

This site visit gave Ebury Bridge residents the opportunity to meet residents and leaseholders with experience of temporary moves and refurbishment. Resident Support Group members were present to discuss their involvement, while those responsible for support, management and the masterplan were also on hand to talk about the process. After this there was a tour of the site and properties, ending with a viewing of a show flat.

Saturday 21 April: Aberfeldy Estate, Poplar, E14

Objective: Understanding the design priorities and principles

Ebury Bridge residents visited this estate in Poplar which is undergoing redevelopment. They were joined by members of the design team, who also redesigned Aberfeldy and were able to explain the design process behind much of what they saw. Members of the Aberfeldy resident support team and the chair of the resident's community group hosted a Q&A followed by a tour of the estate, including a show flat and a courtyard inside one of the blocks.

The key aim of the visit was to provide Ebury Bridge residents information on the leasehold process; decanting process and how this was delivered; business units offer and process; the scale of the redevelopment and Poplar Harca's commitment to the existing residents and businesses in relation to the regeneration of the area.



Ebury Bridge residents on site visits

Residents' feedback

"I wish more residents from Ebury Bridge could join the tour because its so useful and encouraging"

"I was really surprised with the design and layout. The space inside were nice and spacious with high ceilings and nice interior quality. The visit has changed my views and I was pleasantly surprised with the estate."

"We found the visit very informative. The residents gave us an overview of the process they went through which was very helpful."

"The committee members were very friendly and answered questions honestly. Feeling a bit more positive for Ebury Bridge Estate"

"I found the visit quite informative regarding the refurbishment of the estate and the forthcoming rebuild"



Exploring the public realm



Meeting residents of other schemes



Viewing show apartments

Feedback from residents

Engaging with the Ebury Bridge community has been key to the design process, equally important was demonstrating how the feedback received has influenced the process. The design team have listened to the voices and concerns of the community at all the events delivered and have responded through follow up events and in developing the preferred scenario. Over 200 residents have been engaged during the design engagement across the estate.

From the very start of the design engagement process, the views of those who participated at events have been reflected in the designs as they have developed, and residents have been given the opportunity to feedback on the information they have received. The engagement team provided multiple opportunities for residents to feedback during the process which included;

- Pulse surveys taken at all design engagement activities and events
- Feedback surveys completed by all residents who attended site visits to other regeneration projects
- Feedback opportunities at themed workshops including the Viability and Refurbishment workshop
- Collecting feedback at residents' drop-in sessions – and visits to the Regeneration Base

The Community Futures Group (CFG) have been providing critical assessments with regards to pace of change particularly in relation to engaging with the residents. The team have responded to this feedback and adapted the timeline to adjust the pace of engagement.


Overall, residents have been very clear in their views and opinions at every stage of the engagement process. For example; setting out their views on the importance of having green spaces and community gardens and balconies to be designed so that residents can greet each other as part of continuing the community spirit.



496 Engagement interactions



24
Activities



187
Engagement with individual households

Residents' feedback

"The fantastic level of consultation. Professionally presented by all. Clear achievement of a key aim to enable residents to understand the issue of compromise. Well done!"

"Due to family commitments it is sometimes difficult to attend meetings. Sometimes the meetings aren't long enough"

What this has told us

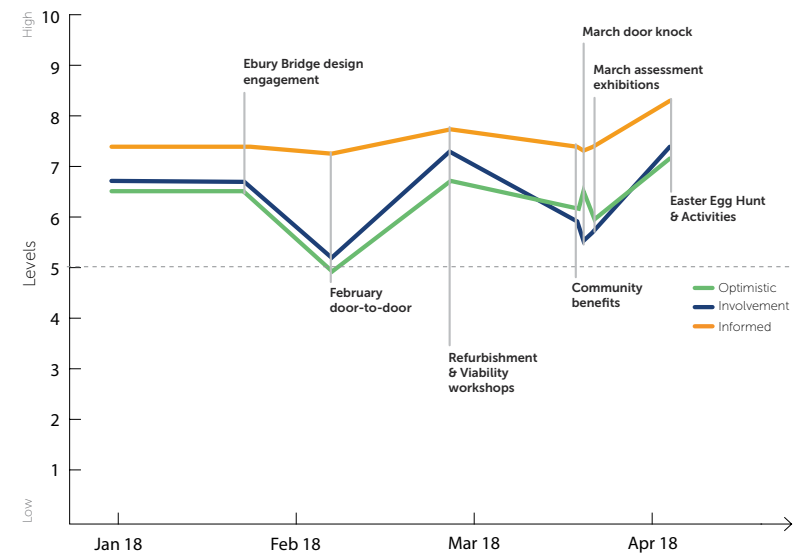
Engagement feedback from residents has been a critical element that has fed into the design process at each stage. Key topics have emerged and have provided a baseline for the council to understand what the community want to see as part of the redevelopment of Ebury Bridge Estate.

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
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
Dual aspect and natural light	Need better ventilation	Would like to be connected to the wider area	Parking	Retain retail units and cafés
Proximity to neighbours valued	Security needs to be improved	Upgrade football pitch and playground	Keep the sense of community	Creating green space for the community
A community centre that can be used by everyone	Noise from the railway is a concern	Retain trees	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	Involvement in the specification of materials used and design (retain existing where possible)	Priorities for Ebury Bridge families
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

Pulse surveys

Pulse surveys were used to gauge how residents are feeling at the end of each activity.

The same three questions were asked each time; how optimistic, how involved and how informed have residents felt.



Developing the preferred scenario

Community benefits workshop

The workshop was held with the design team to explore various community benefits and opportunities for 'meanwhile uses' for a complete estate renewal programme.

Residents explored opportunities around wider community uses, green spaces and community facilities, enabling the local community's view to be included in shaping the redevelopment of Ebury Bridge Estate. Examples from other developments were shown to help demonstrate the possible in terms of scale and estimated costs.

The broad themes explored were the different characters of each square, opportunities for play types and general recreation, ideas for community uses – including those within buildings, and discussion on meanwhile uses.

Walkabout

Residents joined designers for a walkabout of Ebury Bridge Estate, to discuss which areas of the site presented opportunities for temporary use during construction. A number of places were identified as possible locations for community activities. These included open spaces that could host larger scale events such as an outdoor cinema, and other more hidden areas that could perhaps be made to feel safer with lighting.

Meanwhile use workshop

This workshop pulled together the comments and ideas arising from both the Community Benefits Workshop and the Ebury Bridge Estate Walkabout. As an introduction to the theme, residents were shown a range of case studies and there was a creative group activity to generate fun ideas. Residents then focused back on looking at which spaces could support what types of activity, this was supported by a collection of precedent images.

Temporary sustainable
community centre for
music lessons

Youth zone where young
people can study and keep
out of the cold

Proms in a community
garden at night

Open air cinema

Ideas from the Meanwhile use workshop



Community Benefits Workshop



Meanwhile Use Workshop



Residents Exploring the Opportunity



Ebury Bridge Estate Walkabout

Outcome of the preferred scenario consultation

Consultation Period

In May, the Council shared with the Community Futures Group (CFG), ward councillors, residents, business and the wider community a preferred scenario for Ebury Bridge Estate – scenario 7, the full replacement of all homes plus building an additional 400 new homes.

From 14 May a formal six-week consultation period commenced and residents were invited to provide their feedback, comments and input into scenario 7.

A range of consultation activities were set out to allow residents to give their feedback on different aspects of the scenario. The opening hours for the Regeneration Base were extended into the evening and a Saturday session was held to allow residents a wider opportunity to visit. The Community Engagement Team also set up pop-up information stalls on the estate and undertook a door knocking exercise to ensure that residents had the opportunity to have their say.

A brochure outlining the engagement undertaken so far on the project was distributed to all residents, both those on the estate and those who have temporarily moved away. The document also set out the opportunities open to residents to shape the preferred scenario.

A letter was also written to each household inviting them to a tenure specific focused session to understand their rights, options and to gather their thoughts on scenario 7.

Finally, to ensure minimal disruption to diverse groups across the community, each household was asked to complete an equalities survey. This data will enable us to appropriately assess the impact the preferred scenario may have on protected groups.



What this has told us

- Residents want to move only once, where possible
- Residents are keen to explore the opportunities to keep the estate active during any construction works
- Residents would like choice in where their new temporary or permanent home is
- Residents welcome the investment into improving the estate for all residents
- Residents who participated in the consultation felt engaged and informed
- Residents would like to carry on being involved in the redevelopment process



Shaping the preferred scenario

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Design engagement feedback

Summary of 22nd/23rd November 2017 Early renewal community drop-in sessions

Core messages to residents

- The previous scheme, despite the hard work of the council and residents, did not attract a developer as was not commercially viable and could not be progressed. Over the past few months' residents have given us their honest and constructive views on the future of the previous scheme and we are ensuring that lessons are learned as we move on to the next stage of our commitment to the renewal of the Ebury Bridge Estate.
- Worcester City Council are committed to working with Ebury Bridge residents to improve the quality of their homes and community and to create new, affordable homes. We are exploring all options for how we can do this in 2018 and have appointed Arup, a world leader in responsible renewal, to engage Ebury residents in working up new proposals for the future of the estate.
- Worcester City Council do not have a predetermined option at this stage. The Council will work extensively with the Ebury Bridge community in all aspects and transparency will be to create a new plan before any final decision is made. The options that the design team discuss with residents may range from refurbishing all existing blocks to a partial renewal of some blocks and refurbishment of others, through to renewal of the whole site.
- Arup and the Council will engage residents and other local people in each stage of the process towards developing a design proposal. This will include focus groups, drop-in sessions, workshops, newsletters and sharing information online.

Headline drop-in numbers

All Blocks	Households	
Bridge House	1	0
Bucknell House	3	3
Edison House	2	1
Downside House	7	6
Edgemoor House	0	1
Wilmington House	2	3
Morley House	1	0
Verdrey House	0	0
Rye House	1	0
Victoria House	3	1
Walmington House	0	1
Staplebury House	1	1
Westbourne House	1	1
Total Residential	23	20
Business Units	2	1

Downside House	4	3
Unknown	0	1
Total number of visitors	20	40
Total Households	29	25
Represented		
Total Comments captured		381

Keynote Conversation!

Key Themes

The table below represents themes raised by residents & businesses throughout conversations over the two community drop-in days with the design and engagement team. This includes comments from the 'What matters to you in designing a new scheme' board.

These comments have been written verbatim however, it should be noted that some were captured by the Arup design team and are 'live' summaries of the conversation had between them and the residents.

Key: 22nd 23rd

Reason Buildings	Downside House should be retained - don't lose it down Can't just live in a lot of private units and make a ghost town Keep Rye House & Bucknell House - ridiculous to tear them Bucknell House - think it will be nice in 50 years' time Downside House must stay Downside likes home - in a 100 year flat, from 1930s The way Downside works is perfect, with private space for family and children If refurbishment is expensive, let us - but be honest Preferred complete refurbishment rather than renovation Prefer the location and privacy - sense of ownership and community Love staff report Preference for maintaining the buildings as they are - character and charm New properties but not too well maintained. Would prefer to stay and refurbish Refurbishment preference - would like to have a front garden or minimum 2 balconies Nly to renovate would be a complete refurbishment. A home should be a home not an investment as Chelsea Barracks is for foreigners I don't want to move out - lived on the estate for 27 years Prefer the flat to be refurbished Solutions - refurbish all but Edgar & Wilmington - create private green open spaces, and link to existing buildings and relevant open space south of Design Refurbish Ebury Bridge flat - keep above and retail

Density	Increased density of adjacent buildings Use the loft space Building across Queensville have more flats Built into the loft area New building at the other side of the bridge already feels too high Room for full refurbishment
Crime & security	Security at Grosvenor Waterside turns us off Say its private property Crime is a perception thing its safe here We are fine closer we know our neighbours Socioprovision in Grosvenor Waterside Easy to pick out - discrimination
Community	The sense of community - the shopkeepers know you by name. We trust each other. If I can't bank money they will trust I'll pay for it the next day you need new building but our houses are here and its making a effort - we want to stay here but its a new feel We don't want to live a Grosvenor waterside or Chelsea Riverside - we are a community and we want to look after each other and know our neighbours
General	Complete refurbishment <ul style="list-style-type: none"> Kids go on their own everywhere Everyone knows everyone Love the local retail They love the character and beauty of the architecture Kids go to play area without adult supervision Know local retail shopkeepers by name Character much better than Grosvenor Waterside dev Looking forward to the new changes

Consented Scheme	Liked details of consented scheme Like the green, liked the refurb, like the retention of trees and play area improvements, liked the scale along E8 road Consented scheme is not balanced Would only make the retained buildings look worse!! Consented scheme would block sun light into the retained buildings
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Gardening Club	30 years old now - open space visited regularly Westminster Mind come to gardening club Club helped by residents in Millendon, Queensville and Westbourne House Westminster Mind reached out too many schools through garden club
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Garden Space	Gardening club really important. Behind millendon historically club is broken in to Neatly used areas for storage for gardening club Importance of central open space to create community. Kids and adult social and play space Green space on different levels Open spaces - closed off at night but its vandalism Trees within around landscape - Gardening areas, storage areas, green fences Leave the trees - increase value of site I love been connected to my neighbours for Push green space up against the railway with parking under it Push fence closer to E8 road Healthy living is really important - fruit trees, wildlife landscaping, water to encourage wildlife, roof gardens Own balcony/garden to plant Import of trees on site Well kept open spaces
Play space	Upgrade the playground - Freckled pit (1) - open to water Only kids use the open space but if space had different areas/character it would definitely use it Children age (round) at pocket/boxed - fence borders and gates to prevent cars coming in - I like layout down Ensure play area for children of different ages not just small children They were told there would be gates to the animal courtyard would be protected Allocate football pitch Create a valuable green link - source through estate Invert Canoe, Nursery and playground next next Sports space worked better before when play area had slides etc. and more variety Central open space seen as only for the kids

Surrounding area	Lack of connectivity of the site with surrounding area Box prevented me from knowing what the area has to offer Desired connectivity with Grosvenor canal and park ability Connection to the south would be great
Walk/cycle/transport/shopping	Walk to Battersea park town Connections by bus to supermarkets and functional destinations Most residents do their main grocery shopping at Victoria and then the ones in E8 road Westminster School, Millbank Academy, Path on Skewen St Bernadette's Primary school, Try Library (Surrey St) Sharing activities with other estates

	<p>Lots of Air that going on - You don't need a car here</p> <p>Central heat by the estate</p> <p>Strong (great Farmers Market & Festival for Saturday)</p> <p>A few buses or to long need to visit the local market town</p>
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Maintenance	<p>All flats have a damp issue - Resolving problem</p> <p>Anything hot - depends on you can see what's in there</p> <p>Blocked & fly - can problem historically</p> <ul style="list-style-type: none"> Plots are not well insulated or double glazed Lifts are inconsistent and break all the time Mates heating bills very high <p>Ruin of flats within</p> <p>Private gardens - maintained as communal space not maintained</p> <p>Modern building and starting to deteriorate</p> <p>Noise issues in flats. You can hear your neighbours</p> <p>Severed some problems with ASB and damp</p> <p>Existing asbestos</p> <p>Awful state of communal areas</p> <p>Damp, mould, noise problems</p> <p>Children becoming ASB because of this - better a terrorist</p> <p>Not happy with quality of the buildings - Lights not working, noise, playground not there</p>
Delinquency	Delinquent areas are getting stuck behind barriers
Anti-social behaviour	Lock or lighting and CCTV
General	Must not be construction company in the house
	in the meantime, I just maintain and take care of some of the buildings

Leaseholders	<p>Leaseholders should not be displaced from the area</p> <p>You don't want a parking 2 bedroom</p> <p>Leaseholders aren't going to get a good deal - what's on offer for them</p> <p>In case of refurbishment will that have a high cost for leaseholders</p> <p>We can't make them because as leaseholders we don't know what's happening</p>
Relocation	<p>Refurbishing temporarily - what are the financial benefits of that?</p> <p>Good location - schools, Salsbery Park, transport</p> <p>What will happen to residents during construction</p> <p>I have lived here since I was born - it's a big change to relocate</p> <p>We stayed because we thought we were going to be offered a private garden</p>

	<p>Donorville</p> <p>We want to know about the offer from the council</p> <p>Relocation must be near to schools for the kids</p> <p>Where do we go if we have to leave here?</p> <p>Where will I be relocated? I'm afraid of dying and not coming back! Where will we be going to?</p> <p>I want to know what - lived here since 1982 when they were built</p> <p>Concern about moving far away from Victoria</p> <p>Anti-displacement - housing for tenants - what guarantees are being offered</p> <p>Size of apartments - will they be any smaller to fit more in?</p> <p>To have to see options soon</p> <p>63 Chesham House</p> <p>We are taking the estate not down so there's scope of an arrangement for some built</p> <p>For now is more about value and principles affordable and council housing is a priority - We trust the designers will do a good job</p> <p>Maintenance is very important - creates pride and care</p> <p>Don't keep people in limbo status - People want to plan their lives</p> <p>I want to see a consultation between</p> <ul style="list-style-type: none"> Council housing Affordable housing Other type (exemplary) <p>Council affordable should be a priority</p> <p>Like for like - same to things</p> <p>Two strands - short term when issues resolve - community doesn't need to see displacement</p> <p>I fear a new development will not be family friendly - the more space common areas within the buildings and the way people use them will disappear</p>
Elderly residents	There's about 1000 older people - something needs to be done for them - fundamen service by housemate is great
Crime	Crime has come down compared to the past - Perception of crime has also come down
WCC Council	<p>Very government, lots council - we are under their control</p> <p>They will not rent up!</p> <p>I don't believe a word of what the council is saying</p> <p>Resident since 1958 - since 1982 in the area</p> <p>We found out through the back door that the previous scheme is not going to happen. We don't trust the council</p> <p>Whilst I trust the design team I fear the message and good intention may get lost. I feel like we've been lied to!</p> <p>The council doesn't get back to us soon enough when there's an issue</p> <p>Council are waiting without a word of the ten paper's money for a economic problem/ solution</p> <p>The council does not respond quick enough to residents' problems</p> <p>Not reliable</p>

Summary of 6th & 7th December 2017 Gbury Bridge community drop-in sessions

Headline drop-in numbers

Gbury Bridge Initiative Data			
	per respondent	per 100 people	Comment
Total number of visitors	18	18	29
Households represented			
Burton House	0	1	1
Burton House	0	0	0
Station House	0	0	0
Stoney Hill House	9	3	9
Edgerton House	1	0	1
Edgerton House	2	0	2
Melrose House	0	0	0
Winton House	0	0	0
Winton House	0	0	0
Winton House	0	0	0
Winton House	0	1	1
Winton House	0	0	0
Winton House	1	0	1
Winton House	0	0	0
Total Residential	10	5	15
Community Groups	1	0	1
Business Units	3	1	2
Stoney Hill House	2	0	1
Unknown / Off Site	0	2	2
Total	14	8	22

Having a Conversation

The engagement was based around gaining feedback and insights from the 4 tables

TABLE 3-6

The first three had a thematic concern using precedent images, along with feedback from the previous engagement, to aid discussion and to capture views on:

- **Routes** – issues such as drainage, footways, dual aspect etc.
- **Open Space** – issues such as play space, community gardens, different spaces for a range of ages
- **Community facilities/other uses** – e.g. childrens play, newsagents and nurseries etc.

Key messages: we will work with you to identify the scheme that best meets the needs we will look to address these in future design options.

Output: A written list of issues/needs and data by the top three issues that people voted as priorities. These will be considered and addressed in the options design – or explained why not included if not.

Outcome: Creating trust and meeting local needs: the views of residents are shared, they are clear on the way forward.

TABLE 4

The fourth table focused on the criteria and priorities for assessing a long list of a short list of schemes and presented the top range of sites – a second stage is to be discussed early on. Three scenarios will be discussed:

- **Complete Refurb**
- **Refurb to fully New Build** (the proposed scheme, 39 net additional homes)
- **Refurb to fully New Build** (the proposed scheme, plus increased density. Squares etc.)

Key messages:

We have used the evaluation criteria to assess the schemes against our brief to create a new scheme that will produce new and desirable forms as well as attract a developer that can invest in and deliver the renewal project. The assessment considers whether there is an effect on the criteria that is:

- **Knocking impact**
- **No impact/neutral change**
- **Positive impact**
- **Significant positive impact**

Output: A photograph/written record of the participants comments and the responses. Engaging residents with the potential scale of change required to make a desirable scheme.

Outcome: Sharing the challenges with creating a desirable scheme – understanding why these design scenarios will not be taken forward.

The comments captured below have been written verbatim however, it should be noted that some were captured by the long design team and are 'live' summaries of the conversation had between them and the residents.

Feedback from the three 'themed' tables:

What matters to you in the future development?		
Disorder /	Removal/light and dual aspect	☆☆☆☆
Issues	Subsidence that have each other, stability and foundation	☆☆
	Hard street areas for storage	☆☆
	Parking spaces	☆☆
	Space for dog off-leashes	☆☆

rooms such as storage, bedrooms, study, property etc.

Relax afterwards – e.g. Outdoors/whiskey

Control room lighting – recently poor

All bedrooms and bathrooms with windows

Key to BA, main identity

Open building with good ventilation

Apply similar standards for all rest types

500 people against a position in August against knowing doors left

The buildings haven't heard back from Pictet since against the position

The asset/book from the train is worse in the summer (General)

August is slow if we're doing planning

More storage, double glazing, good food room

Take photos

Where are you getting the strong cable? or the kitchen is being eaten? I'd prefer the kitchen but they are all so small

It is ridiculous and unaffordable to have a car in London

Steven & Helen room (but open about) but ventilated

General window cleaners performed

Flower garden and roof – in summer is very noisy stuff

Take higher priority

Kitchen gets very hot when pickled – especially in kitchen

Storage not great

Sheet storage only makes people keep things they forget about! They take space from communal areas and it is of no benefit to acquire it if you never move anything in there

Sales for sportsparts should be taken as customers' kitchen mobile and I am proud

How could this be the same size as the map we have now

Storage space important – internal sportsparts, nowhere to put anything – worst management in bed

Workplace living chairs

Separated kitchen – culturally

Prefer desk across to internal corridor (like Connaught)

corridor/Workstation

Teams should take responsibility of their places (own files) and communal areas

Prefer compact kitchen

Open kitchen, windows and a bit more lighting

Outdoor areas (back area)

Open kitchen to living

Not enough tables and bookshelves

Caring thoughts to short

Improved open kitchen – windows by kitchen

Affordable option should have quality

Smaller bedrooms, bigger kitchen

Storage – in built into

Battery – in built into

When it's dry, it's very noisy, the ceiling

Stressful situation

Storage is not great

	<p>feel complete separate houses; kitchen gets very full - ventilation is key</p> <p>Don't mind the noise always</p> <p>Surrounders are nice in front of house - garden are not used at the moment (flowers)</p> <p>Prefers to have indoor kitchen - handy to have things open to kitchen</p> <p>Not for storage at the moment</p>	
<p>Lesson 2:</p> <p>Common spaces</p> <p>spaces such as play space, community gardens, different spaces for a range of ages</p>	<p>Greening rules</p> <p>Amuse the family - put things by railway</p> <p>Green spaces for everybody to use</p> <p>Central open space for whole community</p> <p>Supervised basketball pitch</p> <p>Active play areas for children of different ages</p> <p>Create a valuable green first - secure through estate</p>	<p>☆☆☆☆</p> <p>☆☆☆☆</p> <p>☆☆☆☆</p>
<p>Additional comments</p> <p>Tell us what you think & help shape future</p>	<p>Background here is perfect - with it this area</p> <p>Public Community spaces best - not private</p> <p>Good security, some space, good community</p> <p>High developed to enjoy the view</p> <p>Not a fan of elements</p> <p>Lighting is key</p> <p>Recreational areas</p> <p>Individual allotment also fits</p> <p>Play area for little kids</p> <p>Trees are important</p> <p>Urban architecture</p> <p>Early in building bring back and problems</p> <p>Chandeliers - empty. Pyramides - cannot expect that to develop every square inch, & things as more people start to be allocated</p> <p>Daytime care - storage</p> <p>Lack of community</p> <p>Not in favour of formal play areas, cultural preferred</p> <p>Recreational play area</p> <p>Urban architecture</p> <p>Lighting a big issue</p> <p>Secure open spaces not suitable for elderly people - Chandeliers are</p> <p>Secure site a good model</p> <p>Battery access - work in progress</p> <p>Working models</p> <p>Problems</p> <p>Use Access to prevent story - I don't welcome to use the football pitch and helps the community get together</p> <p>Space north of industrial house could be given a better use (sport & parking)</p> <p>Who doesn't? Well really look after their investment</p>	

	I get confused by the concept of community. It takes a catalyst to bring people together into a park
Block 2	Community facilities for the whole estate
Community	Proper commercial divided
6 houses & shops	Include retail, cafes or create an existing space
2110	Allowing to local shops and provision for elderly
4 g. chemist, gym, newspaper and furniture etc	Pharmacy
3 houses & a community	Caravan/booster looking out for elderly people
Tell us what you think & help shape theory	Multi-generational Community Centre with activities for different ages
	Build and enhance the town club
	Change the design of the residential. Visual language and be commercial space
	Town square within the community offer
	Shopkeepers should be engaged regularly
	Importance of the chemist & retail space to come back. Can shopkeepers be in the future group?
	Other work after required
	Cafe - important to be a meeting point
	More car parking - car club
	On personal behaviour from other estates
	Alcoholism good for children
	Shops in that are here at the moment - alcohol shops have due to change
	Sports offer on top of MUGA
	Shopkeepers were never considered as part of the previous scheme
	estate agent in Quarry Bridge Road? The 3 scenarios are a waste of time as we know they don't work?
	Commercial/retail on that?
	Keep pharmacy
	MUGA not being used - suggestion is should work
	Independent retailers are a performance
	Play area on that top - can be very busy
	estate agent take up valuable retail space - in favour of local retailers
	Children football do occasional training
	MUGA winter used - contract not the play area instead of spending money on facility
	Cafe for residents to use high cost for i.e. hot on ground
	Community hall needed - existing one is not big enough
	Need to have cafes and retail spaces integrated
	Appreciate the role of shops already there
	Safe and secure - dark spaces many lights
	Enjoy community spaces bring community together
	Profer on the ground/felt
	What is the average size of a shop - how many would there be. It is a very final in terms of specifics. How will you address that and help pedestrians and make them come to the shops.

Emerging insights

1. Across North community drop-in sessions there has been a clear concentration from Doncaster. A question that came up was whether, due to its location at the bottom of the site, works could be phased so they all move on to a new build at the top of the site. Although hard to commit before a developer involved and phasing agreed, knowing that this is being seriously explored would help build additional support from those residents.
2. Elderly residents – the elderly community are clearly concerned about moving away from the estate and not returning, this is coupled with the stress of not knowing when this may happen. Again, as above in point 1, if the phasing could be agreed that these residents could be moved just the price it would be seen to be a positive step by the council.
3. Residents are primarily focused on the need to know what is going to happen and when to then rather than specifics on design. For WCC to gain the trust of the community this must be addressed in January.

Summary of 15th & 17th January 2018
Stbury Bridge community drop-in sessions
 Location: South East Stbury, Stbury Infant School

Household drop-in numbers

Stbury Bridge - Residents' Views			
	20 th scenario	21 st scenario	Combined
Total number of visitors	28	12	40
Households represented			
Bridge House	2	1	3
Backhill House	2	1	3
Calton House	1	0	1
Conerly House	6	4	10
Edgely House	0	0	0
Hillcroft House	2	0	2
Morson House	0	0	0
Pendle House	0	0	0
Rye House	1	1	2
Victoria House	1	1	2
Wainwright House	0	0	0
Woolbury House	0	0	0
Woolhouse House	1	1	2
Total Residential	18	9	25
Community Groups	0	1	1
Business Units	1	0	1
Charity/Miscellaneous	1	0	1
Unknown / Off-site	6	0	6
Total	25	10	35

Key Messages

- The purpose of the residents' drop-in sessions is to talk residents through the assessment outcome of the three development scenarios taken forward for Stbury.
- The scenarios include 2 demolition and refurbishment schemes and 1 complete demolition. The design team have been developing the detail for each scenario which includes heights and massing, layouts, public realm and parking etc. All of this work helps to understand what will meet the planning policy, financial viability and also potential developer requirements for achieving a consented scheme.

- The scenarios that have been developed for each site are illustrated at this stage. They are a similar attempt to compare the relative impacts of the different scenarios.
- There will be engagement on the design of the scenarios that are taken forward.
- As total 7 scenarios have been assessed and were featured in the recent consultation, the three which have been identified are the ones which are being displayed in further detail at the drop-in sessions.
- In the scenarios which demonstrate retained/refurbished blocks, it is important to note that stakeholders would be required to make significant contributions to refurbishment costs.
- All housing issues will be assessed by WCE staff and all the residents' Liaison officer who will be present at each event.

Feedback from the drop-ins

Feedback from the drop-ins	
Full demolition	<ul style="list-style-type: none"> Change is scary but total demolition seems the most sensible and I'm thinking of my children and what is best for them. Full demolition preferred Full demo preferred Full demolition preferred Full demolition preferred I keep coming back to total demolition on the answer - The scheme looks great. A developer would want to spend millions and build a brand new building. Full demolition is a good idea. But retention of 4 blocks is better for the streetscape.
Drugs of the scheme	<ul style="list-style-type: none"> The retained blocks create large open space looks good. No overlooking and retain a sense of SW, capturing the squares. Keeping Downside will lose too much of the landscape. What will the layout look like? Like the water really strong idea. Like the amphitheatre seating in the square. Concern of the neighbouring block to Downside. How will it affect the overall look? The building in scenario 1 (full demolition) is still large how is it going to get planning? Very few with single aspect house (new views of Westside?) I like the new development. Everything is done at the moment, we need new homes, I love the community and new spaces in the middle. Daylight analysis is very good. Impressive Use the basement car park
Streetscape	<ul style="list-style-type: none"> All the houses (1st) are lovely who wouldn't want that? Like open space
Accession	<ul style="list-style-type: none"> If I have to move I only want to travel once, either off site or ideally within the estate (even built) Happy with the process, wouldn't mind rehoming Don't want to move (Backside) recognises it's not small for other tenants.

	<ul style="list-style-type: none"> ✓ Moved on to previous scheme, however, if relocation is successful more open to idea of new homes here • Lots of my elderly neighbors are terrified about relocation • Knowing where you're being relocated to?
Relocation	<ul style="list-style-type: none"> • Reluctant to go ○ Feeling required? ○ Double-glazing ○ Preferred the tenancy 4 ○ Want to be relocated to the same flat/location on site
General Comments	<ul style="list-style-type: none"> • Sentimental value of existing home • Accurate GC- longish? Relocation and return (Moulbourne) • When we moved into Riverside 40 years ago the estate was in good state – how we suffer from damp, poor insulation, poor water pressure • Ken is more timeous. Supportive of proposals, very optimistic but the impact on his business? But can we benefit? • I drive a car for my work but I wouldn't mind a car free scheme so I can cut my fuel • Under previous scheme it was guaranteed I would get housed • Concern – noise and disturbance during demolition and construction • Inflation and interest paid? What happens to the figures for leaseholders?
Elements from the survey	<ul style="list-style-type: none"> • Ken is keen to hear more about Riverside • I would like the next new buildings to be good for everyone and the new DLR must be all well • or what it is now • Some optimism as most people on the estate "how long before we actually know the final plan?" • Mum is really frustrated about it going on. Changing furniture, carpet been waiting since • 2006, so in limbo since then, Mum is shocked but is informed by residents

Following on 12 February & 12 March 2022
 (Early Bridge Refurbishment & existing workhouse)
 (New Bridge Refurbishment, New, New Bridge Road)

Attendance

Early Bridge Refurbishment			
	26 February	12 March	Continued
Total number of visitors	18	18	24
Households represented			
Bridge House	0	0	0
Acacia House	1	1	1
Canter House	1	1	0
Donkey House	1	1	1
Edgar House	1	1	1
Hampton House	1	1	1
Mayall House	1	1	1
Penryn House	1	1	1
Rye House	1	1	1
Victoria House	1	1	1
Weymouth House	1	1	1
Weymouth House	1	1	1
Weymouth House	1	1	1
Total Residential	12	14	26
Community Groups			
Businesses			
Charity/Community			
Unknown / Other			
Total			

End assessment 'Satisfaction check'

- Satisfied: 6.88 (workshop 1) 6.54 (workshop 2) 6.76 (combined)
- Neutral: 6.93 (workshop 1) 7.53 (workshop 2) 7.72 (combined)
- Inform: 7.51 (workshop 1) 8.01 (workshop 2) 7.76 (combined)

(Main text)

Engagement summary

The workshops were an opportunity for residents to understand how the refurbishment of all 10 rooms of Early Bridge is being considered in the context of a range of possible scenarios for the removal of the estate. The workshop enabled leaseholders, in particular, to better understand and

explore the costs and benefits of refurbishment. The workshop also ensured that residents have a clear understanding of the scenario and the financial model that is being applied to assess the financial viability of those scenarios.

Open ended free residents included questions on both refurbishment and ability and, through an interactive challenge, feedback on the statement currently included in need of refurbishment being used to assess the scenario and which of the items currently included residents felt should be factored into the refurbishment assumptions.

Main insights

Refurbishment – what matters most to residents

Residents were first asked whether the items included in the currently assumed level of refurbishment covered what mattered to them most. This exercise was designed to test items currently included within the assumed level of refurbishment. The following feedback along these lines was received although it should be noted that these were individual rather than group views, most of which were corroborated elsewhere by both individuals and groups.

Windows	Same blocky flat windows replaced 5-12 years ago
External spaces	Outside doesn't matter as much – inside homes more important
Security	'Not bothered about security'

Residents were asked to think of what is not currently included in the refurbishment and propose elements that they think should be incorporated when assessing the refurbishment scenarios. Groups also asked to prioritise the top 3 elements they thought should be included, the group selections are below.

1	1) Noise insulation between floors 2) Heat insulation 3) Inflation/leak/contaminant control/emergency	<ul style="list-style-type: none"> • Draughtproof security improvements and mechanical ventilation • Roof replacement & below ground damp-proofing by bitum-by-bulk assessment • Soundproofing important
2	1) Roof replacement 2) Sound proofing/leak insulation by obvious replacement	<ul style="list-style-type: none"> • Security is important for peace of mind • Lift replacement a must – operator doesn't matter at much
3	1) Current and replacement costs 2) Security improvements 3) Accessibility improvements	<ul style="list-style-type: none"> • Lift needs refurbishment at least • Quality houses more important – common areas looking maintained • Consideration in 'green' good view, and need some TLC • Need time to get organised • Meeting areas is the biggest concern – lot of upheaval (bunkers, etc) • Inflation/leak in general

4	1) Security (CCTV & lighting) 2) Roof replacement 3) Lift replacement (all blocks)	<ul style="list-style-type: none"> • Window replacement also essential (cold and energy costs) • Damp in bedrooms/meets ventilation – replace mechanical ventilation • Electric showers (instead of boiler system) • Upgrades to external areas • Protected long term solutions
	1) Roof replacement 2) Security improvements 3) Full replacement of much vent/leakage equipment	<ul style="list-style-type: none"> • Internal refurbishment – new kitchen/new bathroom/internal damp
	1) Full replacement of much vent 2) Security improvements 3) Accessibility improvements	<ul style="list-style-type: none"> • Dedicated management office
	1) N/A	<ul style="list-style-type: none"> • New bathrooms • New windows – Operability • Insulation and heating • Water pressure • Security Gates

When looking at all the items not currently included residents gave the following additional feedback, beyond the three priorities above:

Items added by residents to the list of possible elements of refurbishment	
	<ul style="list-style-type: none"> • Children's play area • Community centre/space • Heating and Pipe-work • Heating systems, pipework and Radiators • Soundproofing • Damp • Environmental improvements, heat insulation • Entry call system/intercom • Double glazing (although is included) • Upgrades include lighting • Dryers/water machine • Would like to stay in Mansions, needs great maintenance • We assume roof doesn't need replacing • Windows: Most important to the + lift replace • Edgware – Requiring all entrances, stairwells and corridors • Edgware – 3. Security 2. Full replacement of much (up to 3. Roof replace 4. Accessibility • Organising an housing management service official – 3. Dedicated housing management office • Sound insulation we broken with windows • Windows – Most important: Full replacement of vent system and accessibility • Dedicated management office

	<ul style="list-style-type: none"> Insulation and heating Desirable: new windows Water pressure Security gates Internal refurbishment – keep kitchen / new bathroom / external damp More smoke / CO alarms Emergency exits – more Four garden step flat Commercial front and veg garden Security measures to let improvement Puncturing and pipework New kitchens Sound insulation
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Residents also asked a number of questions, which could be included as a Q&A in the next resident newsletter

Problems	<ul style="list-style-type: none"> How much will the opposition of the estate living at the construction ever delay the project – could we be waiting 10 years? Will taller systems affect light and receive complaints? Will there be a resident if built on the final scheme? Does Doncaster have the highest concentration of leaseholders? Forward looking cost based estimate Assuming it's a cost going forward, but it's a cost saving the council has If they can't look after my flat how can they refurbish and rebuild? Can we clarify who chooses the final design? How do we facilitate to having 2020? Why are we being if viability of a flat is not high? I don't understand why security should cost, it's not right
Refurbishment	<ul style="list-style-type: none"> How much will it all cost (when looking at adding items to refurbish)? How suitable for my needs is the option? If it goes ahead what is the process? How long will it take?
New build	<ul style="list-style-type: none"> Will the design/layout be the same as the new build for tenant, leaseholder and private? Can leaseholders or with developers to choose layout of their new flats? Does the £90 per sqm include new build? Will leaseholders have the same terms in a new build (length of lease, etc)? How big will the new flats be, how high the ceilings? Will the new flats have open plan or separate kitchens? Will residents be able to choose their preferences?

	<ul style="list-style-type: none"> Will the new build have a communal garage/bike store – important for access, security and community feel? Will there be restrictions on pets, tv, parking, deliveries, etc? Will council tenants have to pay more rent? Consented scheme provided larger flats and parking – will this promise be made in the new scheme?
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Further comments made on post-engagement survey

- Many members for the steering group/panels
- Many up
- Partially level of consultation. Professionally presented by JG. Clear acknowledgment of a key
- Very to include residents to understand the issue of compromise. Well done
- I think the council will do whatever is their best interest despite whatever we have to say
- Still up in the air difficult to envisage what it could look like and how long it will then take
- Phrasing etc
- Many members for the steering group/panels
- Many up
- Partially level of consultation. Professionally presented by JG. Clear acknowledgment of a key aim to enable residents to understand the issue of compromise. Well done
- I think the council will do whatever is their best interest despite whatever we have to say
- Still up in the air difficult to envisage what it could look like and how long it will then take. Phrasing etc
- The gaps at the top is always open, residents will have to open
- The programme is used by people with who have been since up after them
- The new tenancy agreement – council should put that in tenancy agreement the council should have more power
- Due to family commitments it is sometimes difficult to attend meetings. Sometimes the meetings aren't long enough
- Social media could perhaps assist in sharing and offering feedback / feedback in general as well as for a more specific and also social, e.g. questionnaire etc
- More updates on online and the plan

Appendix 1

Workshop 1 considerations

Summary: Workshop Fourth Refinement and Viability – Wednesday 28 th February 2019	
Question: What matters to you?	
Table 1: Plumbing and Pipework Heating systems, pipework near kitchen Window replacement Soundproofing	
Question – These are the things not included – Order of priority, what matters to you?	
Comments:	

Question: What matters to you?	
Table 2:	
Question – These are the things not included – Order of priority, what matters to you?	
Comments: Community space & very important! Design a new community hall? Does the £50 per sq ft include new build? What would the lease duration be? Options 3, 4 & 5 affect light and will receive complaints Does Council have the right to terminate if not satisfied? Don't discount back rooms Council scheme promised larger flats & balcony Can Residents at all will developers to look at their own flat Flat size – what provision for sleep Contingency cost separate? Think about the private space and communal areas	
Question: What matters to you? Security is important for tenant's peace of mind. UK replacement is a nice, private space? matter at all?	
Table 3:	
Question – These are the things not included – Order of priority, what matters to you? 1-Decor 2-Decor 3-Decor 4-Decor 5-Decor	

4. Disinfection	
Comments: It is a very important and would need being at Agree made as more important Comments are a pretty good idea, just need some P.C. It is a pretty good idea, just need some P.C. How much will it cost? Need some to get organized Moving around the floor is a concern Living locally to 22 years Strong would be a lot of work – not happy How suitable for the needs of the house Evidence with looking maintained Kitchen and bathroom haven't been done for 5 years How, because of the previous scheme Referrals at all are difficult to get How long will it take It is also about what it is for	

Question: What matters to you?	
Table 4: Electric Shower/Water system Living Cal space/Storage Double glazing Sound proofing between apartments Wall replacement Upgrade indoor lighting C/N security Estate-wide External lighting Floor insulation	
Question – These are the things not included – Order of priority, what matters to you? 1-Decor 2-Decor 3-Decor 4-Decor	
Comments: From meeting some concerns Upstairs hallway (100 sq ft) difficult Hobby still – pretty good. Good, for water heater	



Refurbishment and viability feedback

Security does need to be improved, how do we back date to a previous Spring 2010?	Why are we here if the stability of refurb is not high?	I don't understand why security should be a cost, it's our right.	PLUMBING + PIPEWORK	SOUND INSULATION
Internal Refurbishment - new Kitchen - new bathroom - internal strip.	Dedicated management office	Emergency exits - More -	Food garden each flat - Communal Food + Veg garden	Can we clarify who we choose the final design?
If they can't look after any flat how can the refurbish or rebuild?	Depending on the management source effort - A dedicated thing/Management Office	WATER PRESSURE	NEW WINDOWS + DOOR KICK	SECURITY GATES
INSULATION + HEATING	- More Smoke / CM Alarms	Sound insulation be improved with windows -	forward looking cost based scenario to Governmental improvements say how much waiting	Assuming it's a cost going to work, BUT it's a cost saving the council had

<p>most important ^{Victoria}</p> <p>Full replace of m Vent - syst +</p> <p>Accessibility</p> <p>We assume not doesn't need replacing</p>	<p>^{Egmont}</p> <p>1. Security</p> <p>2. Full replacement of machine</p> <p>3. Full replace</p> <p>4. Accessibility</p> <p>NEW BATHROOMS</p>	<p>^{Egmont}</p> <p>Re painting all + enhances stairwells and corridors</p> <p>Would like to stay down with night needs further maintenance</p>	<p>^{Victoria}</p> <p>most important to me</p> <p>Left Replace</p> <p>Sprinklers inside the flats</p>
---	---	---	---



Community benefits workshop

Options for new play facilities

- What types of play space would you like to see?
- Where do you think they should be located?
- Should older and younger children play together?
- Should play involve risk and challenge?
- What might encourage children to take more action?
- How could the existing court encourage more use?
- Have we missed anything? Tell us more...



Options for new green exercise facilities

- What types and how many would you like to see?
- What location, type, or size would you like to see?
- Where do you think they should be located?
- Who should be involved in the location?
- Are there any other ways you think are best?
- Have we missed anything? Tell us more...



Options for new play area

- What new types of space would you like to see?
Green
- Where do you think they should be located?
Yes
- Should older and younger children play separately?
Yes
- Should this involve risk and challenge?
Yes
- What might encourage children to be more active?
color facilities
Support - get more
- Have we missed anything? Tell us more...
Yes
more play



Options for new play facility

- What types of play area would you like to see?
Full area (see survey)
color / wooden / modern
- Where do you think they should be located?
in the park
- Should older and younger children play separately?
Yes
- Should play involve risk and challenge?
Yes
- What might encourage children to be more active?
color
- How could this existing court encourage more use?
color Design
- Have we missed anything? Tell us more...



Opinion 5: Interim and final facilities

- What types and new uses would you like to see?
community centre, open space, park
- Where do you think they should be located?
on western pocket road
- Who should be involved in the process?
local community council
- Are there any new uses you think are too good?

Have we missed something? Tell us more...



Opinion 6: Interim and final facilities

- What new uses would you like to see?
more shops, more houses, more flats, more houses, more flats, more houses, more flats
- Where do you think they should be located?
on the road, building works, on the road
- How do you think it should be done?
on the road, on the road, on the road

Have we missed something? Tell us more...



Options for new play facilities

- What types of playspace would you like to see?
- Where do you think they should be located?
- Would older and younger children play separately?
- Should play involve risk and challenge?
- What might encourage children to become active?
- How could the existing court encourage more use?
- Have we missed anything? Tell us more...



Options for new play spaces & facilities

- What types and new uses would you like to see?
Shed, skate area, community centre
- Where do you think they should be located?
- Who should co-ordinate the facilities?
Local council, school, community
- Are there any new uses you think are good?
- Have we missed anything? Tell us more...





Options for new outdoor spaces

What new types of space would you like to see?
Community centre in all age group

Where do you think they should be located?
Sports building - open parkland

Should older and younger children play separately?
Yes

Should play involve risk and challenge?
Yes

What might encourage children to be more active?
Having to take any more

Have we missed anything? Tell us more...



Options for new play facilities

What types of play space would you like to see?

Where do you think they should be located?

Should older and younger children play together?

Should play involve risk and challenge?

What might encourage children to be more active?

How could this existing space encourage more use?

Have we missed anything? Tell us more...



Opinion for new community facilities

- What types and how many would you like to see?
- Where do you think they should be located?
- What should be included in the facilities?
- Are there any other ways you think are better?
- Have we missed anything? Tell us more...



Opinion for new community facilities

- What new ones would you like to see?
- Where do you think they should be located?
- Have we missed anything? Tell us more...



Should we have more facilities?

What types of playground would you like to see?

Where do you think they should be located?

Should older and younger children play separately?

Should play involve risk and challenge?

What might encourage children to be more active?

How could the existing court become more used?

Have we missed anything? Tell us more...



Should we have a more active environment?

What more and new uses would you like to see?

Where do you think they should be located?

Who should co-ordinate the facilities?

Are there any new uses you think are too good?

Have we missed anything? Tell us more...



Community Engagement

• What new parks would you like to see?

• Where do you think they should be located?

Have we missed something? Tell us more...



Community Engagement

• What new parks would you like to see?

• Where do you think they should be located?

Have we missed something? Tell us more...



Questions for respondents to answer

- What new space would you like to see?
- Where do you think they should be housed?
- Have we missed anything? Tell us more...



Questions for respondents to answer

- What new types of space would you like to see?
- Where do you think they should be housed?
- Should older and younger children play separately?
- Should you know risk and challenge?
- What might encourage children to be more active?
- Have we missed anything? Tell us more...



Opinion: the many play possibilities

- What types of play space would you like to see?
- Where do you think they should be located?
- How to cater and encourage children's play experience?
- Should play involve risk and challenge?
- What might encourage children to be more active?
- How could the existing court encourage more use?
- Have we missed something? Tell us more...



Opinion: the future of the court

- What types and new uses would you like to see?
- Where do you think they should be located?
- Who should be involved in the facilities?
- Are there any new uses you think are lost?
- Have we missed something? Tell us more...



Options for new play area types

- What new types of space would you like to see?
- Where do you think they should be located?
- Should older and younger children play separately?
- Should new spaces risk and challenge?
- What might encourage children to be more active?

Have we missed something? Tell us more...



Options for new play facilities

- What types of play space would you like to see?
- Where do you think they should be located?
- Should older and younger children play separately?
- Should play involve risk and challenge?
- What might encourage children to be more active?
- How could the existing layout encourage more use?

Have we missed something? Tell us more...



Discuss the new community facilities

- What types and how many would you like to see?
- Where do you think they should be located?
- What should be ordered the facilities?
- Are there any other clubs you think are too good?
- Have we missed anything? Tell us more...



AKDP

Discuss the new community facilities

- What new types of areas would you like to see?
- Where do you think they should be located?
- Should older and younger children play separately?
- Should play become risk and challenge?
- What rules encourage children to be more active?
- Have we missed anything? Tell us more...



AKDP

Opinion: Is it time to rethink recreation?

- What new types of assets would you like to see?
- Where do you think they should be located?
- Should older and younger children play together?
- Should play involve risk and challenge?
- What might encourage children to be more active?
- Have we missed something? Tell us more...



Opinion: Is it time to rethink recreation?

- What types of play space would you like to see?
- Where do you think they should be located?
- Should older and younger children play together?
- Should play involve risk and challenge?
- What might encourage children to be more active?
- How could the existing space encourage more use?
- Have we missed something? Tell us more...



Collecting the input communities & the visitors

• What types and how many would you like to see?

• Where do you think they should be located?

• What should be ordered the facilities?

• Are there any ideas you think are best for you?

Have we missed something? Tell us more...



Collecting the input from the visitors

• What new games would you like to see?

• Where do you think they should be located?

Have we missed something? Tell us more...



Organise the survey presentation

- What types of play space would you like to see?
- Where do you think they should be located?
- Should older and younger children use the same?
- Should play involve risk and challenge?
- What might encourage children to be more active?
- How could the existing built environment encourage more use?
- Have we missed anything? Tell us more...



Organise the survey presentation

- What types and new uses would you like to see?
- Where do you think they should be located?
- Who should go and use the facilities?
- Are there any new uses you think are lost?
- Have we missed anything? Tell us more...



Questions for your response

- What new types of space would you like to see?
- Where do you think they should be located?
- Should older and younger children play separately?
- Should older children play and challenge?
- What might encourage children to be more active?

Have we missed something? Tell us more...



Primary Habitude:
Sense of privacy next to the
crates - ability to be in
a 'different place'

Long-term habitate -
more tranquil
than Ebury

Children's play space should
be well designed and
encourage supervision.



xxxviii

Meanwhile use workshop

DICE GAME (Just for fun)

1. SET DESIGN
2. CLASSES
3. OUTSIDE
4. DEDICATED GAME

1. SECURITY CRASH
2. VISIBILITY
3. _____
4. _____

1. GLUE POWERED
2. MICRO BREWERY
3. WHEEL POWER
4. CRUMPLED PAPER/ GRADES

DICE GAME (Just for fun)

1. BASKETBALL
2. LESSONS
3. LIBRARY
4. UNDERCOVER ENVIRONMENT



1. _____
 2. _____
 3. _____
 4. _____
- ARCHWAY OR OVER
CLOSET

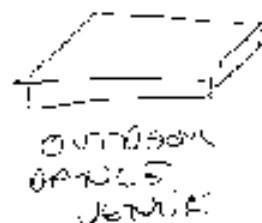


1. CHINA
2. LIGHTING
3. ACCESSIBLE
4. REST



DICE GAME (Just for fun)

1. SPACE
2. SCIENCE
3. FAMILY
4. URBAN



1. ART
2. SPORTS
3. SUMMER
4. WINTER

(HIL)RETH
POSTER
CREATING
GROW WITH
TALENTS

1. MUSIC
2. EDUCATION
3. LEADERS
4. TRAVEL

1/2 HOUR
MUSIC
JENNA
WITH RECORDING
STUDIO

DICE GAME (Just for fun)

1. PIE OF MUSHROOMS FOR THE KIDS
2. PIE OF MUSHROOMS FOR THE KIDS
3. PIE OF MUSHROOMS FOR THE KIDS
4. PIE OF MUSHROOMS FOR THE KIDS

1. _____
2. _____
3. _____
4. _____

Identity element
how do we protect
this stuff
after video game
video entry

1. _____
2. _____
3. _____
4. _____

DICE GAME (Just for fun)

1. THEATRE
2. EMPORIUM
3. TODDLERS
4. SUMMER

1. _____
2. _____
3. _____
4. _____

1. _____
2. _____
3. _____
4. _____

DICE GAME (Just for fun)

1. LEARNING YOUTH ZONE
2. REST WHERE YOUNG PEOPLE CAN
3. CYCLISTS STUDY AND KEEP
4. COLO OUT OF THE FOLD

1. MUSIC UNDERCOVER
2. BENCH REST AREA
3. DISABLED WITH OPPORTUNITY
4. COLO TO LISTEN TO MUSIC

1. MUSIC TEMPORARY ACCESSIBLE
2. BENCH SUSTAINABLE
3. DISABLED COMMUNITY CENTRE
4. COLO ~~INTERESTING~~ FOR MUSIC LESSONS

DICE GAME (Just for fun)

1	Music	(PROMS IN THE PLAYGROUND 'AT NIGHT')
2	Park Park	
3	Family	
4	Night	

1	Music	(SUSTAINABLE MUSIC VENUE FOR FAMILIES (RE-USED TIMBER) SUSTAINABLE)
2	Park	
3	Family	
4	Night	

1	Music	(LARGE MUSICAL VENUE/INSTRUMENT THAT FAMILIES COULD PLAY)
2	Park	
3	Family	
4	Night	

DICE GAME (Just for fun)

1	Ball	Handball	Paper-mind
2	Apples		Kindt
3	Bike	Kate	Swaffin
4	Wind	Ping	

1	Disco	Library for children	Caroo
2	Library	Reading Club	
3		Nice Quiet Reading Area	
4			

1		Computer lessons	
2		Dance lessons	
3		Disability Sports	
4		Community Games	Level not cut for visibility

DICE GAME (Just for fun)

1. <u>Kind</u>	Person
2. <u>Person</u>	Looking at each other
3. <u>Write</u>	
4. <u>Baby's Bottle</u>	

1. <u>Camera</u>	Open Air Camera
2. <u>Write</u>	Acquainted with
3. <u>Write</u>	See Camera on TV
4. <u>Person</u>	

1. <u>Write</u>	making to letters
2. <u>Person</u>	Her Studio
3. <u>Write</u>	Community Center
4. <u>Person</u>	Chasing frame

DICE GAME (Just for fun)

1. <u>Kind</u>	Volunteers
2. <u>Person</u>	Seating
3. <u>Write</u>	Seating
4. <u>Person</u>	Seating

1. <u>Person</u>	Seating
2. <u>Person</u>	Seating
3. <u>Person</u>	Seating
4. <u>Person</u>	Seating

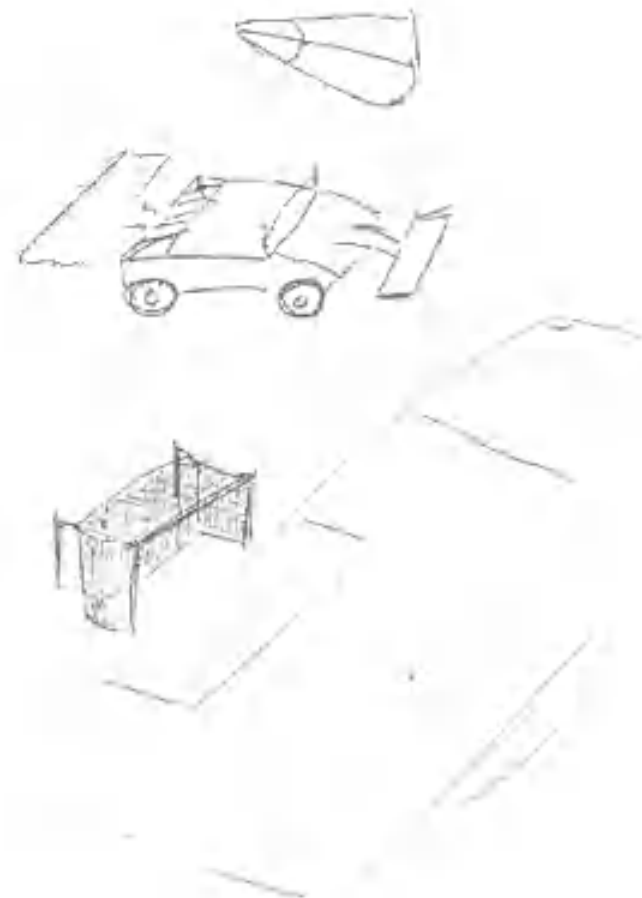
1. <u>Person</u>	Seating
2. <u>Person</u>	Seating
3. <u>Person</u>	Seating
4. <u>Person</u>	Seating

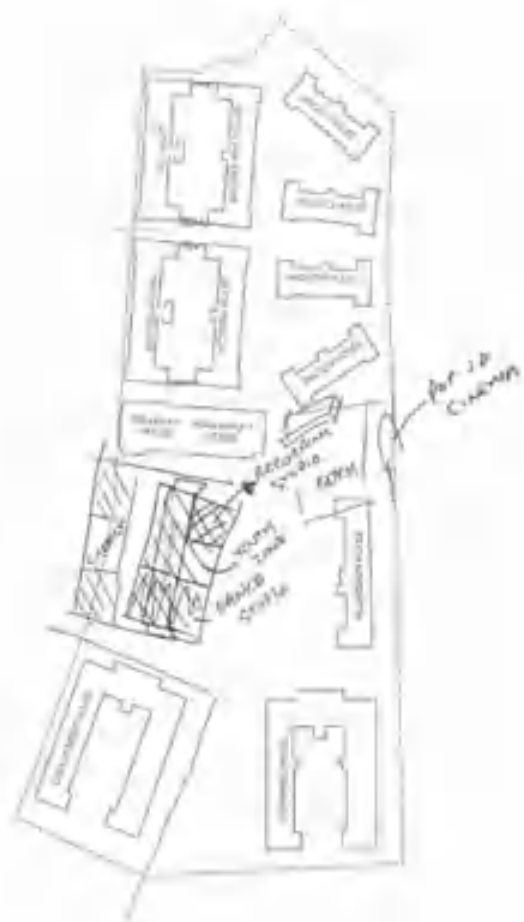
Youth Club on the
bushes area

Pop Brixton
very successful

Roof garden

history of the







Pulse surveys

Ebury Bridge design engagement - 25-27 Jan FINAL

Showing 17 of 17 responses

Showing all responses

Showing all questions

Response rate: 17%

3 Please select the resource option that best applies to you?

Rank value	Option	Count
1	Return closed to road	7
2	Reduced lane width	5
3	Non-saturated roadworks	3
4	Prosecco road	0
5	Business closed	1
6	Other (please see)	0
7	Temporary Closed Road	0
8	Highway works	0
9	Other	1

Mean rank	2.35
Variance	2.69
Standard Deviation	1.67
Lower Quartile	1
Upper Quartile	3

3.2 If you selected 'Other', please specify:

Showing 1 response:
Chelmsford House - Chelmsford Community

4 From 1-10, how optimistic are you currently feeling about plans for the removal of Ebury Bridge Estate?

20 Not very optimistic to Very Optimistic

Rank value	Option	Count
1	1	0
2	2	1
3	3	1
4	4	2
5	5	3
6	6	1
7	7	4
8	8	2
9	9	1
10	10	2

Mean rank	4.67
Variance	5.18
Standard Deviation	2.28
Lower Quartile	3
Upper Quartile	6

5 From 1-10, how involved do you feel in the plan for the removal of Ebury Bridge Estate?

3.3 Not very involved to Very involved

Rank value	Option	Count
1	1	0
2	2	0
3	3	1
4	4	2
5	5	1
6	6	2
7	7	2
8	8	4
9	9	0
10	10	0

Mean rank	5.71
Variance	4.68
Standard Deviation	2.16
Lower Quartile	5
Upper Quartile	8

6 From 1-10, how informed do you feel about the plan for the removal of Ebury Bridge Estate?

3.3 Not very well informed to Very well informed

Rank value	Option	Count
1	1	5
2	2	5
3	3	1
4	4	1
5	5	2
6	6	2
7	7	2
8	8	2
9	9	3
10	10	4

Mean rank	7.41
Variance	6.50
Standard Deviation	2.55
Lower Quartile	6
Upper Quartile	9

Do you have any further comments or feedback?

Showing 5 of 12 responses	
Rank the four types of food (1-10)	329655-279655 (7/4/2021)
No (0) for none	329655-279655 (7/4/2021)
I would like the food to be better for (1-10) for everyone and the new food must be better	329655-279655 (7/4/2021)
Can you make most people on the map (1-10) for everyone actually know the food	329655-279655 (7/4/2021)
Must be made to be good (1-10) for everyone, changing food to be better (1-10) for everyone	329655-279655 (7/4/2021)

3 / 3



Ebury Bridge design engagement - February door-to-door

Showing 76 of 76 responses

Showing all responses

Showing all questions

Responses by 7/4/21

Please select the primary option that best applies to you?

Rank value	Option	Count	Mean rank	2.55
1	See no need for change	44	Variance	6.50
2	See no need for change	4	Standard Deviation	2.55
3	See no need for change	1	Lower Quartile	6
4	See no need for change	1	Upper Quartile	9
5	See no need for change	1		
6	See no need for change	1		
7	See no need for change	1		
8	See no need for change	1		
9	See no need for change	1		
10	See no need for change	1		

If you selected 'Other', please specify:

All responses

Please select the best option for you (1-10) for everyone and the new food must be better

Best very good to be very good

3 / 3

Вариант	Оценки	Эквив.
1	4	1
2	3	11
3	3	3
4	4	3
5	3	10
6	4	4
7	3	3
8	4	1
9	3	4
10	10	5

Maximum	4.07
Variance	0.56
Standard Deviation	0.75
Lower Quartile	2.0
Upper Quartile	3.0

2. From 1-10, how difficult is it to find a place for the removal of heavy trucks? (1 = not at all difficult, 10 = very difficult)

3.3.1. Post-very treatment vs. Very treatment

Bank notes	Dollars	Frauds
1	1	24
2	2	8
3	3	7
4	4	5
5	5	7
6	6	9
7	7	4
8	8	1
9	9	2
10	10	12

Mean	0.12
Variance	0.28
Standard Deviation	0.27
Lower Quartile	0.0
Upper Quartile	0.3

Figure 1-123: How efficient do you feel when you think about the amount of things all day & night?

(1) Each copy sent to Government is being made available

Rank value	Distance	Count
1	3	4
2	2	5
3	2	15
4	4	3
5	5	3
6	6	4
7	7	12
8	8	13
9	5	17
10	10	21

Meanwards	1.28
Variance	1.04
Skewness (Pearson)	2.41
Kurtosis (Pearson)	9.0
Upper Quartile	183

15 Do you have any further comments or feedback?

[illegible]



Ebury Bridge design engagement - Refurbishment & Viability workshops

Showing 25 of 25 responses

Showing all responses

Showing all questions

Response 156 / 276

1 Please select the recovery option that best applies to you?

Rank value	Option	Count
1	Begin a consultation	27
2	Provision Leaseholder	6
3	Non-resident leaseholder	0
4	Provisionance	0
5	Systemic Issues	1
6	Other response	0
7	Temporary Closure & Tenant	0
8	Non-resident	0
9	Other	3

Mean rank	1.72
Variance	2.92
Standard Deviation	1.71
Lower Quartile	1
Upper Quartile	2

15 If you selected Other, please specify:

Showing 1 responses

Answer: 000000-000000-000000

2 From 1-10, how optimistic are you currently feeling about plans for the removal of Ebury Bridge Estate?

15 Not very optimistic to Very Optimistic

Rank value	Option	Count
1	1	3
2	2	1
3	3	20
4	4	2
5	5	1
6	6	2
7	7	2
8	8	4
9	9	3
10	10	5

Mean rank	4.76
Variance	8.74
Standard Deviation	2.96
Lower Quartile	3
Upper Quartile	5

3 From 1-10, how involved do you feel in the plans for the removal of Ebury Bridge Estate?

15 Not very involved to Very Involved

Rank value	Option	Count
1	1	1
2	2	1
3	3	20
4	4	1
5	5	2
6	6	2
7	7	1
8	8	4
9	9	2
10	10	1

Mean rank	7.2
Variance	5.16
Standard Deviation	2.28
Lower Quartile	4
Upper Quartile	7

4 From 1-10, how informed do you feel about the plans for the removal of Ebury Bridge Estate?

15 Not very well informed to Very well informed

Maximum	7.5
Variance	1.62
Standard Deviation	1.27
Lower Quartile	7
Upper Quartile	8

Showing all 10 responses	
More questions for the learning group/room.	340640-340653.5 3/1/2019
Hurry up.	340640-340653.5 3/1/2019
Positive level of evaluation. Positively presented by all. Clear presentation of key points to enable students to understand the state of construction. Positive.	340640-340653.5 3/1/2019
I like the class's self-reflection in that they had pointed out things that we have to do.	340640-340653.5 3/1/2019
It was in the air. Difficult to encourage what could have been a long list of things they take from this.	340640-340653.5 3/1/2019
The general tag is always open, and then when it's closed it's open.	340640-340653.5 3/1/2019
The playground is used by people with dogs when it's closed up, after that.	
The new library is very busy. It should be that all the staff agree. The school should have more power.	340640-340653.5 3/1/2019
Clear, timely communication. It is more difficult to attend meetings. Sometimes the meetings are not long enough.	340640-340653.5 3/1/2019
Several meetings. All participants could be involved and creating feedback consistently in general as well as on a more specific, ad hoc basis, e.g. questionnaires.	340640-340653.5 3/1/2019
More visible connection and the plan.	340640-340653.5 3/1/2019



Recovery rate: 87%.

Rank value	Option	Count
1	Get an Advanced Diploma	28
2	Revised Leadership	9
3	Non-credit Advanced Certificate	9
4	Private school	8
5	Revised program	9
6	EMBA Advanced	1
7	Temporary Capital & Treasury	3
8	Non-credit	1
9	Other	9

Mean rank	1.68
Variance	2.87
Standard Deviation	1.7
Lower Quartile	1
Upper Quartile	2

2.1. *Not very different to the party Options etc.*

Rank	sales	Options	Cost
1	1	1	
2	2	2	
3	3	1	
4	4	2	
5	5	1	
6	6	2	
7	7	1	
8	8	1	
9	9	2	
10	10	1	

Mean = 6.3
 Variance = 6.79
 Standard Dev. = 2.6
 Lower Quartile = 5
 Upper Quartile = 8

Rank	sales	Options	Cost
1	1	1	
2	2	1	
3	3	2	
4	4	1	
5	5	1	
6	6	2	
7	7	10	
8	8	2	
9	9	1	
10	10	12	

Mean = 6.3
 Variance = 5.62
 Standard Dev. = 2.4
 Lower Quartile = 5
 Upper Quartile = 8

Exerc 1.10: How much information is needed to predict the outcome of a 2-way design?

1.1 How many hypotheses?

Rank	sales	Options	Cost
1	1	1	
2	2	2	
3	3	1	
4	4	1	
5	5	2	
6	6	1	
7	7	1	
8	8	1	
9	9	2	
10	10	1	

Mean = 6.3
 Variance = 6.79
 Standard Dev. = 2.6
 Lower Quartile = 5
 Upper Quartile = 8

Exerc 1.10: How much information is needed to predict the outcome of a 2-way design?

1.1 How many hypotheses?

Exerc 1.10: How much information is needed to predict the outcome of a 2-way design?

Rank	sales	Options	Cost
1	1	1	
2	2	1	
3	3	2	
4	4	1	
5	5	1	
6	6	2	
7	7	10	
8	8	2	
9	9	1	
10	10	12	

Mean = 6.3
 Variance = 5.62
 Standard Dev. = 2.4
 Lower Quartile = 5
 Upper Quartile = 8

Ebury Bridge design engagement - March assessment exhibitions

Showing 12 of 12 responses

Showing all responses

Showing all questions

Response 100: 12%

1 Please select the income system that best applies to you!

Rank value	Option	Count
1	Residential development	10
2	Residential Leaseholder	0
3	Non-residential leaseholder	0
4	Professional	0
5	Business tenant	1
6	Office employee	0
7	Temporary/Contract Tenant	0
8	Non-employed	0
9	Other	0

Mean rank	1.42
Variance	0.24
Standard Deviation	0.49
Lower Quartile	0.0
Upper Quartile	1.0

1.1 If you selected Other, please specify:

No response

2 From 1-10, how satisfied are you currently feeling about plans for the removal of Ebury Bridge Estate?

3.1 Not very satisfied to Very Satisfied

Rank value	Option	Count
1	1	2
2	2	10
3	3	1
4	4	0
5	5	0
6	6	0
7	7	0
8	8	1
9	9	1
10	10	2

Mean rank	3.16
Variance	6.24
Standard Deviation	2.50
Lower Quartile	4.0
Upper Quartile	6.25

3 From 1-10, how informed do you feel by the plans for the removal of Ebury Bridge Estate?

3.1 Not very informed to Very informed

Rank value	Option	Count
1	1	1
2	2	2
3	3	1
4	4	0
5	5	1
6	6	1
7	7	1
8	8	4
9	9	0
10	10	1

Mean rank	5.67
Variance	9.22
Standard Deviation	3.04
Lower Quartile	2.75
Upper Quartile	9.0

4 From 1-10 how informed do you feel about the plans for the removal of Ebury Bridge Estate?

4.1 Not very well informed to Very well informed

Rank value	Option	Count
1	1	1
2	2	0
3	3	2
4	4	1
5	5	3
6	6	0
7	7	2
8	8	2
9	9	1
10	10	0

Mean rank	6.10
Variance	4.54
Standard Deviation	2.13
Lower Quartile	5.0
Upper Quartile	6.25

2. Do you have any further comments or feedback?

Showing 5 of 5 responses	
Don't know when the decision will be made Not sure if the person of the Council	341985-049294-02144017
don't know when the decision will be made Not sure if the person of the Council	341985-049294-02144417
Repeal of the existing law - Do not feel confident they feel heard / that it is going for the way of time. Would feel they were heard, but only need to know more	341985-049294-02144115
not involved in decision	341985-049294-02144125
Aspet, but I don't know when it will be	341985-049294-02144119

3 / 3



Ebury Bridge design engagement - March assessment exhibitions

Showing 1 of 6 responses

Showing 4 of 4 responses

Showing 4 of 4 questions

Response 1 of 6

1. Please select the finance option that best applies to you?

Rank value	Option	Count
1	Don't know / Unsure	0
2	Excellent / Good idea	0
3	Not a good idea / Dislike	0
4	Excellent / Good	0
5	Good idea / Good	1
6	Excellent / Good	0
7	Terrible / Bad / Terrible	0
8	Not a good idea	0
9	Other	0

Mean rank	5.0
Variance	0.22
Standard Deviation	0.47
Lower Quartile	5.0
Upper Quartile	5.0

2. If you select Don't know, please specify:

As a resident

3. From 1-10, how confident are you currently feeling about plans for the removal of Ebury Bridge? (0=Not at all)

4. Are you optimistic or Very Optimistic?

1 / 3

Rank order	Options	Count	Measure	Value
1	1	1	Minimum	12.01
2	2	2	Standard Deviation	0.9
3	3	2	Lower Quartile	50
4	4	3	Upper Quartile	75
5	5	7		
6	6	3		
7	7	3		
8	8	1		
9	9	1		
10	10	2		

Figure 1-11: New Manufacturer's Website Provides the Summary Statistics for Product A

Table 1: Summary Statistics for Product A

Rank order	Options	Count	Measure	Value
1	1	1	Minimum	12.01
2	2	2	Standard Deviation	0.9
3	3	2	Lower Quartile	50
4	4	3	Upper Quartile	75
5	5	7		
6	6	3		
7	7	3		
8	8	1		
9	9	1		
10	10	2		

Figure 1-12: New Manufacturer's Website Provides the Summary Statistics for Product B

Table 2: Summary Statistics for Product B

Rank order	Options	Count	Measure	Value
1	1	2	Minimum	12.01
2	2	2	Standard Deviation	0.9
3	3	2	Lower Quartile	50
4	4	3	Upper Quartile	75
5	5	7		
6	6	3		
7	7	3		
8	8	1		
9	9	1		
10	10	2		

Figure 1-13: New Manufacturer's Website Provides the Summary Statistics for Product C

Rank order	Options	Count	Measure	Value
1	1	2	Minimum	12.01
2	2	2	Standard Deviation	0.9
3	3	2	Lower Quartile	50
4	4	3	Upper Quartile	75
5	5	7		
6	6	3		
7	7	3		
8	8	1		
9	9	1		
10	10	2		

Easter Egg Hunt and Activities

Showing 10 of 10 responses

Showing all responses

Showing all questions

Response 100% 100%

1 Please select the income system that best applies to you!

Rank value	Option	Count
1	Government/charity	9
7	Resident Landlord	0
7	Wayside/Bed and Breakfast	0
1	Private rental	0
2	Business rental	0
9	Other income	0
7	Temporary/Classed Tenant	0
9	Wayside/Bed	0
7	Other	0

Mean rank	7.1
Variance	0.0
Standard Deviation	0.0
Lower Quartile	0.0
Upper Quartile	0.0

1.1 If you selected Other, please specify:

No response

2 From 1-10, how often do you occasionally holiday please place the amount of Every Bridge Estate?

3.1 Not very often/occasionally Very often/often

Rank value	Option	Count
1	1	2
2	2	0
5	5	0
4	4	0
5	5	1
2	6	0
7	7	0
4	8	1
9	9	3
10	10	2

Mean rank	7.2
Variance	11.56
Standard Deviation	3.4
Lower Quartile	5.75
Upper Quartile	8.75

3 From 1-10, how informed do you feel by the plans for the removal of Every Bridge Estate?

3.1 Not very informed vs. Very informed

Rank value	Option	Count
1	1	2
2	2	0
3	3	0
4	4	0
5	5	1
6	6	0
7	7	0
8	8	0
9	9	2
10	10	4

Mean rank	7.8
Variance	12.24
Standard Deviation	3.5
Lower Quartile	6.0
Upper Quartile	10.0

4 From 1-10, how informed do you feel about the plans for the removal of Every Bridge Estate?

4.1 Not very well informed vs. Very well informed

Rank value	Option	Count
1	1	1
2	2	0
3	3	2
4	4	0
5	5	1
6	6	0
7	7	1
8	8	0
9	9	0
10	10	1

Mean rank	6.0
Variance	0.42
Standard Deviation	0.65
Lower Quartile	5.75
Upper Quartile	6.25

1. Do you have any further comments or feedback?

Showing 5 of 5 responses	
Hasn't occurred about the past events but looking forward to something happening.	11/03/21 10:04:02 14030033
I would like to see a successful fall	10/03/21 10:00:02 14030478
I have noticed how many other users are not going on	10/03/21 09:04:02 14030371
Get on with it	10/03/21 09:00:02 14030454
What will you get a developer - what are the building blocks?	10/03/21 08:04:02 14030402



Community benefits 18th/26th March

Showing 12 of 12 responses

Showing all responses

Showing all questions

Response rate: 12%

1. Please select the primary concern that best applied to you?



2. If you selected 'Other', please specify:

No responses

3. From 1. SR, how often do you go through to looking ahead plans for the removal of Ebury/Walpole data?

4. How many opportunities to View Data are...



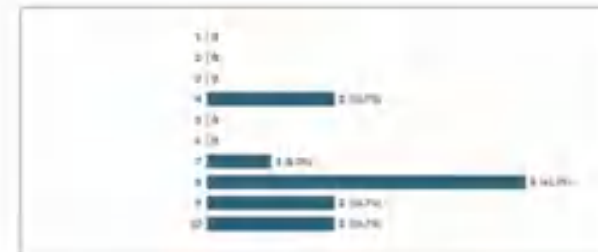
1 From 1-10, how involved do you feel in the plan for removal of Chazy Bridge East pier?

2.2 Not very involved vs. Very involved



2 From 1-10, how informed do you feel about the plan for the removal of Chazy Bridge East pier?

3.2 Not very well informed vs. Very well informed



3 Do you have any further comments or feedback?

Summary of Comments	
I am so glad to be part of the work being done to remove the pier.	11/11/2023 10:14:04 AM
I am glad to see the pier is being removed. I am not sure if it is safe to have it there. I am not sure if it is safe to have it there.	11/11/2023 10:14:04 AM
I am not sure if it is safe to have it there.	11/11/2023 10:14:04 AM
I am not sure if it is safe to have it there. I am not sure if it is safe to have it there.	11/11/2023 10:14:04 AM
I am not sure if it is safe to have it there. I am not sure if it is safe to have it there.	11/11/2023 10:14:04 AM



Appendix 5

My Ebury shaping the scenario booklet

My Ebury

Shaping the preferred scenario



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

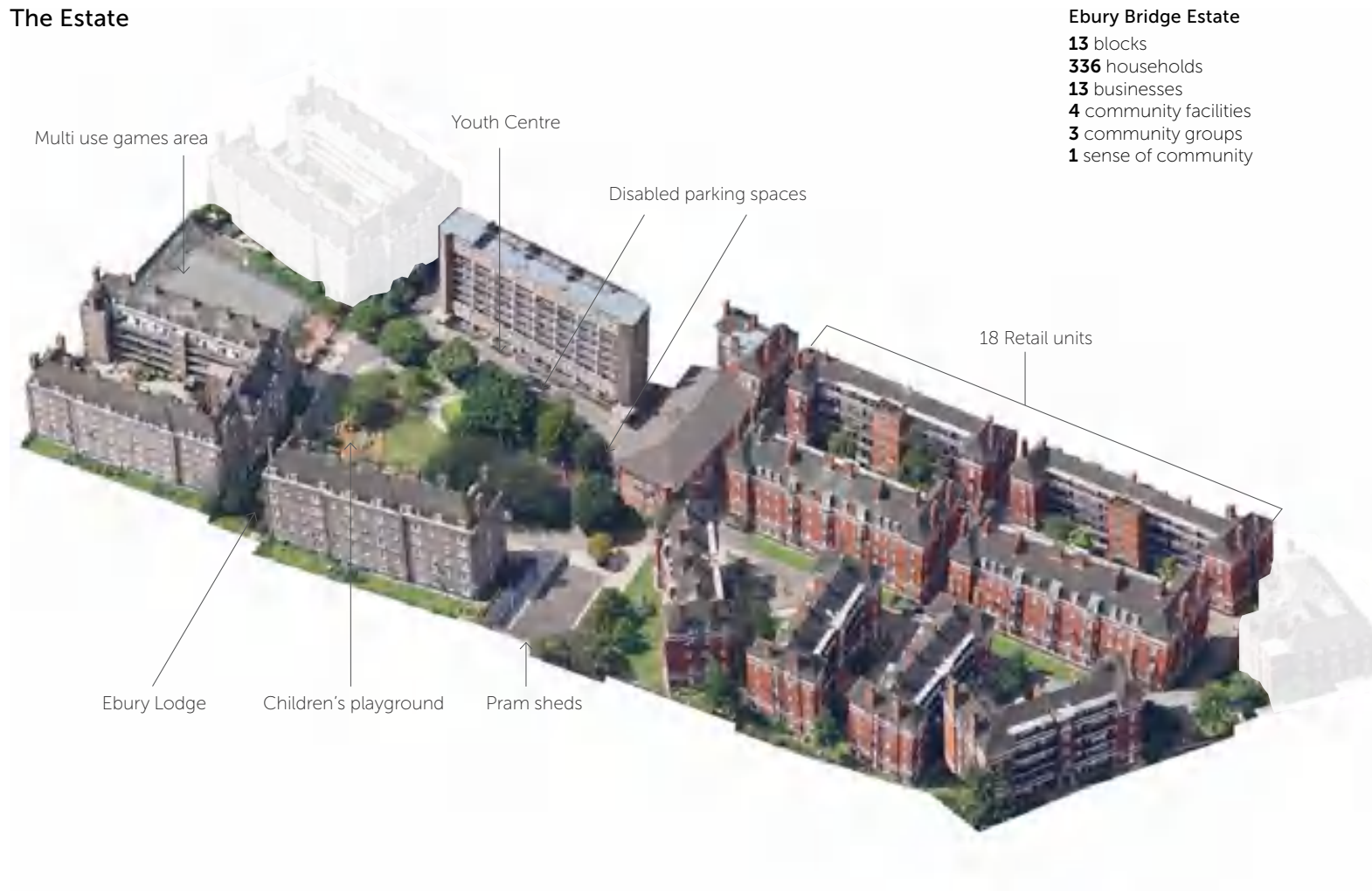
Key pledges

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

Ebury Bridge Estate

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.

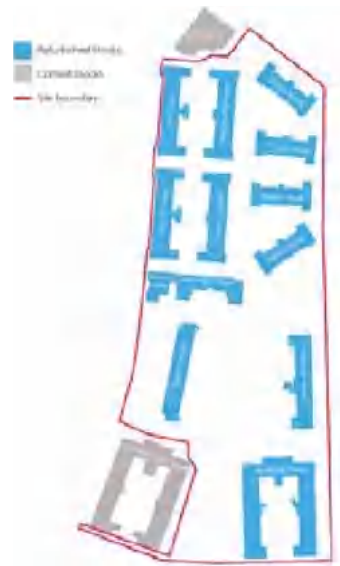
Scenario 6: Complete demolition of the whole estate & new build –increased density to around 650 new homes. Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner). Decanting, demolition and reprovision of all blocks.

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
Hilliersdon 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

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 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.

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 per phase
- 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
-----------------	-------------------

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
- Homeloss 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
- Homeloss 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)

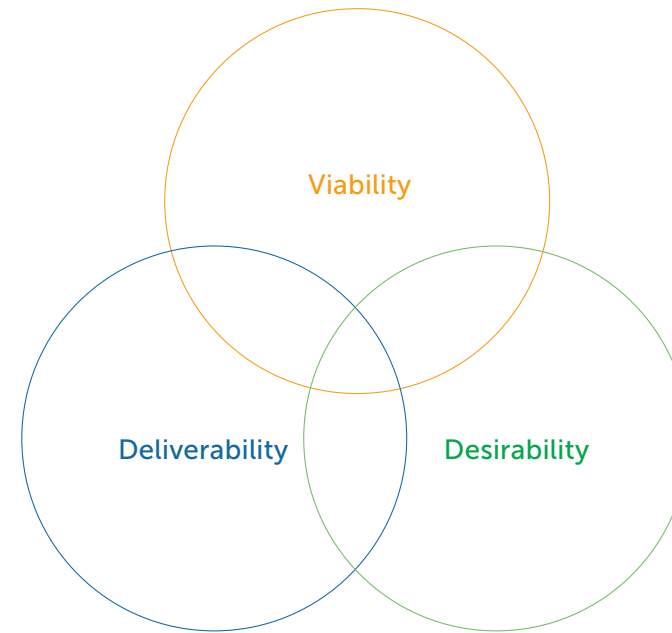
Testing each scenario against the criteria

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								
	EqIA 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

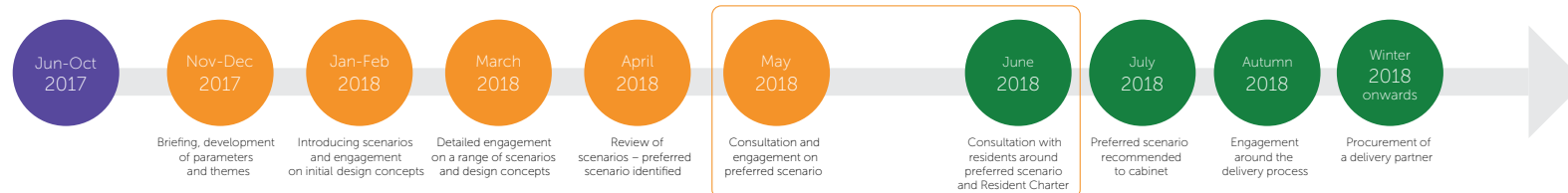
An opportunity for residents to see what the structure of their community charter document could look like, based on the feedback received from residents to date and the initial community charter work carried out by the Community Futures Group.

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.





Appendix 6

Public Consultation boards project exhibition 1

CREATING A CITY FOR ALL ON THE EBURY BRIDGE ESTATE

The vision for the Ebury Bridge Estate is to set a new standard in estate renewal.

In partnership with Ebury Bridge residents, Westminster City Council is taking forward a scheme that will see around 750 new homes built with at least half of those being affordable homes.

The project aims to bring about long-term physical, economic and social sustainability of the area.

Initial design impression of buildings facing Ebury Bridge Road

The public exhibition

This exhibition forms part of the formal consultation prior to the submission of a planning application to renew the Ebury Bridge Estate.

The scheme aims to deliver around 750 new homes, new public squares and many other community benefits.

We want to share with you how we formed design principles with residents of Ebury Bridge Estate and how these have shaped our approach to designing the new estate.

What we are showing you today

- An overview of the masterplan design principles
- The design of homes and new blocks
- Landscape and public space
- Integration in the existing cityscape

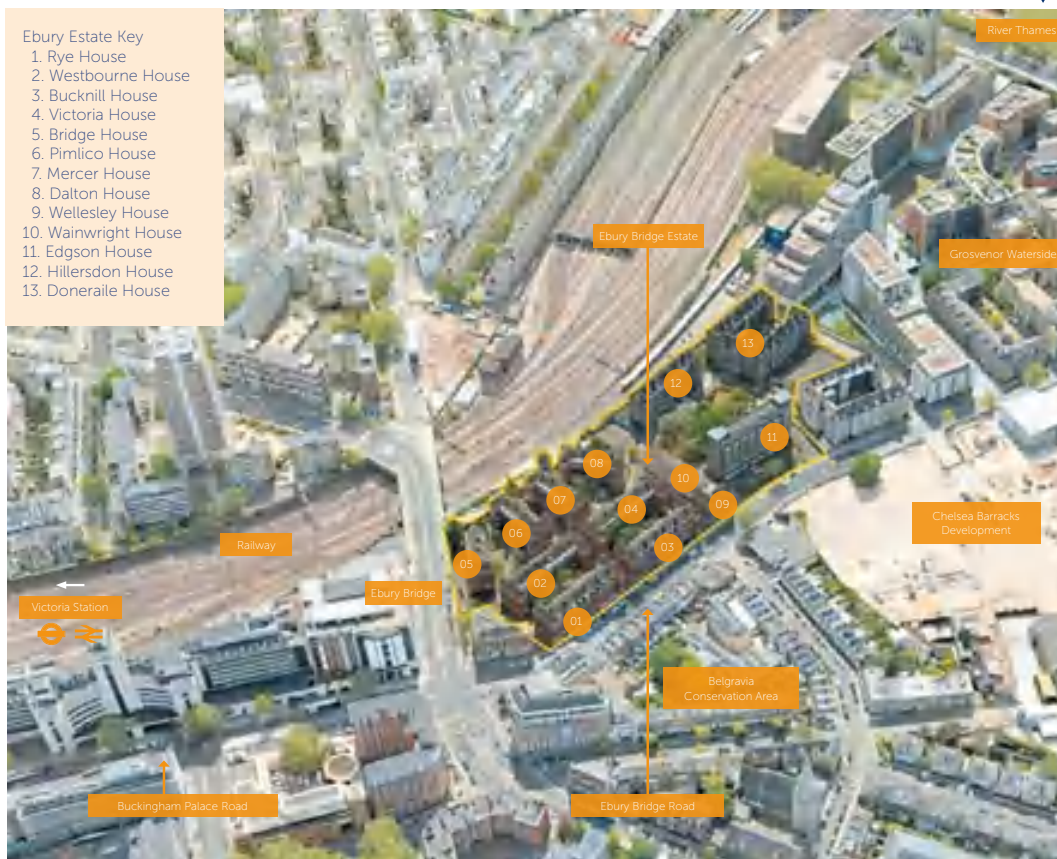
Getting your feedback

We want to get your feedback on our initial design proposals before we hold a further exhibition later in the year.

After reading the information on display, please let us know what you think about our proposals by completing a feedback form and handing it to a member of the team.

If you would prefer to provide feedback online please visit our consultation website:

eburydesign.commonplace.is



Ebury Bridge Estate and surrounding neighbourhood

Key facts



Approximately 750 new
high-quality homes



At least 50% will be affordable
homes (including at least
250 social rent homes)



All existing secure tenants and
resident leaseholders will have a
new home built on the estate



4 new public squares and
community facilities will
reconnect the estate with
the wider neighbourhood



Taller elegant buildings will
allow sunlight into homes and
public squares producing a high
quality living environment



The City Council is taking
the lead, delivering the first
phase of the scheme



A new high standard of housing
management will be delivered
across all tenure types

Pre-planning consultation

We want to ensure a thorough consultation process to allow you to feedback on our design proposals. We have set out our approach which includes holding meetings and exhibitions with the local community in the timeline below from September 2019.



Key project milestones and indicative dates



Journey so far

- A key 'City for All' priority for the Council is to increase affordable housing to tackle the housing shortage
- Built in the 1930s, Ebury Bridge is one of Westminster's oldest council estates
- The estate was identified in 2010 as one of five priority estates in the Council's housing renewal strategy as needing significant improvement and investment
- In 2016, a previous plan for the renewal of the estate received planning consent
- Due to challenging market conditions the scheme was deemed unviable and failed to attract a delivery partner
- In 2017, the Council made the decision to re-visit the scheme making a commitment to residents that a new renewal proposal for the Ebury Bridge Estate would be shaped with the community
- Any new scheme would need to be viable, desirable and deliverable, taking lessons from the previous plans
- Key commitments from the Council were set out at the start including a right of return for all secure council tenants and resident leaseholders



Current view from Ebury Bridge Road



A community day held at Ebury Bridge Estate in summer 2019



Business owners on Ebury Bridge Road



Current view of the Ebury Bridge Estate from Ebury Bridge

Resident involvement

- In 2017, following the Council's commitment to work with residents to find a solution for a new scheme, a dedicated engagement team was established on the estate
- A resident steering group (Community Futures Group) was established in October 2017 to provide a resident voice on potential renewal scenarios and has met on a monthly basis
- A thorough options appraisal process was undertaken with residents engaged throughout
- This process identified eight scenarios ranging from refurbishment through to comprehensive redevelopment
- In May 2018, it was identified with residents that scenario 7, the full redevelopment of the estate, was the preferred scenario
- All residents were asked for their feedback, and in July 2018 the Council's Cabinet gave their approval
- From August 2018, a comprehensive Housing Needs Assessment was undertaken to determine the type and size of housing needed by the existing Ebury Bridge Residents
- Detailed design proposals started to be developed with the Ebury Bridge Estate residents in March 2019



Residents' design priorities

Since March 2019 we have spoken with the Ebury Bridge Estate Community Futures Group and wider estate residents through a series of design workshops and drop-in sessions, which told us about their priorities for the new estate. Residents have told us:

Public squares should create a welcoming entrance to the estate

Community square must be well maintained and accessible for all

Less cars preferable to allow more community space

Spacious balconies that look good are important

New buildings should look modern, spacious and well designed

Include space for art and education

Play spaces should be welcoming to all ages and the wider community

Home layouts should be flexible

The planning application

We are proposing to submit a planning application early next year that consists of two parts:

1. A detailed application for Phase 1
2. An outline application for Phase 2



Ebury Edge

A separate planning application has already been approved for temporary community space called Ebury Edge to last approximately 5 years. It will deliver:

- A new community hall, café and garden
- Affordable workspace and retail units

Find out more about the project at eburyedge.com



Phase 1

- Phase 1 provides homes for existing residents in two new buildings, enabling all existing residents to move in to the first phase
- Phase 1 will comprise c. 230 homes of mixed tenure, a landscaped square, a community centre and provide servicing access, disabled and cycle parking
- Designed to set the quality for the future phases
- Will be self-delivered by Westminster Council



Phase 2

- The complete development will comprise c.750 homes, landscaped new public realm, and will improve the connections to surrounding streets
- Phase 2 will also bring retail and further community facilities

Key benefits



Approximately 750 new homes, new retail opportunities, public squares and community facilities will benefit the area



The proposed scheme will provide over 400 more additional homes on the existing Ebury Bridge Estate



The new estate will be a mixed neighbourhood with homes for market sale, homes for market rent and affordable homes. A new standard of management will be introduced



New shops and cafés will bring new variety to Ebury Bridge Road for local residents on and off the estate



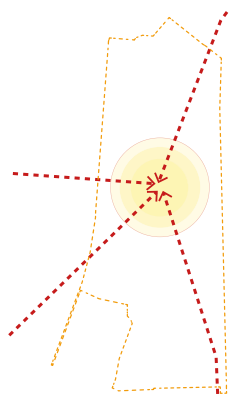
A safe and secure environment which focuses on increasing and improving green spaces at the heart of the development



The scheme will bring significant investment to the area through jobs, enterprise opportunities and facilities. This will complement the transformation taking place in Pimlico

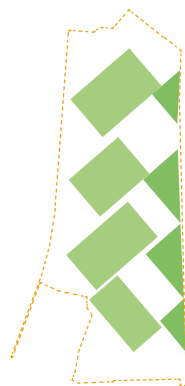
Design principles

In partnership with Ebury Bridge Estate residents we have established a set of five overall design principles also called masterplan principles.



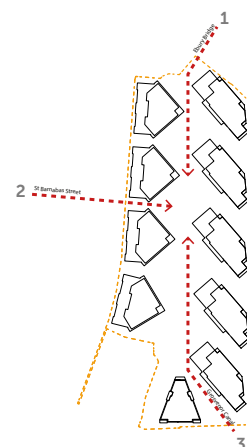
1. Central open space

- At the heart of the development is a pedestrian-only public space
- An entrance is aligned with St Barnabas Street to the west
- Space for residents to gather and play, and a flexible community use facing the square
- Public spaces open to all



2. More green space

- Central to our design has been to increase the amount of green space and improve its quality
- A hierarchy of spaces: Open landscaped areas with trees and seating, water features, sheltered play areas, and green podium decks adjacent to new buildings



3. More connections

Significant improvements to connections with immediate surroundings:

1. North (Ebury Bridge)

- Creating a new main entrance to the estate with landscaped stairs and opportunity for retail

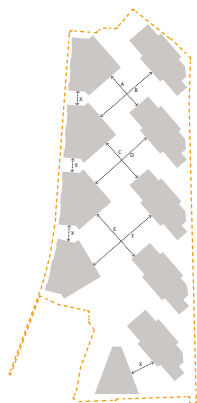
2. West (Ebury Bridge Road)

- Three pedestrian and two vehicular access points

3. South (Grosvenor Waterside)

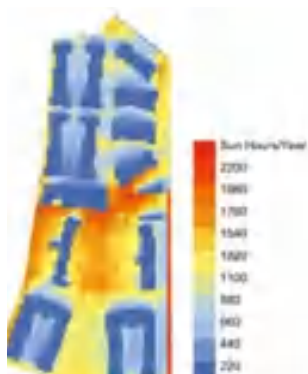
- A new north-south pedestrian axis through the estate
- A strong link with the Grosvenor Waterside

Design principles

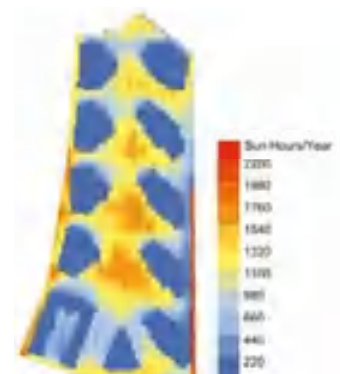


4. More separation between blocks

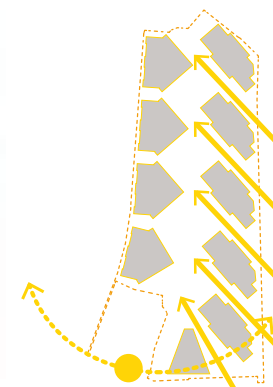
- Buildings arranged to create well proportioned and generous town squares building on the characteristics in the surrounding wards within Westminster and Kensington and Chelsea



Existing Ebury Bridge Estate:
Sun hours per year



Proposed Ebury Bridge Estate:
Sun hours per year



New orientation: More sun can enter the estate

5. More sunlight

We have carried out a study to test how our new building arrangement would impact on the amount of sunlight within the public space.

As shown, the new orientation of homes significantly improves the hours of sunlight distributed across the site. This makes for a much improved quality of space, the possibility to grow more species of trees and plants, and allowing residents to enjoy more sun for longer.

The design of the buildings

In order to ensure a high-level of design we have established a set of key design principles which set a high standard for both the internal and external spaces that will be developed.



1. Building Distance

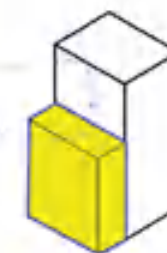
- Generous separation between buildings
- Mitigate overlooking between apartments



2. Security and Safety

- Secure by design, by including well-lit spaces and footpaths, and clear lines of sight between blocks
- Clearly defined entrances and access points throughout the estate
- The new blocks will be built to the highest fire safety standards
- Each apartment will have an individual sprinkler system that can be activated without damaging the rest of the block

West / south west
prevailing winds

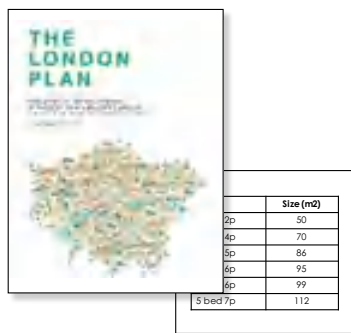


3. Reducing the impact of wind

- The ground floor of the buildings steps out from the building line, deflecting down-drafts of wind away from pavement level
- A comfortable environment to walk and gather

The design of homes

Homes: The quality of internal spaces we are creating



1. Apartment sizes

- All apartments are designed to the London Plan size standards and Westminster space standards
- The space standards are set by the Mayor of London and are based on the minimum gross internal floor area required for new homes relative to the number of occupants



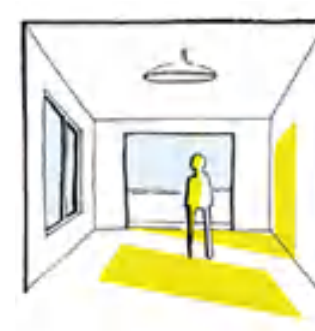
2. Well-planned spaces

- Private balconies with enough space for tables and chairs
- Adequate storage and well-proportioned circulation spaces
- Apartments adaptable for less mobile residents



3. Flexibility

- Kitchens are designed to be flexible, either open plan or enclosed
- Layouts that can be adapted to residents' preferences
- Flexibility in internal finishes

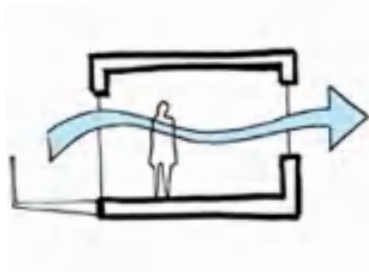


4. Wellbeing

- 90% of properties will have dual aspect living rooms (designed with openable windows on two or more walls for multiple views)
- Window proportions and locations to maximise daylight into rooms

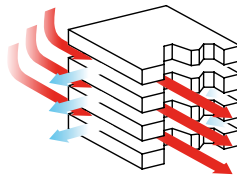
The design of homes

Homes: How the apartments perform



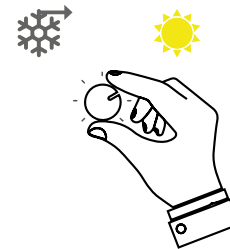
1. Natural ventilation

- All apartments are designed to encourage natural air flow
- Fresh air flowing through rooms



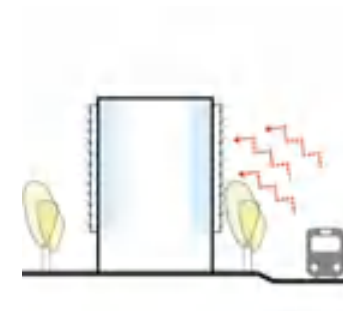
2. Energy Reused

- Re-use of energy generated by the apartment and the scheme
- Lower heating bills
- Efficient and more sustainable



3. Personal control

- Centralised heating system
- Ability to control temperatures in individual apartments

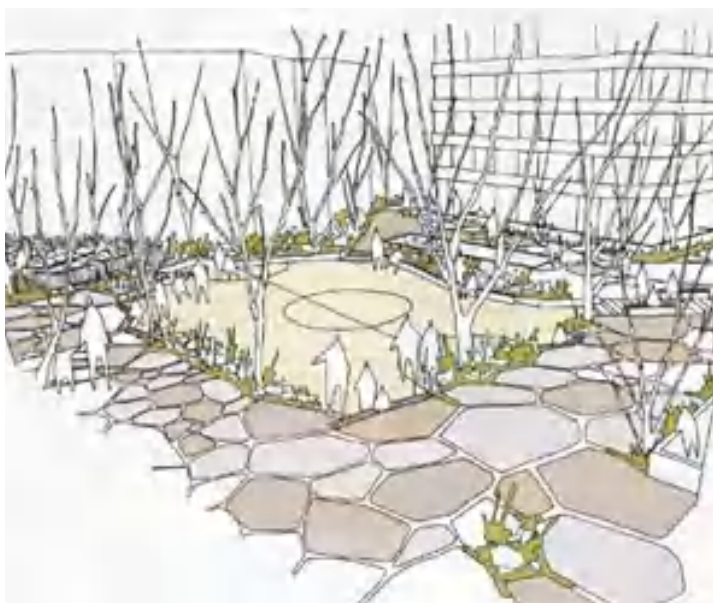


4. Well-insulated

- Thermal insulation to decrease energy costs and wasted heat
- Acoustic insulation to reduce noise from railway and Ebury Bridge Road

Public space and new facilities

A key priority for the scheme is to develop high-quality public spaces. The spaces are available to residents, those living, working in or visiting the area. They will include new squares, retail, community and leisure facilities.



Artist impression of a mixed use sports facility



New access onto Ebury Bridge

Key

- R New retail spaces
- L Providing new links to north and south to open up the estate
- C New community spaces including for fitness and recreation



Public space design

Materials to be used in public spaces:



Distinctive concrete surfacing running north to south



Potentially high-quality natural stone at Community Square



High-quality, robust street furniture that complements the material palette



Resin bound gravel through green spaces for "parkland" feel



Bark under play equipment where possible to retain natural character

Key



Retail



Community



Residential

Vehicular access

Retail

Pedestrian connectivity to encourage walking

Building line set back to provide wider pavements

Vehicular access

Retention of several existing mature trees

Community gardens



Landscaped steps creating a main entrance to the estate from the north
Better use of non-residential space to promote activity throughout the estate

Improved green spaces and more trees

Creation of podiums between buildings for resident cars and cycles to be removed from view

Water features

Community space

Landscaped play areas

Residential entrances and drop off points

Community space

Gateway to the south

Types of the public squares

1

Urban forest square

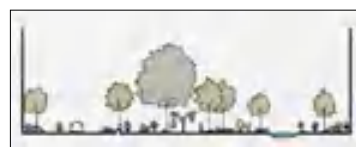
- Sheltered landscape
- Varied tree canopies with foliage below
- Natural play elements
- Woodland stream water feature



3

Forest school square

- A flexible space for learning
- Open spaces within tree planting for seating
- Biology ponds provide water features



2

Community square

- A new town square for all
- A variety of seating areas
- More formal landscape
- Continuation of water features



4

Healthy living square

- An active space
- Communal allotment area
- Outdoor informal sport / exercise space
- Multiple seating opportunities



The scheme in the neighbourhood

- The scheme has been designed to integrate into its surroundings, responding to the prevailing heights in the area
- Taller buildings are positioned against the railway lines and smaller buildings are positioned against Ebury Bridge Road
- New public spaces will be positioned through the centre of the development



Concept view of the scheme in the surrounding neighbourhood

Three distinct zones of the new Ebury Bridge Estate

The design has created three distinct zones. Each zone has been designed to complement neighbouring buildings within the existing neighbourhood.

Zone 1 – Ebury Bridge Road

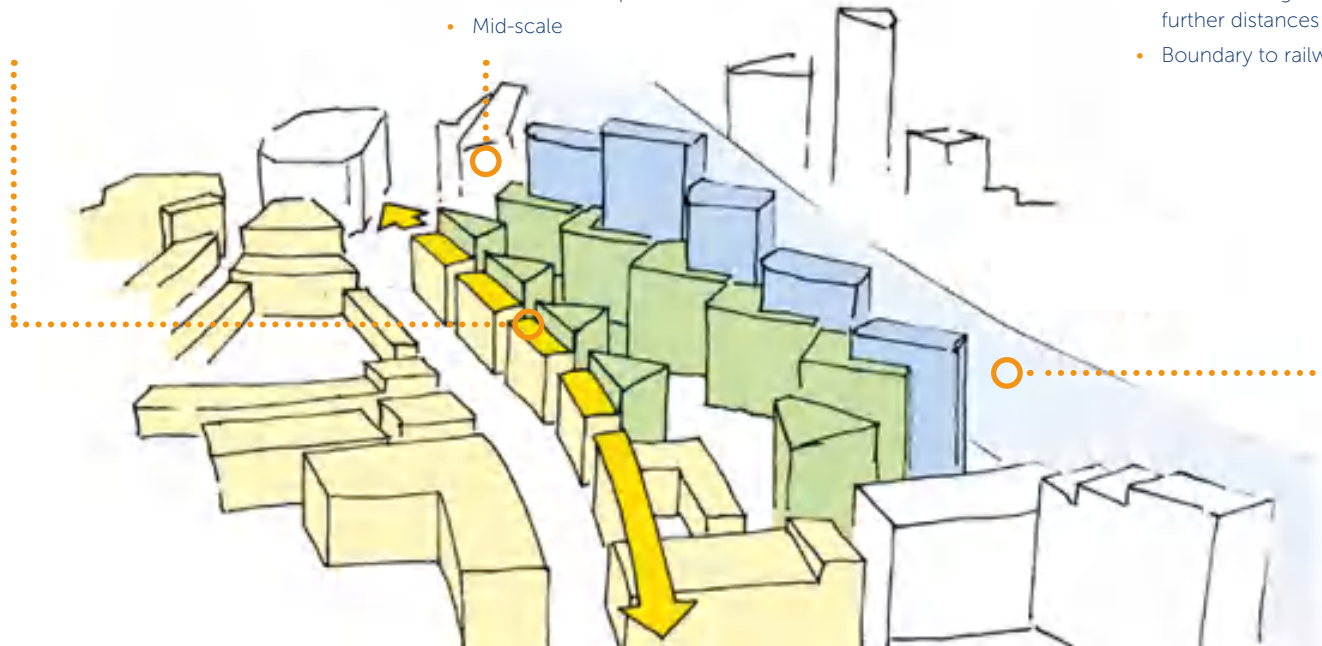
- Shoulder buildings designed to complement the street
- Scale relates to conservation area to the west

Zone 2 – Public squares

- Town squares
- Heart of development
- Mid-scale

Zone 3 – Ebury Bridge and railway

- In proportion to local landmarks
- Taller buildings viewed from further distances
- Boundary to railway



Zone 1 – Ebury Bridge Road

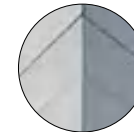
- Buildings would relate to Ebury Bridge Road homes
- Lower height, while imitating existing block bay windows
- Brick would be the most used material
- The bricks would get lighter towards the top of the building to reflect near neighbouring properties
- The height of these buildings would be six storeys facing Ebury Bridge Road and eight storeys at the buildings' rear

Materiality

- Generally red brick and cast stone details



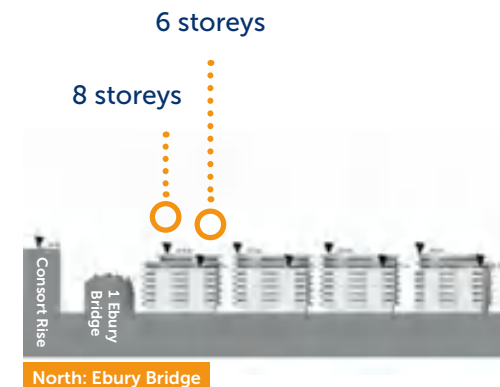
- Glazed shopfronts



- Dark metal balustrades to balconies



Concept image of what the Ebury Bridge Road buildings could look like

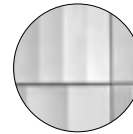


Zone 2 – Public squares

- Distinct public squares which will have new shopping and play accessible for all
- Aims to replicate existing semi-private spaces
- Balconies will be designed to maintain privacy

Materiality

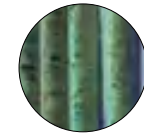
- Light coloured masonry



- Light coloured masonry



- Glazed ceramic



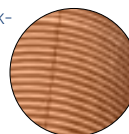
Concept image of what the central buildings could look like

Zone 3 – Ebury Bridge and railway

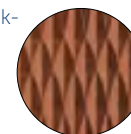
- Building materials will complement surrounding buildings
- Apartments will benefit from winter gardens (an enclosed balcony) to reduce noise from the railway
- Colours used will blend buildings into the landscape
- Taller buildings are located towards the north of the estate at Ebury Bridge
- The height of these buildings facing the railway would range from sixteen to nineteen storeys
- At the southern central end of the estate, a ten storey building is proposed

Materiality

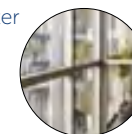
- Brick or brick-coloured cast stone



- Brick or brick-coloured cast stone



- Glazed winter gardens



Northern gateway: a new pedestrian entrance to the estate

- Creation of a new entrance to the estate at Ebury Bridge, further integrating the new estate with the wider area
- Landscaped stairs
- Opportunity for retail and workspace



Concept images of the northern gateway design



Thank you and next steps

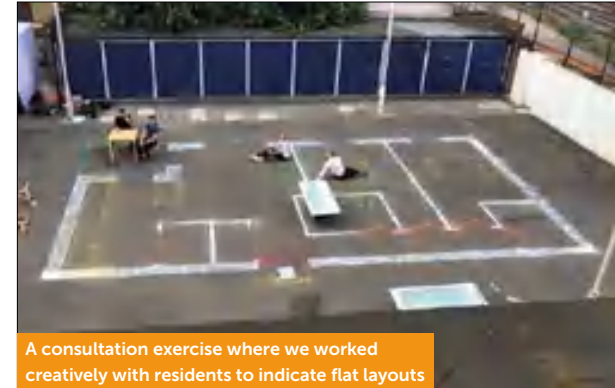
If you would like to be kept informed of progress with this project please make sure you leave your details with us at today's event to be included on our mailing list for future events. Please let us know what you think about our plans by completing a feedback form and handing it to a member of staff. If you have any questions or concerns, a project team member will be happy to assist.

We will continue running this exhibition until 26 October for visitors.

From the feedback we collect we will present finalised designs later in the year at a further public exhibition. Opening hours for this exhibition can be collected from our handout available today.

It's easy to contact us if you have any questions or concerns.

- Visit our consultation website at eburydesign.commonplace.is
- Visit our information website at eburybridge.co.uk
- Phone us for free on **0800 011 3467**
- Email us at eburybridge@westminster.gov.uk
- Visit the Regeneration Base at **15–19 Ebury Bridge Road, London, SW1W 8QX**
- Visit the Ebury Bridge Studio at **9 Ebury Bridge Road, London, SW1W 8QX**



A consultation exercise where we worked creatively with residents to indicate flat layouts





Appendix 7

Public Consultation boards project exhibition 2

An architectural rendering of a modern multi-story residential building with balconies and greenery. The ground floor is a glass-fronted entrance. People are shown walking, sitting, and playing in a brick-paved courtyard with a low wall and trees in the background.

**EBURY
BRIDGE**
RENEWAL

WELCOME TO OUR SECOND EXHIBITION


City of Westminster

City
for
All

Presenting the new neighbourhood

The vision for the Ebury Bridge development is to set a new standard in regeneration. In partnership with Ebury Bridge residents, Westminster City Council will deliver approximately 750 homes, with half being affordable homes. The aim for this neighbourhood is to create physical, social and economic sustainability.

Where we are now

This exhibition updates the development of our designs since the first design exhibition in October 2019. Using your feedback we have developed the design proposals we intend to submit for planning approval in June 2020. We now need your further views on the amended proposals.

What was shown at the previous consultation in October 2019

- The Ebury design principles established through resident feedback.
- The background context to the Ebury renewal journey.
- The initial designs for the new homes and public spaces.
- The key social and economic benefits of the scheme.



Sketched aerial view of the new development

How we've responded to your feedback

✓ We have redesigned several of the blocks to reduce the impact to neighbouring buildings

✓ We have made amendments to buildings to further protect wider urban views

✓ Working with existing businesses we have developed an Ebury Bridge retail offer

✓ The new estate will be an almost zero-car development

✓ The materials used for the buildings will be long lasting and highly durable

✓ The majority of homes will be larger than current homes

The changes made to buildings

A major change from our initial design is to remove the building at the southern end as shown in the illustration to the right. We have absorbed these homes into an adjacent building allowing more daylight on nearby homes. This will:

- Further reduce light and privacy concerns for near neighbours.
- Allow for a new public space, which means the estate will be even greener.
- Improve foot/cycle access through the middle of the estate towards Grosvenor Waterside.

We have also made changes in the height and width of the new buildings:

- Reducing the height of shoulders on the taller buildings to reduce impact on neighbouring homes.
- Increasing the width between buildings facing Ebury Bridge Road and neighbouring buildings.



Respecting the setting

We have designed the buildings on Ebury Bridge Road so that they fit into the local area:

- Brick will be predominately used to match the conservation zone opposite and neighbouring buildings.
- The height of the buildings has been considered to align with the prevailing height of buildings on Ebury Bridge Road.
- The new Ebury neighbourhood will keep the high street.

View of the new development on Ebury Bridge Road



View from Buckingham Palace Road

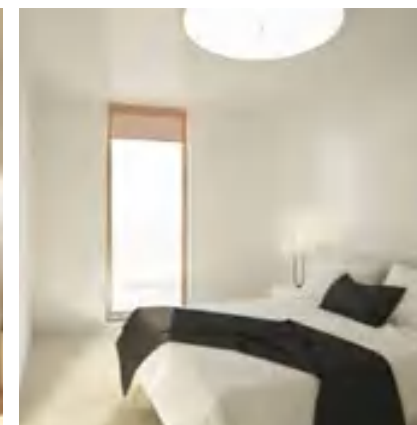
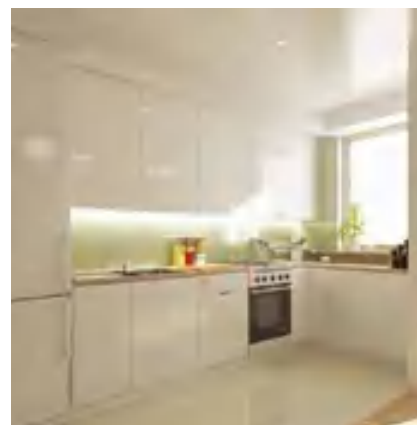


View from Westmoreland Place

High quality homes

The new homes at Ebury Bridge have been designed to a very high standard. Features include:

- All homes have been designed to have more usable space than currently.
- Light and bright homes, with large windows and good ceiling heights.
- Around 90% of homes will have dual aspect living rooms (where a wall has windows on two different walls, allowing for two different views).
- A choice of an open plan or separate kitchen.
- Shared building entrances and lobbies for all.
- High quality insulation (so residents could save money on energy bills).
- The same space standards across every tenure.
- Individual sprinkler systems.
- All homes will have private balconies.



Homes images based on internal layouts



Easy to access

The new Ebury Bridge will be a far more accessible.
The designs now show:

- Delivery and emergency will still have easy access to the new Ebury neighbourhood.
- A separate and safe pedestrian walking route through the estate.
- There are bin storage areas which are enclosed and integrated.
- All easily accessed.
- A pedestrian access point via stairs off Ebury Bridge to the north.
- A landscaped grassed area at the southern pedestrian access point with a route towards the adjacent Grosvenor Waterside development.

A new destination in South Westminster

The new Ebury Bridge will create a new destination with new places to shop, work and relax in:

- The plans will see an extended high street with shops and flexible workspaces on Ebury Bridge Road.
- A new northern gateway will provide flexible workspace.
- New facilities, including a community space, nursery and fitness centre.
- New civic squares.
- Lots of high quality new green spaces for walks, relaxation, picnics and sports.

View of new shop, work and leisure space at the northern gateway



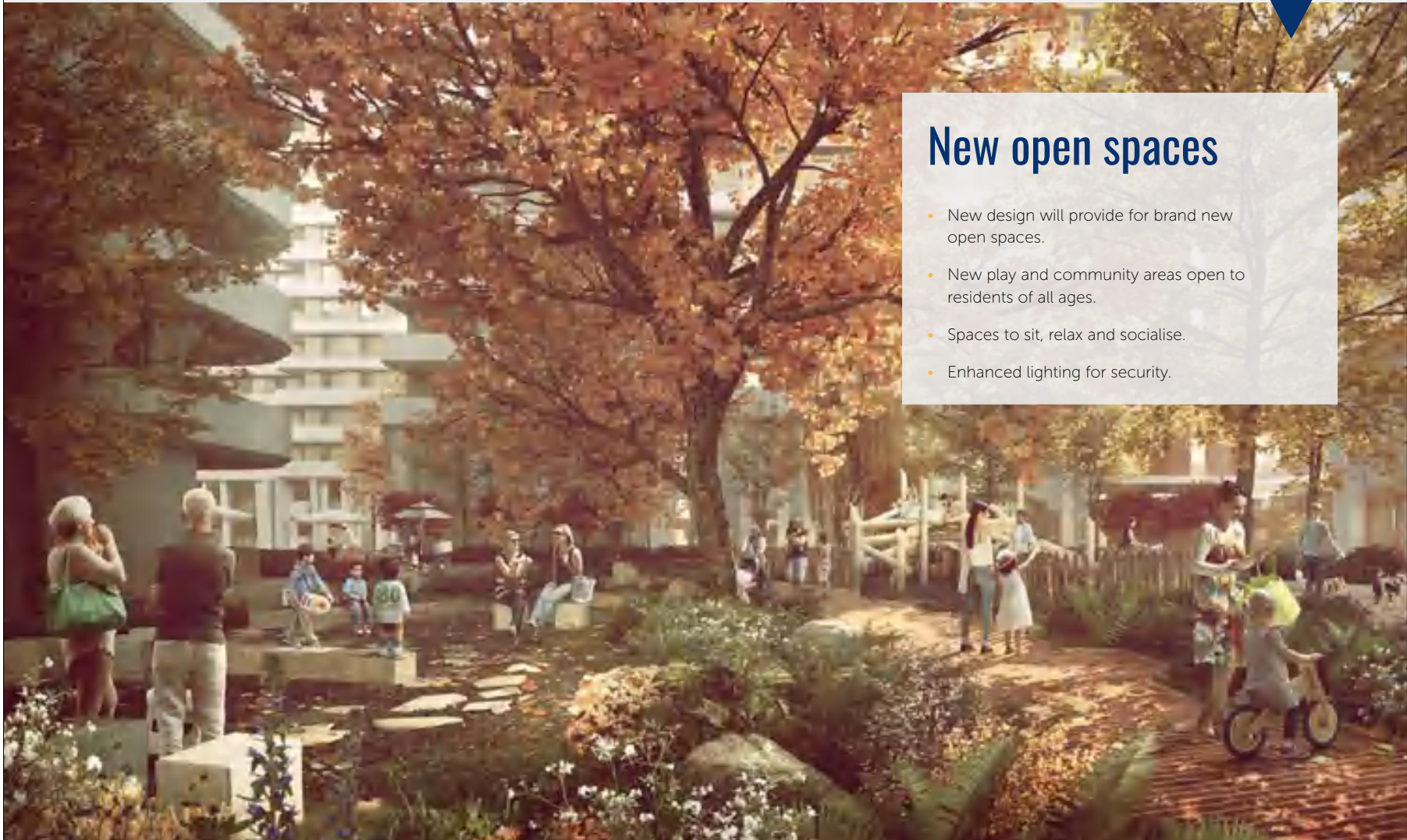
A low car scheme

The new Ebury neighbourhood will be a low car development aside from the provision of disabled parking:

- Excellent access to public transport.
- Car club spaces with scope for more.
- Two dedicated vehicular access points off Ebury Bridge Road.
- Vehicle access for delivery, emergency vehicles and disabled parking only.
- Five loading bays incorporated in the squares within proximity to block entrances.
- Electric vehicle charging points.
- Clear separation between roads and pedestrian walkways.

New open spaces

- New design will provide for brand new open spaces.
- New play and community areas open to residents of all ages.
- Spaces to sit, relax and socialise.
- Enhanced lighting for security.



Ebury Bridge Road

- Six storey buildings facing Ebury Bridge Road.
- Retail units on the ground floor.
- Pedestrian access from Ebury Bridge Road through new entrances.
- Taller elements set back to reduce impact.
- High quality building materials that will stand the test of time.
- Buildings respect scale of existing buildings on Ebury Bridge Road.

Entrance to the new central square

Connected public squares

Central to the new central square will be a brand new community hub, where a concierge and parcel service will be available for all residents.

Around this will be a variety of places to relax in amongst water features, play spaces and cafes.

All the squares will be connected to provide a north-south walking route with priority for pedestrians and cyclists. There will be:

- Large amount of homes with views of the public squares.
- Open areas feel safe as they are well overlooked.
- Clear signage and wayfinding.
- An on-site management team to assist residents.



Homes built for the future

All residential buildings will achieve high-quality modern living standards, integrated with better servicing and sustainable features for the benefit of generations to come.

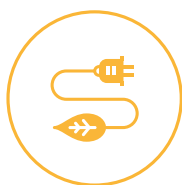
- Tallest building located towards the north of the estate at Ebury Bridge.
- Ground floor and basement cycle stores.
- Landscaped courtyards, with increased lighting for safety and security.
- Smaller height 'shoulders' complement each building with landscaped terraces.
- High fire safety standards.
- Undercroft car parking spaces beneath terraces.
- Triple glazed windows meaning warmer and quieter homes.



New homes at the east of the development

A green Ebury Bridge

We want to ensure the new Ebury Bridge is sustainable, greener and energy efficient.



Carbon

- Heating and cooling carbon emissions will be 10% of current heating emissions.
- Fabric is four times more insulating than current home.
- Ground source heat pumps are planned to provide reductions in carbon emissions.



Green space and biodiversity

- 260 new trees to be planted.
- Bat and bird boxes integrated into landscape planting.
- Lighting strategy sensitive to wildlife with warm lighting, reduced skyglow and no façade lighting.



Water

- 40% reduction in water usage.
- Recycled water to flush toilets.



Affordable and usable

- Lower heating and energy bills.
- Visibility of energy usage through smart meters.



Healthy

- Window glazing provides protection from high external noise.
- Homes will be warm in winter by being draft free and well insulated.



Waste

- Provision of recycling containers in each bin store.



Transport

- Car free except for where needed by residents who are less able.
- Cycle parking.
- Delivery space.
- Cycle hire docks.
- Electric vehicle charging points.



Safety

- Above code-compliant fire strategy to reduce risk of fire.
- Additional provisions to facilitate escape of vulnerable residents in all buildings.

Modern space standards

In response to requests for more information about flat sizes we compared the proposed homes with existing homes.

Although two-bed homes designed for four people may experience a slight reduction in average floor area, the new homes will have more usable space and their own private balconies.

We are showing some existing and proposed flat layouts on our handout today.

Existing Homes

surveyed home areas

Surveyed home type	Surveyed Avg. area (m2)	Surveyed private amenity (m2)
1b1p	36.5	0
1b2p	46.5	0
2b4p	76.8	0
3b5p	84.1	0

All homes will be London Plan Compliant

New Homes	Avg. area (m2)	Private amenity (m2)	
1b1p	39	5	↑
1b2p	50	5	↑
2b4p	70	7	↓
3b5p	86	8	↑

Average home area comparisons from our study

Existing homes

2/3

of all surveyed homes did not comply with modern space standards



Proposed homes

New homes will comply with **modern space standards**



0

surveyed homes had private outside space



New homes will have private **outside space** (as well as shared)



2.3 > 2.5 Meters

range of all surveyed homes had lower ceiling heights than 2.6m



New homes will have **2.6m** floor to ceiling height in living spaces



25%

of surveyed homes had dual aspect living spaces



95% of new homes in Phase 1 will have dual aspect living spaces

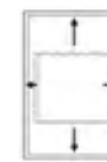


15–27%

window to wall ratio range of surveyed homes



New homes target a minimum **30% window** to wall ratio



Thank you

Please let us know what you think about the changes we have made to the initial design plans by completing a feedback form and handing it to a member of staff. If you have any questions or concerns, a project team member will be happy to assist.

We will continue running this exhibition until 21 March for visitors. You can also view the initial design consultation boards from the exhibition in October 2019 on our website.

The next step will be submission of the planning application. We will notify residents when this is submitted by a notification letter and then you will be able to express any views, comments and support via the council's planning portal. We will also have an exhibition showing what has been submitted as part of the planning application.

Opening hours for this exhibition can be collected from our handout available today.

It's easy to contact us if you have any questions or concerns.

- Visit our consultation website at **eburydesign.commonplace.is**
- Visit our information website at **eburybridge.co.uk**
- Phone us for free on **0800 011 3467**
- Email us at **eburybridge@westminster.gov.uk**
- Visit the Regeneration Base at 15–19 Ebury Bridge Road, London, SW1W 8QX.
- Visit the Ebury Bridge Studio at 9 Ebury Bridge Road, London, SW1W 8QX.



Ebury Bridge Estate Christmas event in 2019



Appendix 8

Website

CREATING A CITY FOR ALL EBURY BRIDGE ESTATE

The vision for the Ebury Bridge Estate is to set a new standard in estate regeneration.

In partnership with Ebury Bridge residents, Westminster City Council is taking forward a scheme that will see up to 750 new homes built, with around half being affordable.

The aim for this neighbourhood is to create physical, social and economic sustainability.

Westminster City Council recently presented updated designs for the new Ebury Bridge before we apply for planning permission in Summer 2020. [Click here](#) for more information.

There are ground investigation works currently taking place. [Click here](#) to read more.

SCROLL DOWN



NEWS



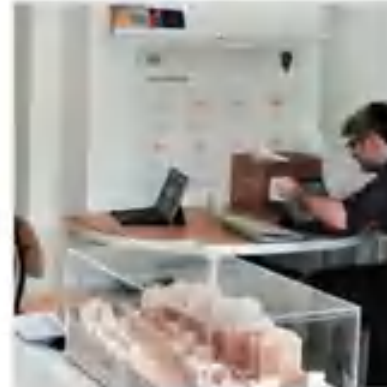
Construction work on the Estate

08/06/2020



More Storage for One Big Family

08/06/2020



Thanks for your views on revised designs

08/06/2020




Bouygues UK appointed to build first phase of Ebury Bridge Estate renewal

12/05/2020

Ebury Bridge

The Story So Far

The development of the Ebury Bridge Renewal Project is presented below, with the latest update at the top of the page. To read about the scheme from its beginnings, please use the button below.

[Start of project](#)[TO TOP](#) 



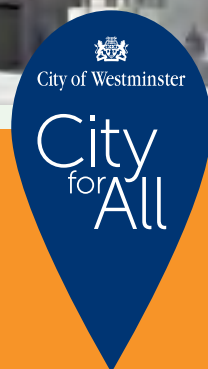
Appendix 9

Consultation initial design invitation leaflet



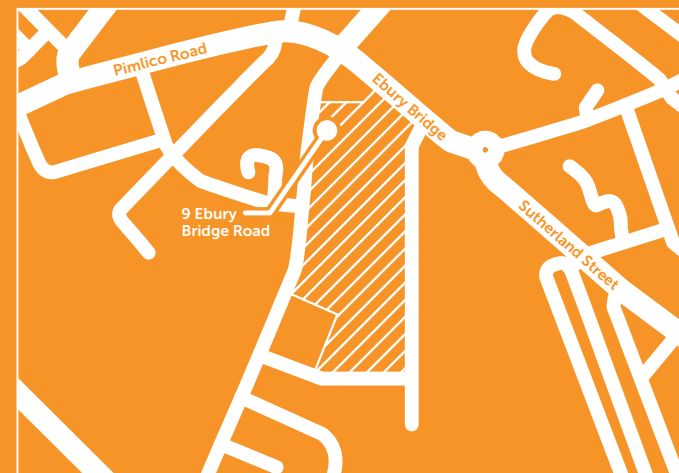
An initial design concept from Ebury Bridge Road

Ebury Bridge Estate Pre-Planning Application Consultation: Have your say about initial designs



Come to **9 Ebury Bridge Road, SW1 8QX** to see the initial design proposals for the new Ebury Bridge Estate. You can give feedback as part of pre-planning consultation at these times between Monday 14 October and Saturday 26 October (excluding Sunday 20 October):

- **Mondays and Thursdays (11am – 7pm)**
- **Tuesdays, Wednesdays and Fridays (11am – 5pm)**
- **Saturdays (11am – 3pm)**



Contact us

- 📍 Visit the **Regeneration Base Office** (10am – 4pm, Monday to Friday, open until 7pm on Wednesdays) at **15 – 19 Ebury Bridge Road, London, SW1W 8QX**
- 📍 Visit **Ebury Bridge Studio** at the times noted above.
- ☎ Phone us for free on **0800 011 3467**
- ✉ Email us at **eburybridge@westminster.gov.uk**
- 🏠 Visit our website at **eburybridge.co.uk**



Appendix 10

Consultation initial design invitation poster



An initial design concept from Ebury Bridge Road

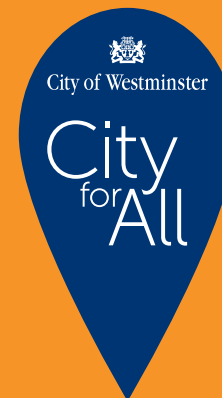
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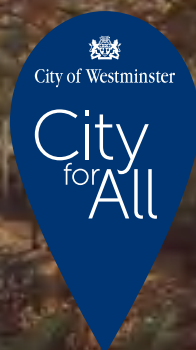
Appendix 11

Consultation final design invitation leaflet

**EBURY
BRIDGE**
RENEWAL

DESIGN EXHIBITION

HAVE YOUR SAY ON OUR DETAILED DESIGN PROPOSALS

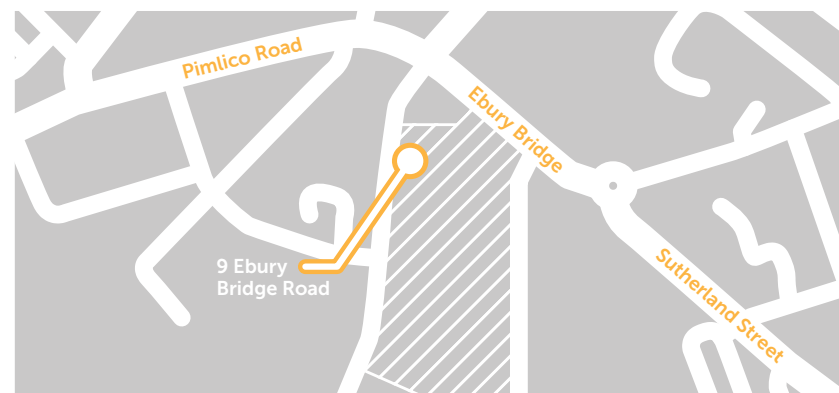


Come to **9 Ebury Bridge Road, SW1 8QX** to see our updated design proposals for the Ebury Bridge Estate following the analysis of feedback we received in the first phase of design consultation.

Our exhibition will present the designs for the new Ebury Bridge Estate we intend to submit for a planning application in Spring 2020.

You can visit the exhibition as part of the pre-planning consultation at these times between **Monday 9 March and Saturday 21 March** (excluding Sunday 15 March):

- **Mondays and Thursdays (11am – 7pm)**
- **Tuesdays, Wednesdays and Fridays (11am – 5pm)**
- **Saturdays (11am – 3pm)**



Contact us

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- 🏠 Visit our website at **eburybridge.co.uk**



Appendix 12

Consultation final design invitation letter

Regeneration Base
15-19 Ebury Bridge Road
London
SW1W 8QX

Lukas Holden
Senior Engagement Coordinator
Tel: 07506173343
lholden1@westminster.gov.uk

Date: 25 February 2020

Ebury Bridge Estate Planning Application Design Consultation

Dear Sir/Madam

We are writing to you as you are an off-site resident or non-resident leaseholder of the Ebury Bridge Estate. Hopefully you had a chance to view the exhibition on the initial design proposals for the Ebury Bridge Estate renewal project in October 2019. We hope you felt further informed about our approach and vision for the new estate. We very much appreciate all the feedback that we received. You can also view the initial design proposals on our website eburybridge.org.

As you should be aware, Westminster City Council is undertaking the comprehensive renewal of Ebury Bridge Estate. The project will see the replacement of all existing homes and the creation of new high-quality affordable homes and new market homes for rent and sale. The proposals also include significant improvements to the public realm and new community facilities. Westminster City Council intend to submit a planning application later in the Spring where the final plans will go through the statutory planning consultation process.

Ahead of this process, we would now like to present our revised designs following the analysis of feedback received in the first phase of consultation. An upcoming exhibition will provide you with a chance to see how proposals have developed throughout the consultation and an opportunity to provide further comment.

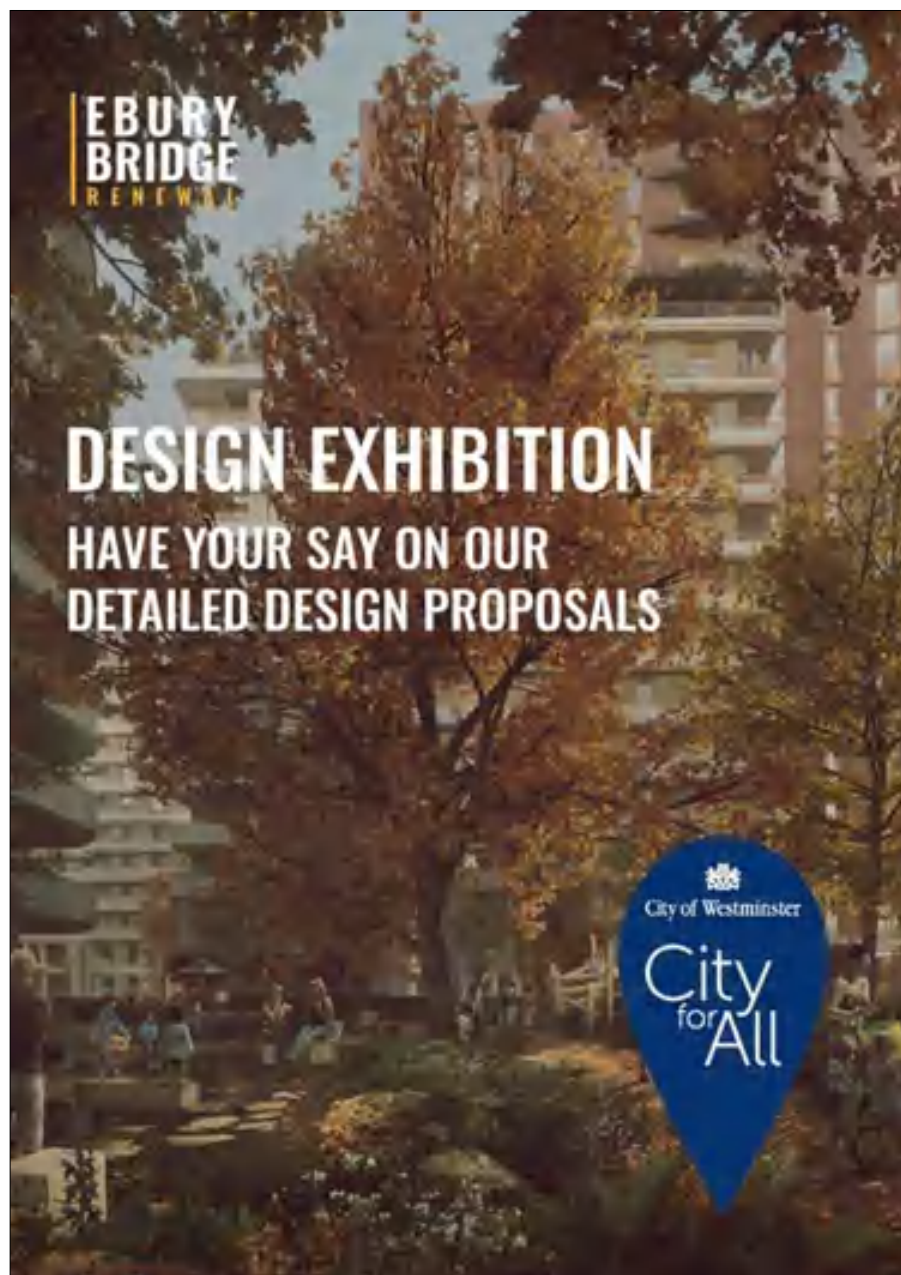
As an Ebury Bridge Resident we would like to offer you a preview of the upcoming exhibition. The preview for Ebury Bridge residents will take place on:

Date: Tuesday 3rd March 2020, 11am-3pm **and** Wednesday 4th March 2020, 3pm-8pm. You may attend either session.



Appendix 13

Consultation final design invitation poster



Come to **9 Ebury Bridge Road, SW1 8QX** to see our updated design proposals for the Ebury Bridge Estate following the analysis of feedback we received in the first phase of design consultation.

Our exhibition will present the designs for the new Ebury Bridge Estate we intend to submit for a planning application in Spring 2020.

You can visit the exhibition as part of the pre-planning consultation at these times between **Monday 9th March and Saturday 21st March** (excluding Sunday 15th March):

- **Mondays and Thursdays (11am – 7pm)**
- **Tuesdays, Wednesdays and Fridays (11am – 5pm)**
- **Saturdays (11am – 3pm)**



Contact us

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Appendix 14

Ebury Bridge Newsletter Issue 33
(post-final design exhibition)

EBURY BRIDGE

NEWS

BRINGING YOU THE LATEST NEWS FROM THE NEIGHBOURHOOD OF EBURY BRIDGE



MORE STORAGE FOR ONE BIG FAMILY

To support the excellent work of Mike and his team, we have provided the estate's community food bank One Big Family with extra storage for dry foods as shown by volunteer Richard above.

We've also supported the gardening club in the relocation of the pond at the rear of Hillersdon House to behind Doneraile House. Contact Mike at mike@helpingthehomeless.org.uk

UPDATE ON CORONAVIRUS

Westminster City Council is still working hard to support residents, including the most vulnerable, during this crisis.

The Government has provided updated guidance. Please continue to only leave your home for essential journeys and for work if you can't work from home. Avoid public transport if possible and keep 2m away from anyone you don't live with where possible.

Visit our webpage for the latest updates: westminster.gov.uk/coronavirus

Email westminsterconnects@westminster.gov.uk or call 020 7641 1222 if you need help, or you know of anyone who needs help as a result of Covid-19.

The Regeneration Base will remain closed until further notice. In the meantime, you can get in touch by calling or emailing us with the details on the back of this newsletter.

IN THIS ISSUE

- ▶ More storage for One Big Family
- ▶ Update on Coronavirus
- ▶ Delivering new homes quicker
- ▶ Thanks for your views on revised designs
- ▶ Enforcing parking rules
- ▶ Bouygues UK to build first phase of new Ebury
- ▶ Construction work on the estate
- ▶ A greener Ebury Bridge
- ▶ Tell us what events you want
- ▶ Join the CFG

SINCE THE LAST ISSUE

- ▶ Storage for One Big Family
- ▶ Consultation closed
- ▶ New parking measures
- ▶ Phase one contractor appointed
- ▶ New green screens

NEXT ISSUE

- ▶ Health update
- ▶ More planning application information

DELIVERING NEW HOMES QUICKER

We recently wrote to Bridge, Westbourne, Rye Houses residents about changes to the phasing of the scheme and to begin the conversation about moving earlier.

This change will enable over 100 new homes to be built up to two years earlier. We've put together a suite of options that will support each household through their moves and we will help

to minimise disruption as much as possible.

If you live in one of these blocks and would like to discuss your options, please call us for free on **0800 011 3467**. Please be assured that this is only the start of the process and we will work with each household over the coming months to help them with this process.

THANKS FOR YOUR VIEWS ON REVISED DESIGNS

We're very grateful for all views provided during our consultation around the comprehensive redevelopment of Ebury Bridge Estate. We closed our exhibition space as a precaution, but continued the conversation in other ways.

Over 2,000 conversations took place in person, online, telephone and post, about half of which came from Ebury Bridge Estate residents during our extended consultation.

We also held a webinar on 23 April where lead architect Richard Hyams outlined the plans, with viewers able to submit questions and comments to the project team. Visit the news section of eburybridge.org to view a recording of the webinar.

We'll submit a planning application in the Summer. Local people will then be contacted during the statutory consultation period.



"The plans are very positive. I especially like the modern design. I support what you're doing, it's fantastic. The council should install some art around the estate."

"I'm very happy with the new homes designs."

"Wonderful proposal, very much look forward to its implementation."

HOW YOU FELT

Local residents told us how positive, informed and engaged and they felt about the revised plans. Of those surveyed:

71% of people said they felt positive about the proposals

69% of people said they felt well informed

59% of people said they felt well engaged



David Thompson is the Ebury Bridge Renewal Project Director at Westminster City Council

"Thanks to everyone who joined our conversation on renewing Ebury. We focused on estate residents', very near neighbours', and more distant neighbourhoods' views of the revised plans. We used post, online and social media to ensure the consultation was comprehensive following lockdown. Folks are pleased overall with the amends since last autumn. We intend to submit the application in July and expect a decision before the end of 2020. We look forward to delivering a truly outstanding estate."

ENFORCING PARKING RULES

We've been concerned to see an increase in unauthorised parking on the estate. It's hugely disruptive as it risks blocking access for emergency services and residents.

To combat this, the council is introducing parking enforcement on the estate to tackle the issue. This will include issuing parking tickets as well as on-site security enforcing rules during day and night patrols.

Parking permits will still be provided for disabled residents. There'll also be a dedicated parking area for contractors. We're installing bollards on the grass behind Victoria and Westbourne Houses to prevent unauthorised parking. Vehicle access will only be at the main entrance near Cheylesmore. We encourage people with concerns about unauthorised parking to contact us.

BOUYGUES UK TO BUILD FIRST PHASE OF NEW EBURY



Construction company Bouygues UK has won a contract to design and build the first phase of the new Ebury Bridge.

Work will start later this year and, subject to planning approval, commence building new homes in 2021. This will be the largest development of new council and affordable homes in the south of Westminster in a generation.

Bouygues UK will also bring wide-ranging investment in jobs, community development and health programmes to benefit local people in Westminster.

Cllr Melvyn Caplan, Deputy Leader and Cabinet Member for Finance, Property and Regeneration for Westminster City Council said:

"In partnership with the residents of Ebury Bridge, we've taken forward the renewal of the estate and the signing of this contract is a significant milestone in this journey. The much needed new homes built as part of the scheme will contribute to our target of 1,850 homes over the next three years.

We want the Ebury Bridge renewal scheme to create a new high standard in estate regeneration and we're looking forward to working with Bouygues UK in making this vision a reality."

CONSTRUCTION WORK ON THE ESTATE

We continue to implement safe working practices while work takes place. We're liaising with residents and contractors to ensure any concerns are dealt with. The projects include:

- ▶ HA Marks are the contractors delivering the new Ebury Edge community space. Due to supply chain issues faced during the coronavirus, their work was delayed. The contractor is looking at working extra hours so that they can make up this time lost.
- ▶ There have been promising early results from the contractors carrying out the drilling to see if a high-tech green energy system could work at the new estate. Project Dewatering's rig will shortly move to the north of the estate before the works finish soon.
- ▶ JF Hunt are continuing Phase One preparatory work.



Cllr Melvyn Caplan speaks with contractors

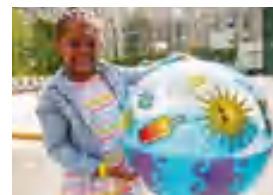
A GREENER EBURY BRIDGE

As part of our commitment to improving air quality and creating a greener Ebury Bridge, we are installing green hoarding on the site where work is taking place.

These green hoardings will be made up of plants and herbs that help to improve air quality whilst protecting residents from the work and noise. Bug hotels will also be installed to help encourage biodiversity.



TELL US WHAT EVENTS YOU WANT



Following the success of last summer's free beach event, we want to hold similar community events when it becomes safe within government guidance.

Email or call us with your ideas for future events, so we can again celebrate our community.

JOIN THE CFG

We're asking estate residents to join the Community Futures Group. This is our resident led steering group which acts as a sounding board for the scheme, a voice for residents to raise issues and hold us to account for promises made to residents.

As we move further towards submitting a planning application, we'd like more people to shape the new neighbourhood. Get in touch if you're interested.

Independent Advice

Communities First provide free independent and confidential advice to tenants and leaseholders. You can call them for free on **0300 365 7150** or email **ebury@communitiesfirst.uk.com**

CONTACT US

Please get in touch via post at

Regeneration Base,
15-19 Ebury Bridge
Road, London
SW1W 8QX

The Regeneration Base is temporarily closed, except for emergencies.

Phone
0800 011 3467

Email
eburybridge@
westminster.gov.uk

Estate or tenancy
issues
0800 358 3783

Ebury Bridge website
eburybridge.org

Facebook
facebook.com/
eburybridgerenewal

Ebury Edge
eburyedge.com

Westminster
City Council
westminster.gov.uk

You can unsubscribe from this newsletter by emailing **eburybridge@westminster.gov.uk** quoting your address.





Appendix 15

Commonplace

Have your say on the design proposals for the Ebury Bridge Estate

We want to hear from you about design proposals for the Ebury Bridge Estate.

We are working with residents and the community through workshops, exhibitions and events to produce a detailed design proposal informed by your views.

Please click on the button below to have your say on our proposals.

[Have your say](#)

[Updated Detailed Design Proposal](#)



Proposal 3 of 7

Initial Detailed Design Proposal

26 comments

We would like your views about our initial design proposals for new homes and public spaces at the estate. Please see the Additional materials link below for information boards. You can download the file in PDF form. Please click on the link, read the information, and answer the questions below.

The boards cover

- An overview of the masterplan design principles
- The design of homes and new blocks
- Landscape and public space
- Integration in the existing Cityscape

You will need PDF software to view this information. You can download this software for the free at the following webpage.

<https://get.adobe.com/uk/reader/>

Additional materials

Initial Design Exhibition
Consultation Boards October 2019



Proposal 1 of 7

Updated Detailed Design Proposal (March 2020)

135 comments

A new Ebury neighbourhood

Westminster City Council is carrying out the comprehensive redevelopment of the Ebury Bridge Estate in Pimlico. Over the past six months we've been consulting with residents, the wider community and amenity groups on our latest proposals for the new neighbourhood. This involved meetings, drop-ins and public exhibitions at 9 Ebury Bridge Road. The Ebury Bridge Estate project team would like to thank those people who have been able to attend our exhibition or meet with us in person.

Due to the 'stay at home' coronavirus advice, we're making some changes to the consultation so you can still see revised and updated designs and give us feedback. We are also extending the consultation until **Friday 8 May 2020** to make sure you have plenty of time to let us know what you think.

Find out more about the scheme below and to feedback.





Appendix 16

Commonplace initial design question response

🔒 You can reply publicly. The author of this comment will not be notified.

Reply

8 months ago

If you do not currently visit/live at the Ebury Lodge Estate how likely would you be visit the estate's new public squares, retail and community facilities?

More likely

What type of shops or workplaces do you think would be most suitable at the new Ebury Lodge Estate and most benefit the estate and the community? (Please rank in order of priority 1-5 with 1 being the most suitable)

1. independent restaurants/cafes

2. conventional supermarkets

3. chain retail shops/cafes

4. small business/creative start up spaces

5. independent specialist food retailers

We're proposing a new mixed-use sports facility on the estate which could be used for health and wellbeing courses such as Yoga. What type of activities would you most like to see?

Gym equipment

There was no feedback on this comment.

f Share

🐦 Share





Appendix 17

Commonplace final design question response

🔒 You can reply publicly. The author of this comment will not be notified.

Reply

a month ago

We've made changes to our proposed buildings that are positioned next to neighbouring blocks. How well do you feel these changes will benefit neighbouring residents?

Quite significantly

Which aspects of the scheme do you particularly like?

1. Design of new homes

2. Community facilities (e.g. gym, nursery)

3. Public squares

4. Shops

5. Accessibility

The new proposals aim to increase and enhance play space and public squares. How likely are you to visit these new spaces?

I definitely will visit the new spaces

How optimistic are you about the renewal proposals? Please mark on a scale from 1 to 5 (5 feeling most optimistic)

5

How informed do you feel about the renewal proposals? Please mark on a scale from 1 to 5 (5 feeling most informed)

5

How engaged do you feel about the renewal proposals? Please mark on a scale from 1 to 5 (5 feeling most engaged)

5

There was no feedback on this comment.

f Share

🐦 Share





Appendix 18

Printed initial feedback form



Illustrative view of what the new Ebury Bridge Estate could look like (looking north along Ebury Bridge Road)

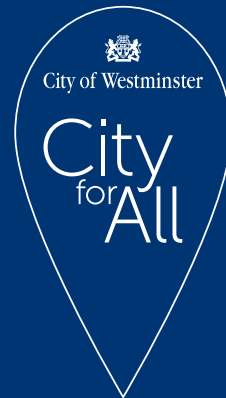
Ebury Bridge Estate Renewal Pre-Planning Application Consultation: Initial Detailed Design

We would like to hear your views about our initial detailed design proposals for the Ebury Bridge Estate. Please let us know what you think by completing this feedback form and handing it to a member of staff.

If you have any questions or concerns, a project team member will be happy to assist. You can also provide feedback online via our consultation website: eburydesign.commonplace.is

There are lots of other ways to give us feedback, and to contact us. You can find these at the back of this booklet.

October 2019



Questions

- 1 Currently access to Ebury Bridge Estate is limited to Ebury Bridge Road. How do you feel about new access points at the north and south of the estate?

- 2 If you do not currently visit/live at the Ebury Bridge Estate would you be more likely to visit the estate's new public squares, retail and community facilities?

- 3 What type of shops or workspaces do you think would be most suitable at the new Ebury Bridge Estate, and most benefit the estate and the community?

- 4 We're proposing a new mixed-use sports facility on the estate which could be used for health and wellbeing classes such as Yoga. Would you be likely to use the new space and what activities would you like to see?

Would you like to stay in touch? If so, please leave your contact details for our mailing list:

Please tell us about you

Knowing a bit more about you helps us to understand your contributions in context. This information is optional and can only be seen by the project teams. It won't be public. By commenting here you agree to our data related policies, including GDPR, which you can view here: www.westminster.gov.uk/data-protection

What is your connection to the estate? Please tick all that apply

- | | | |
|------------------------------------|--|--|
| <input type="radio"/> I live here | <input type="radio"/> I own a business here | <input type="radio"/> I'm just visiting |
| <input type="radio"/> I work here | <input type="radio"/> I own a business near here | <input type="radio"/> I do the school run here |
| <input type="radio"/> I study here | <input type="radio"/> I do my shopping here | <input type="radio"/> I belong to/represent a local organisation |

If you are a resident of Ebury Bridge Estate, which block do you live in? Please specify if you are not

- | | | |
|-------------------------------------|--|---|
| <input type="radio"/> Bridge House | <input type="radio"/> Doneraile House | <input type="radio"/> Rye House |
| <input type="radio"/> Pimlico House | <input type="radio"/> Hillersdon House | <input type="radio"/> Bucknill House |
| <input type="radio"/> Mercer House | <input type="radio"/> Victoria House | <input type="radio"/> Other (please specify): |
| <input type="radio"/> Dalton House | <input type="radio"/> Westbourne House | |

Address:

.....

Postcode:

What type of Ebury Bridge resident are you?

- | | | |
|--|--|---|
| <input type="radio"/> Resident leaseholder | <input type="radio"/> Private tenant | <input type="radio"/> Other (please specify): |
| <input type="radio"/> Secure tenant | <input type="radio"/> Non-resident leaseholder | |
| <input type="radio"/> Temporary accommodation tenant | <input type="radio"/> Not a resident | |

Which age bracket do you fall into?

- | | | |
|-----------------------------|-----------------------------|---|
| <input type="radio"/> 13–15 | <input type="radio"/> 45–54 | <input type="radio"/> 85 or over |
| <input type="radio"/> 16–24 | <input type="radio"/> 55–64 | <input type="radio"/> Prefer not to say |
| <input type="radio"/> 25–34 | <input type="radio"/> 65–74 | |
| <input type="radio"/> 35–44 | <input type="radio"/> 75–84 | |

What is your gender?

- | | | |
|------------------------------|---|---|
| <input type="radio"/> Male | <input type="radio"/> Prefer not to say | <input type="radio"/> Other (please specify): |
| <input type="radio"/> Female | | |

What is your ethnicity?

- | | | |
|---|---|---|
| <input type="radio"/> Asian/Asian British – Bangladeshi | <input type="radio"/> Black/Black British – Other | <input type="radio"/> Mixed – White and Asian |
| <input type="radio"/> Asian/Asian British – Indian | <input type="radio"/> Chinese | <input type="radio"/> Mixed – White and Black African |
| <input type="radio"/> Asian/Asian British – Pakistani | <input type="radio"/> Gypsy Traveller | <input type="radio"/> Mixed – White and Black Caribbean |
| <input type="radio"/> Asian/Asian British – Other | <input type="radio"/> White – British | <input type="radio"/> Prefer not to say |
| <input type="radio"/> Black/Black British – African | <input type="radio"/> White – Irish | |
| <input type="radio"/> Black/Black British – Caribbean | <input type="radio"/> White – Other | |

What is your employment status? Please tick all that apply

- | | | |
|--|---|---|
| <input type="radio"/> Working full-time | <input type="radio"/> Apprenticeship/training | <input type="radio"/> Other (please specify): |
| <input type="radio"/> Working part-time | <input type="radio"/> Student | |
| <input type="radio"/> Zero-hour contract | <input type="radio"/> Retired | |
| <input type="radio"/> Self-employed | <input type="radio"/> Unemployed | |

What is your first language?

- | | | |
|-------------------------------|----------------------------------|---|
| <input type="radio"/> English | <input type="radio"/> Tamil | <input type="radio"/> Portuguese |
| <input type="radio"/> Arabic | <input type="radio"/> Gujarati | <input type="radio"/> Spanish |
| <input type="radio"/> Polish | <input type="radio"/> Lithuanian | <input type="radio"/> Italian |
| <input type="radio"/> Bengali | <input type="radio"/> Urdu | <input type="radio"/> Other (please specify): |
| <input type="radio"/> French | <input type="radio"/> Nepalese | |

Tell us how you feel about the renewal proposals

1 How optimistic are you about the renewal proposals?

- | | | | | |
|---|---|---|---|---|
| <input type="radio"/>  | <input type="radio"/>  | <input type="radio"/>  | <input type="radio"/>  | <input type="radio"/>  |
| Negative | Somewhat Negative | Neutral | Somewhat Positive | Positive |

2 How engaged do you feel about the renewal proposals? Please mark on a scale from 1 to 5 (5 feeling most engaged)


- | | | | | |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <input type="radio"/> 1 | <input type="radio"/> 2 | <input type="radio"/> 3 | <input type="radio"/> 4 | <input type="radio"/> 5 |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|

3 How informed do you feel about the renewal proposals? Please mark on a scale from 1 to 5 (5 feeling most informed?)

- | | | | | |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <input type="radio"/> 1 | <input type="radio"/> 2 | <input type="radio"/> 3 | <input type="radio"/> 4 | <input type="radio"/> 5 |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|

It's easy to contact us if you have any questions or concerns, or would like to give us feedback:


 Visit our consultation website at eburydesign.commonplace.is

 Visit the Ebury Bridge Studio during our scheduled opening hours

 Email us at eburybridge@westminster.gov.uk

 Visit our information website at eburybridge.co.uk

 Phone us for free on 0800 011 3467

 Visit the Regeneration Base (10am–4pm, Monday to Friday, open until 7pm on Wednesdays), at 15–19 Ebury Bridge Road, London, SW1W 8QX



Appendix 19


Printed final feedback leaflet (sent
in extended period)

Ebury Bridge Estate – Stage 2 Consultation Feedback

Please use this questionnaire if you wish to feedback by using the freepost envelope provided or by dropping this form through the letterbox at our office 15-19 Ebury Bridge Road, SW1W 8QX.

To complete this same questionnaire easily and quickly feedback online at eburydesigncommonplace.is. The deadline for your feedback is 30th April. Remember you can view further information and keep updated about the project online at eburybridge.co.uk

- 1 For the new Ebury Bridge, we're proposing a mix of shops, restaurants, cafés, community and leisure uses on the estate. How supportive are you about this range of uses? (Please circle one of the below options)

 Negative  Somewhat Negative  Neutral  Somewhat Positive  Positive

- 2 We've made changes to our proposed buildings that are positioned next to neighbouring blocks. How well do you feel these changes will benefit neighbouring homes? (Please tick one option)

☐ Not at all ☐ Somewhat ☐ Neutral
☐ Quite significantly ☐ Very significantly ☐ I don't know

- 3 Which aspects of the scheme do you particularly like? Please rank these options on a scale from 1 to 5 (5 being the most liked)

☐ Public squares ☐ Shops ☐ Design of new homes ☐ Accessibility ☐ Community facilities (e.g. gym, nursery)





- 4 The new proposals aim to increase and enhance playspace and public squares. How likely are you to visit these new spaces? (select one option)

☐ I won't visit the new spaces ☐ I might visit the new spaces ☐ I probably will visit the new spaces
☐ I definitely will visit the new spaces ☐ I don't know

- 5 Are there any comments you want to make about the proposals?

.....
.....

- 6 How optimistic are you about the renewal proposals?

 Negative  Somewhat Negative  Neutral  Somewhat Positive  Positive

- 7 How engaged do you feel about the renewal proposals? Please mark on a scale from 1 to 5 (5 feeling most engaged)

1 2 3 4 5

- 8 How informed do you feel about the renewal proposals? Please mark on a scale from 1 to 5 (5 feeling most informed)

1 2 3 4 5

If you are a resident of Ebury Bridge Estate, which block do you live in? Please specify if you are not

☐ Bridge House ☐ Doneraile House ☐ Rye House
☐ Pimlico House ☐ Hillersdon House ☐ Bucknill House
☐ Mercer House ☐ Victoria House ☐ Other (please specify):
☐ Dalton House ☐ Westbourne House

Address:

Postcode:

What type of Ebury Bridge resident are you?

☐ Resident leaseholder ☐ Private tenant ☐ Other (please specify):
☐ Secure tenant ☐ Non-resident leaseholder
☐ Temporary accommodation tenant ☐ Not a resident

Which age bracket do you fall into?

☐ 13-15 ☐ 45-54 ☐ 85 or over
☐ 16-24 ☐ 55-64 ☐ Prefer not to say
☐ 25-34 ☐ 65-74
☐ 35-44 ☐ 75-84

What is your gender?

☐ Male ☐ Prefer not to say ☐ Other (please specify):
☐ Female

What is your ethnicity?

☐ Asian/Asian British – Bangladeshi ☐ Black/Black British – Other ☐ Mixed – White and Asian
☐ Asian/Asian British – Indian ☐ Chinese ☐ Mixed – White and Black African
☐ Asian/Asian British – Pakistani ☐ Gypsy Traveller ☐ Mixed – White and Black Caribbean
☐ Asian/Asian British – Other ☐ White – British ☐ Prefer not to say
☐ Black/Black British – African ☐ White – Irish
☐ Black/Black British – Caribbean ☐ White – Other

What is your employment status? Please tick all that apply

☐ Working full-time ☐ Apprenticeship/training ☐ Other (please specify):
☐ Working part-time ☐ Student
☐ Zero-hour contract ☐ Retired
☐ Self-employed ☐ Unemployed

What is your first language?

☐ English ☐ Tamil ☐ Portuguese
☐ Arabic ☐ Gujarati ☐ Spanish
☐ Polish ☐ Lithuanian ☐ Italian
☐ Bengali ☐ Urdu ☐ Other (please specify):
☐ French ☐ Nepalese

Would you like to stay in touch? If so, please leave your email address for our mailing list:

Knowing a bit more about you helps us to understand your contributions in context. This information is optional and can only be seen by the project teams. It won't be public. By commenting here you agree to our data related policies, including GDPR, which you can view here: westminster.gov.uk/data-protection



Appendix 20

Flat Size Comparison Study

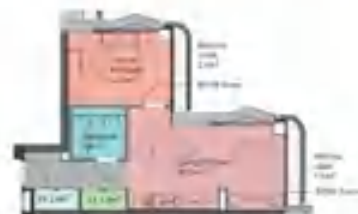
EBURY BRIDGE PROPOSED HOME LAYOUTS

1 Bed existing vs. proposed



1 Bedroom home Dalton House

- Internal area: 33m² + 0m²
- Private balcony: - 55m² (average 43m²)
- Windows to wall ratio: 27%
- Dual aspect to living space: no (However suitable dual aspect)
- Floor to ceiling height: 2.5m to 2.5m
- Storage: 0.9m³



1 Bedroom home proposed

- Internal area: 40m² + 0m²
- Private balcony: - 55m²
- Windows to wall ratio: 40%
- Dual aspect to living space: north east and south east
- Floor to ceiling height: 2.4m to 2.6m
- Storage: 1.5m³

2 Bed existing vs. proposed



2 Bedroom home Rye House

- Internal area: 70m² + 0m²
- Private balcony: - 78m² (average 76m²)
- Windows to wall ratio: 24%
- Dual aspect to living space: no (However suitable dual aspect)
- Floor to ceiling height: 2.4m to 2.5m
- Storage: 2.6m³



2 Bedroom home proposed

- Internal area: 70m² + 0m²
- Private balcony: - 83m²
- Windows to wall ratio: 30%
- Dual aspect to living space: north east and north west
- Floor to ceiling height: 2.4m to 2.6m
- Storage: 2m³

3 Bed existing vs. proposed



3 Bedroom home Donatone

- Internal area: 88m² + 0m²
- Private balcony: - 88m² (average 79m²)
- Windows to wall ratio: 26%
- Dual aspect to living space: no (However suitable dual aspect)
- Floor to ceiling height: 2.4m to 2.5m
- Storage: 0.7m³



3 Bedroom home proposed

- Internal area: 90m² + 0m²
- Private balcony: - 94m²
- Windows to wall ratio: 40%
- Dual aspect to living space: north east and south east
- Floor to ceiling height: 2.4m to 2.6m
- Storage: 2.5m³

4 Bed existing vs. proposed



4 Bedroom home Westbourne House

- Internal area: 96m² + 0m²
- Private balcony: - 96m²
- Windows to wall ratio: 22%
- Dual aspect to living space: potential
- Floor to ceiling height: 2.4m to 2.5m
- Storage: 1.86m³



4 Bedroom home first floor



4 Bedroom home ground floor

4 Bedroom home proposed

- Internal area: 96m² + 0m²
- Private balcony: - 108m²
- Windows to wall ratio: 40%
- Dual aspect to living space: south west and south east
- Floor to ceiling height: 2.4m to 2.6m
- Storage: 3m³

Contact us

We'd be happy to assist with any questions or concerns about the renewal. You can contact us by:

- Calling freephone: 0800 011 3467
- Emailing eburybridge@westminster.gov.uk
- Sending mail to us at the Regeneration Base at 15 - 19 Ebury Bridge Road, London, SW1W 8GX
- Visiting our consultation website to give feedback eburydesign.commonplace.is



Appendix 21

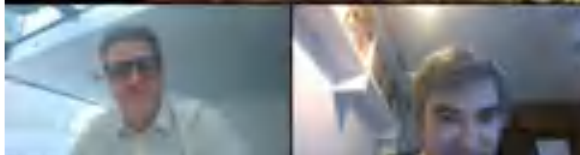
Webinar

Ebury Bridge Estate Renewal

Second Round Consultation – Webinar

April 2020

ARUP astudio GT STRATEGIC
DESIGN Levitt Bernstein
Principal Design





Appendix 22

Facebook ads



Ebury Bridge Renewal is 😊 feeling excited.

Sponsored

In partnership with Ebury Bridge residents, we want to build up to 750 new high quality homes, green spaces to relax and vibrant places to shop.

We're continuing the conversation, so you can view plans and have your say by 8 May:

<https://eburydesign.commonplace.is/.../updated-detail.../details>



Ebury Bridge Renewal

Government organisation

[Learn More](#)



Ebury Bridge Renewal is 😊 feeling excited.

Sponsored

In partnership with Ebury Bridge residents, we want to build up to 750 new high quality homes, green spaces to relax and vibrant places to shop.

We're continuing the conversation, so you can view plans and have your say by 8 May:

<https://eburydesign.commonplace.is/.../updated-detail.../details>




Ebury Bridge Renewal

Government organisation

[Learn More](#)



Ebury Bridge Renewal

Sponsored · 

Leave your feedback by taking our survey on our updated design proposal



EBURYDESIGN.COMMONPLACE.IS

Updated Detailed Design

Leave your feedback by taking our survey on our updated design...



Appendix 23

Mailchimp initial design invitation



Planning Application

The Planning Board has considered the application for a planning permission for the proposed development.



Consent to develop the site, 2011. The site is located in the City of London, near the River Thames.

The proposed development is a new residential building, consisting of 100 flats, 100 parking spaces and 100 cycle spaces.

We would like to know if you have any comments on the proposed development, and if so, what they are.

You can find the application for consent.

- The proposed development is a new residential building, consisting of 100 flats, 100 parking spaces and 100 cycle spaces.
- The proposed development is a new residential building, consisting of 100 flats, 100 parking spaces and 100 cycle spaces.
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The proposed development is a new residential building, consisting of 100 flats, 100 parking spaces and 100 cycle spaces.

- The proposed development is a new residential building, consisting of 100 flats, 100 parking spaces and 100 cycle spaces.
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- The proposed development is a new residential building, consisting of 100 flats, 100 parking spaces and 100 cycle spaces.

The proposed development is a new residential building, consisting of 100 flats, 100 parking spaces and 100 cycle spaces.

London & the City of London, London & the City of London, London & the City of London.

London & the City of London, London & the City of London, London & the City of London.





Appendix 24

Mailchimp final design invitation

Westchester City Planning is seeking qualified designers for the new Tappan Zee Bridge. Bids to the public before May 15th for planning bid number 100-0025. For more information contact: planning@westchesterny.gov

- *Monocarpus* (Thymelaeaceae) - Nov. - Spring
- *Thymelaeaceae* - *Monocarpus* (Thymelaeaceae) - Nov. - Spring
- *Salicaceae* (Salix) - Nov.

- Having the Regeneration (also Office 371) – Apr. 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668,

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Appendix 25

Facebook page

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Ebury Bridge Renewal

@EburyBridgeRenewal

Home

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Photos

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Community

Events

Create a Page



Like Share Suggest Edits

Send Email

Send Message

Posts



Ebury Bridge Renewal is 🥳 feeling excited!

11 June at 04:01 · 🌐

Our contractors have been working safely within guidelines to build Ebury Edge.

It'll provide temporary community space and affordable work and retail spaces for local people while the estate is renewed.

Register your interest in using some of the new space by visiting eburyedge.com



ABOUT EBURY BRIDGE RENEWAL

Creating a City For All – Ebury Bridge Renewal

We want the renewed Ebury Bridge to set a new standard in estate regeneration (Westminster City Council)...

See more

Community

See all

55 people like this

69 people follow this



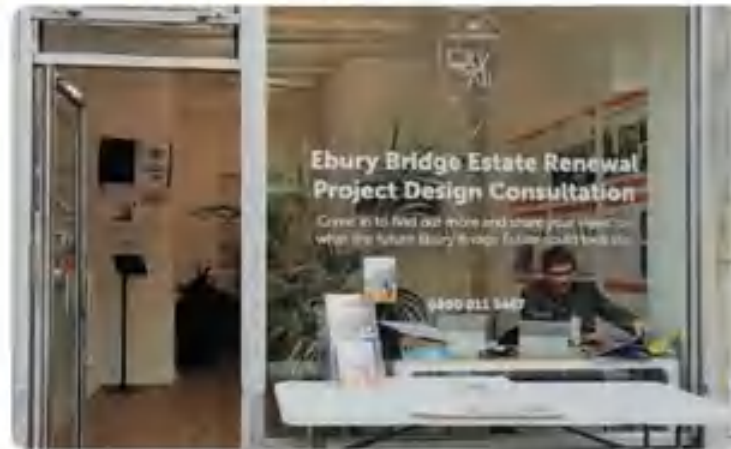
Appendix 26

Twitter initial design invitation



Westminster Council 
@CityWestminster

We want your views on renewing [#EburyBridge](#) Estate. We'd like to build 750 well-designed homes, great places to relax, and workspace for new jobs. Join the conversation here: ow.ly/2QaH50wMxbj



2:00 PM · Oct 18, 2019 · [Hootsuite Inc.](#)

2 Retweets 2 Likes



Appendix 27

Twitter final design invitation



Westminster Council 
@CityWestminster

Working with #EburyBridge residents, we want to build up to 750 new high quality homes, green spaces to relax and vibrant places to shop. We're continuing the conversation, so you can view plans and have your say by Friday 8 May: ow.ly/PGjM50zjiuV #Westminster #HaveYourSay



10:55 AM · Apr 25, 2020 · Hootsuite Inc.



Appendix 28

Listening period 2017 form

‘Listening Period’
Ebury Bridge Estate Regeneration REVISED
 Summer 2017

Q.1	
First name	
Surname	
Flat/house number	
Block name	

Introduction READ OUT:

‘Hi, my name is I am part of the Ebury Bridge Community Engagement Team and you can find us at 1 Wainwright House, which is now a Regeneration Information Centre and our base. Westminster City Council would like us to work within the community to ensure residents are involved in the creation and decision making processes for the proposed regeneration scheme. We are starting off with a Listening Period, and would like to hear from you, if you wouldn’t mind us having a brief chat about the regeneration of the estate. Rest assured, your personal details will not be used when providing public feedback. Feedback will be provided to all residents after the listening event is completed All information provided will be made anonymous prior to publication

Q.2	<p>What do you know about the previous plans for the Ebury Bridge Estate? <i>For internal project use to assist understanding, please do not read out: To ascertain levels of knowledge and awareness of the previous plans, as this may affect opinions and understanding towards WCC and the regeneration scheme.</i> PROBE IF REQUIRED: <i>How did you find out about/who told you about the previous plans? What were you told?</i></p>

Q.3	<p>How informed did you feel about the previous plans? <i>For internal project use to assist understanding, please do not read out: By gauging how informed residents previously felt this will inform future communications planning to ensure it is in line with residents’ needs.</i> PROBE if required: How informed did you want to be? What methods of communication were used to keep you informed, and by whom? Did these methods suit your needs? Did you receive all of the information you needed to know? Was there anything else you would have liked to have been informed about? Why was this important to know?</p>
-----	---

Q.4	<p>How involved were you with the design and consultation process around the previous proposal? <i>For internal project use to assist understanding, please do not read out: To understand previous levels of engagement as this will inform our planning this time around – particularly how to engage residents for the co-creation stage.</i> PROBE if required: How involved did you want to be? Were there enough opportunities to get involved? Were the methods of engagement suitable to you? Did you feel that your voice was heard? What worked well and what didn’t?</p>
-----	---

Q. 5 Did you feel the previous design met the needs of the community?
For internal project use to assist understanding, please do not read out: To ascertain community needs and assets and how well the previous plans met these needs.
PROBE if required: What did you feel worked well/not as well in the previous scheme? Any aspects you are keen to keep, explore further? What were the key things you were most looking forward to in the previous scheme? Are there things that you feel are really important to the community/estate for the future?

Q.6 How would you like to be kept informed about the project and how often?
For internal project use to assist understanding, please do not read out: A key question to ascertain appetite for future engagement. It is important to understand the drivers and barriers to engagement to help WCC tailor our communications and understand how barriers can be overcome and how we can encourage residents and businesses to engage.
PROBING REQUIRED:
 Newsletter: Would you find this useful? If so, how often would you like to receive it? What kind of content/information would you like it to provide?
 Online: Would you prefer to go online to find out information? Why/why not? Would you prefer to communicate with other Ebury residents and/or the Council online? Why/why not?
PROBE if required:
 Residents meetings/community group - preferred days/times
 CET Doorstep Updates - preferred days/times
 Word of mouth/neighbours, notice board updates
 Post – Letter, leaflet
 Email/Text message
 Social media alerts (i.e. Facebook, Twitter)
 Interest/Focus Group (any particular area of interest)
 Community activities/events – would they like to be involved in setting these up? Would they attend? Why/why not?
 Frequency of communication?

Q.7 How do you typically engage (meet and speak) with fellow residents of Ebury Bridge Estate?
For internal project use to assist understanding, please do not read out: To understand how the local community functions so that communications and engagement can be tailored to suit resident needs. We are also aware that rumours and inaccurate information can spread and want to understand how this happens and how we can best correct this.
PROBE if required: Local shops/Schools/Place of worship/Workplace/Doctors/walking to and from home
 Ebury Lodge/Ebury Bridge Children's' Playground/Other local parks/play areas
 Council/City West Homes meetings
 Community centre/organised groups/activities
 How connected within the community would you consider yourself to be? Do you see your neighbours often?

Q.8	Other Comments

Interviewer read out:

Thank you so much for talking to us today. All feedback provided will be collated and shared with the Community at the end of the summer period. We do welcome further feedback and we are here to listen, so if there is anything more you would like to add after reflecting on our conversation today, or you have any questions, why not come and visit us at the new Regeneration Centre, 1 Wainwright House, Monday to Friday 10am – 4pm.

If you can't get over to see us or would prefer to contact us by email or telephone our community engagement team can be contacted in the follow ways <<hand over contact card>>. Please keep this card safe and feel free to come and visit for a chat about the regeneration at your convenience.



Appendix 29

St. John's Hill Peabody Estate Site Visit Feedback Form

St. John's Hill Peabody Estate Site Visit Feedback Form 20th January 2018

Thank you for taking the time to join us today on the tour of the Peabody St John's Hill regeneration project.

In order that we can capture your thoughts on what you have seen, we would be grateful if you would answer the following short set of questions.

1.	Did you find the visit informative?
----	-------------------------------------

2.	What did you think of the Peabody Estate?
----	---

3.	What are the key thoughts that you took away from the visit?
----	--

P.T.O.

4.	What elements of the regeneration scheme might you like to see on a renewed Ebury Bridge Estate?
----	--

5.	Would you like to visit more estate regeneration schemes in the future?
----	---

6.	Do you have any further comments or feedback?
----	---

THANK YOU for taking the time to complete this short survey. Please had this completed sheet back to a member of the Community Engagement Team before you leave the coach



Appendix 30

Ebury Bridge Renewal - What matters to you - Ebury Community Feedback



Ebury Bridge Renewal

WHAT MATTERS TO YOU?

EBURY COMMUNITY FEEDBACK
22nd & 23rd NOVEMBER, 2017



Ebury Bridge Renewal

WHAT MATTERS TO YOU IN THE FUTURE SCHEME?

EBURY BRIDGE COMMUNITY FEEDBACK
22nd & 23rd NOVEMBER, 2017

HOMES

- Natural light and dual aspect
- Balconies that face each other, visibility and familiarity
- Need shed areas for storage
- Parking spaces
- Space for drop offs & deliveries
- Retain enhancements - e.g. Doorways, archways, etc.
- Consider street lighting - currently poor
- All kitchens and bathrooms with windows
- Red brick, own identity
- Open buildings with good ventilation
- Apply similar standards for all unit types

TELL US WHAT YOU THINK & HELP SHAPE EBURY

EBURY BRIDGE COMMUNITY INPUT
6th & 7th DECEMBER, 2017



Ebury Bridge Renewal

WHAT MATTERS TO YOU IN THE FUTURE SCHEME?

EBURY BRIDGE COMMUNITY FEEDBACK
22nd & 23rd NOVEMBER, 2017

OPEN SPACE

Gardening Club
Retain the trees - put some by railway
Green spaces for everyone to use
Central open space to create community
Upgraded football pitch
Require play areas for children of different ages
Create a valuable green link - secure through estate

TELL US WHAT YOU THINK & HELP SHAPE EBURY

EBURY BRIDGE COMMUNITY INPUT
6th & 7th DECEMBER, 2017

2b



Ebury Bridge Renewal

WHAT MATTERS TO YOU IN THE FUTURE SCHEME?

EBURY BRIDGE COMMUNITY FEEDBACK
22nd & 23rd NOVEMBER, 2017

COMMUNITY FACILITIES & OTHER USES

Community facilities for the whole estate
Proper supermarket needed
Include retail, cafes so create an appealing space
Amenity to local shops and proximity for elderly
Pharmacy
Caretaker/warden looking out for elderly people
Multi-purpose Community Centre with activities for different ages
Retain and enhance the Youth Club

TELL US WHAT YOU THINK & HELP SHAPE EBURY

EBURY BRIDGE COMMUNITY INPUT
6th & 7th DECEMBER, 2017

2c



Appendix 31

Arup scenario boards



Ebury Bridge Renewal

SCENARIO ONE: COMPLETE REFURBISHMENT – NO NEW BUILD

WHAT'S INVOLVED?

Full refurbishment of each block including:

- New roofs
- Lift replacement (those blocks with lifts)
- Replacements of plumbing and pipework
- Improved sound insulation
- Improved heat insulation
- Replacement of external doors and windows
- Upgrade of kitchens and bathrooms (tenants homes only)
- Upgrade of mechanical and electrical
- Environmental improvements to existing facilities

EASE OF DELIVERY

- 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 temporarily move
- 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)

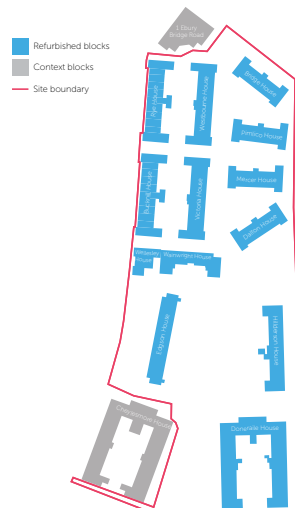
COST

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:

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

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



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- No new homes will be built on the estate (either affordable or private)
- Residents of refurbished blocks will move back into their homes without changes to tenancy or leases
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SCENARIO TWO: THE CONSENTED SCHEME (PART REFURBISHMENT / PART DEMOLITION & NEW BUILD)

WHAT'S INVOLVED?

Full refurbishment of Doneraile, Rye, Victoria, Westbourne and Bucknill Houses including:

- Specification in line with Scenario 1 (full refurbishment) including lifts, roofs, insulation, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements

Decanting, demolition and reposition of Hilliersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Hilliersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

- 99 new homes will be built in addition to those reprovided and those refurbished

EASE OF DELIVERY

- All households will move off-site in phases (to ensure health and safety of residents and complete the work promptly)
- Previously did not attract a contractor partner
- 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 temporarily move
- 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

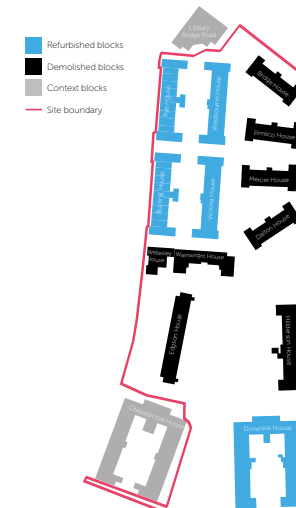
COST

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:

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

- 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)



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)





Ebury Bridge Renewal

SCENARIO THREE: EXTENDED CONSENTED SCHEME
(PART REFURBISHMENT, PART DEMOLITION & NEW BUILD)

WHAT'S INVOLVED?

Full refurbishment of Doneraile, Rye, Victoria, Westbourne and Bucknill Houses including:

- Specification as outlined in Scenario 1 (full refurbishment) including lifts, roofs, insulation, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements

Decanting, demolition and reprovision of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

- Around 300 new homes will be built in addition to those reprovided and those refurbished

EASE OF DELIVERY

- 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 temporarily move 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

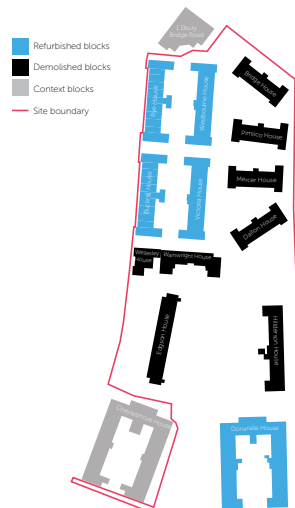
COST

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:

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

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms

- 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)



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



3



Ebury Bridge Renewal

SCENARIO FOUR: PART REFURBISHMENT (BUCKNILL, RYE, VICTORIA & WESTBOURNE)
/ PART DEMOLITION & NEW BUILD

WHAT'S INVOLVED?

Full refurbishment of Rye, Victoria, Westbourne and Bucknill Houses including:

- Specification as outlined in Scenario 1 (full refurbishment) including lifts, roofs, insulation, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements

Decanting, demolition and reprovision of Doneraile, Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Doneraile, Hillersdon, Bridge, Mercer, Pimlico, Dalton, Edgson, Wainwright, Wellesley Houses

- Around 500 new homes will be built in addition to those reprovided and refurbished
- New retail offer
- New community facilities

EASE OF DELIVERY

- 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 temporarily move 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

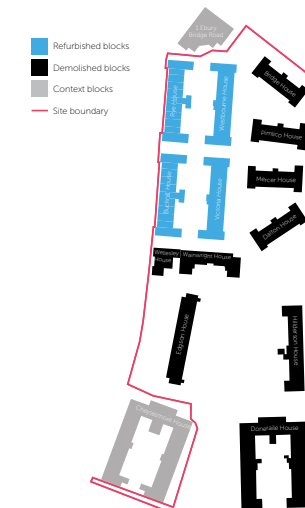
COST

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:

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

- 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)



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- New build residents will be provided with new tenancies and leases
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



4



Ebury Bridge Renewal

SCENARIO FIVE: PART REFURBISHMENT (DONERAILE) / PART DEMOLITION & NEW BUILD

WHAT'S INVOLVED?

Full refurbishment of Doneraile House including:

- Specification as outlined in Scenario 1 (full refurbishment) including lifts, roofs, insulation, soundproofing, doors and windows, kitchens and bathrooms, mechanical and electrical, environmental improvements, new community facilities, new retail and improvement of Public Realm

Decanting and demolition of Hillersdon, Bridge, Mercer, Pimlico, Dalton, Rye, Bucknill, Victoria, Westbourne, Edgson, Wainwright, Wellesley Houses

New homes built on the site of Doneraile, Hillersdon, Bridge, Mercer, Pimlico, Dalton, Rye, Bucknill, Victoria, Westbourne, Edgson, Wainwright, Wellesley Houses

- Around 700 new homes will be built in addition to those reprovided and refurbished

EASE OF DELIVERY

- 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 temporarily move 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

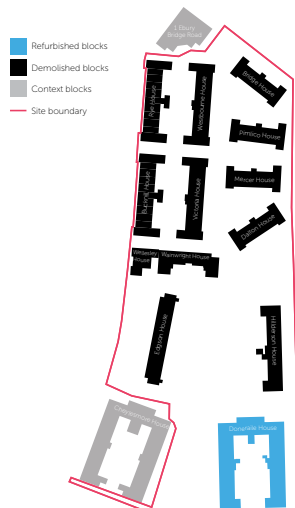
COST

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:

Doneraile House	£4.375m – £6.275m
-----------------	-------------------

Total cost per block – excludes tenant-only costs such as new kitchens and bathrooms

- 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)



EBURY EXPERIENCE

- Refurbishment will look to significantly extend the life of existing buildings
- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- Residents of refurbished blocks will move back into their homes without changes to tenancy or lease
- New build residents will be provided with new tenancies and leases
- Refurbishment will future proof blocks with DDA adaptations – the only reconfiguration that will take place
- Refurbishment will enhance sustainability of existing blocks and facilities
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



5



Ebury Bridge Renewal

SCENARIO SIX: COMPLETE DEMOLITION & NEW BUILD – INCREASED DENSITY TO APPROX. 650 NEW HOMES

WHAT'S INVOLVED?

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

New homes built across the Ebury Bridge Estate site

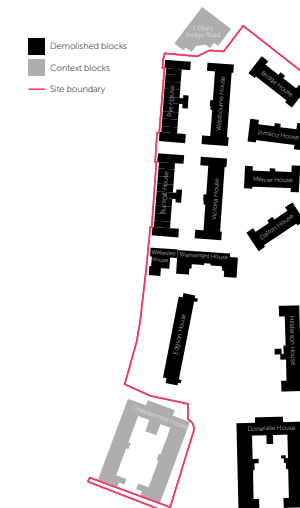
- 650 new homes delivered
- New retail offer
- New community facilities
- Environment and public realm improvements

EASE OF DELIVERY

- All households will move in phases either once into new built homes (preferred) or twice whilst new homes are built
- 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)



EBURY EXPERIENCE

- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- All current homes replaced plus 35% of all newly built properties will be affordable (social and intermediate rent)
- New properties will be offered with new tenancies and leases
- All new homes will meet modern energy efficiency and sustainability requirements
- Properties will be designed to be lifetime homes
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)



6



Ebury Bridge Renewal

SCENARIO SEVEN: COMPLETE DEMOLITION & NEW BUILD –
TO APPROX. 750 NEW HOMES

WHAT'S INVOLVED?

Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner)

Decanting, demolition and reprovion of all blocks

New homes built across the Ebury Bridge Estate site

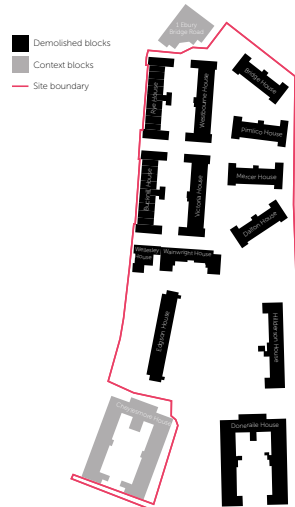
- 750 new homes delivered
- New retail offer
- New community facilities
- Environment and public realm improvements

EASE OF DELIVERY

- All households will move in phases either once into new built homes (preferred) or twice whilst new homes are built
- 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)



EBURY EXPERIENCE

- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- All current homes replaced plus 35% of all newly built properties will be affordable (social and intermediate rent)
- New properties will be offered with new tenancies and leases
- All new homes will meet modern energy efficiency and sustainability requirements
- Properties will be designed to be lifetime homes
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)

7



Ebury Bridge Renewal

SCENARIO EIGHT: COMPLETE DEMOLITION & NEW BUILD –
TO APPROX. 800 NEW HOMES

WHAT'S INVOLVED?

Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner)

Decanting, demolition and reprovion of all blocks

New homes built across the Ebury Bridge Estate site

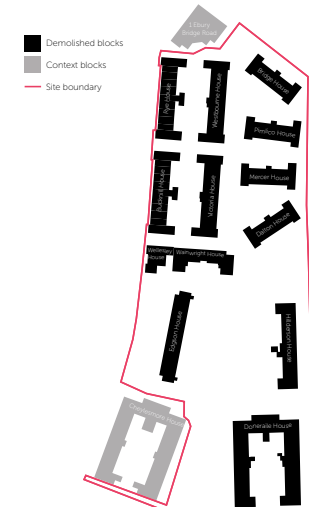
- 800 new homes delivered
- New retail offer
- New community facilities
- Environment and public realm improvements

EASE OF DELIVERY

- All households will move in phases either once into new built homes (preferred) or twice whilst new homes are built
- 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)



EBURY EXPERIENCE

- New homes will be built to modern building standards (and Mayor of London's space standards) across a mixed tenure estate
- All current homes replaced plus 35% of all newly built properties will be affordable (social and intermediate rent)
- New properties will be offered with new tenancies and leases
- All new homes will meet modern energy efficiency and sustainability requirements
- Properties will be designed to be lifetime homes
- Works will be carried out in phases over a number of years

(All information is based on current policies and cost assumptions and this could be subject to change)

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Ebury Bridge Renewal

LEASEHOLDERS: REFURBISHMENT & REDEVELOPMENT SUPPORT

LEASEHOLDERS: REFURBISHMENT SUPPORT

- One to One sessions offered as early as possible
- Establishing the leaseholder's needs and preference, to facilitate the appropriate housing options including adaptation requirements
- Depending on the leaseholder's housing requirements, there is the possibility of splitting the household into temporary alternative accommodation
- Where a leaseholder has demonstrated special circumstances, Westminster Community Homes (WCH) are able to facilitate moves to meet their needs
- WCH will help with the search for temporary accommodation for resident leaseholders
- Resident leaseholders will pay up to their current housing costs for temporary housing
- Support in liaising with mortgage providers
- Where a non-resident leaseholder lets out the property, WCH will enter into negotiations whereby we will ask them to end the tenancy, and WCC would pay loss of earnings while the property is refurbished
- The Council has no obligation to rehouse the tenants of leaseholders
- Disturbance payments
- Free advice from Independent Tenant and Leaseholder Advisor

LEASEHOLDERS: REDEVELOPMENT SUPPORT

- One to One sessions offered as early as possible
- Leaseholders will need to confirm if they intend to return to the new estate
- Establishing the leaseholder's needs and preference, to facilitate the appropriate housing options including adaptations and out of borough moves to temporary alternative accommodation
- Depending on the leaseholder's housing requirements, there is the possibility of splitting the household into temporary alternative accommodation
- 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 WCC 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
- All leaseholders are invited to sell by agreement
- Support is offered to resident leaseholders when securing a new mortgage for their onward purchase
- Homeless payments and disturbance in accordance with statutory guidelines
- Free advice from Independent Leaseholder Advisor

(All information is based on current policies and cost assumptions and this could be subject to change)



Ebury Bridge Renewal

SECURE TENANTS: REFURBISHMENT & REDEVELOPMENT SUPPORT

SECURE TENANTS: REFURBISHMENT SUPPORT

- Rehousing based on need, including number of bedrooms and mobility requirements
- Retain current secure tenancy
- Move temporarily with a licence to occupy an alternative property temporarily
- Move temporarily and retain the right to return to a refurbished home
- Option to take up suitable permanent alternative accommodation (overcrowded tenants only)
- Free advice from Independent Tenant Leasehold Advisor
- Reimbursement of all costs incurred by the secure tenant which qualify as disturbance payments, 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.

SECURE TENANTS: REDEVELOPMENT SUPPORT

- 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
- Homeless Payment currently £6,110 (19:03:18)
- Reimbursement of all 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.

(All information is based on current policies and cost assumptions and this could be subject to change)





Ebury Bridge Renewal

ENGAGEMENT FEEDBACK

A large, empty rectangular area with a dashed orange border, intended for engagement feedback.



Appendix 32

Belgravia Society magazine article

Churchill Ward



Cllr Gassanly tells us that Westminster Council is accelerating its home-building programme in Churchill Ward with Phase 1 of Ebury Bridge estate renewal set to deliver 216 flats, including 130 replacement social rent homes. The priority in Phase 1 is to enable residents living off site to return and the residents still living on the estate to move once, directly into their new permanent home.

Scaffolding is currently being erected on Edgson House ahead of the levelling works. Once this is completed the site will be transformed into a meanwhile-use project. Resident-led Community Futures Group is working closely with the Council on all aspects of Ebury Bridge renewal and will play key role in developing meanwhile uses to reflect local needs. ■

www.thebelgraviasociety.org



Appendix 33

CFG statement

STATEMENT FROM THE EBURY BRIDGE COMMUNITY FUTURES GROUP

EBURY BRIDGE RENEWAL

Dear Resident

We wanted to keep you up to date as you will have heard by now that at the Westminster City Council Cabinet meeting held on July 9th, the preferred Scenario 7 had been given the go ahead.

As the strategic residents and retail body representing all residents and businesses on the Ebury Bridge estate for the regeneration, the CFG are delighted that we have been able to provide a voice for you and acted as the residents and business champion.

As we pause to reflect on this once in a lifetime opportunity that we find ourselves in, it is worth a reminder of the pledges that WCC made to Ebury Bridge Residents in May 2017.

- A right of return for residents is guaranteed for all secure tenants and resident householders
- 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 the scheme
- Ebury Bridge will remain a council-owned estate
- Residents will be at the heart of developing a viable new scheme

Through the **Residents Community Charter**, the CFG commit to hold WCC to account for delivery of the last pledge. This is a resident and business led document and it outlines the principles of how Ebury Bridge community will work with the council in developing what Ebury Bridge will look like in the future.

We are mindful and recognise that a minority of residents are not in favour of Scenario 7 which is their right. As a CFG we represent all residents' views across Ebury Bridge and remain committed in continuing with a meaningful engagement for all. It is important that if you feel your views can not be communicated for whatever reason, you make contact with us or the Community Engagement Team so we can understand why and to rectify this.

The CFG are also pleased in the positive media coverage (including social media) that this regeneration has created. We are a Council owned estate and will remain Council owned on the heart of Piccadilly/Pelgrims border. Addressing overcrowding is also contained within the groups terms of reference and with the proposed additional 100 social homes, we have remained true to our golden rule of you, the residents.

As we take a break for summer, we will all return in September hopefully refreshed to continue this journey together. This is not the end of that journey this is just the start of the next phase in the development of our much loved estate. The Community Futures Group is proud to be working on your behalf as the residents and retail body for an Ebury for All.

Any residents or businesses who wish to actively participate in shaping Ebury Bridge or have any concerns or ideas, please contact the CFG or the Regeneration Team on 0800 011 3467 or email eburycf@charlwick.com

Teresa Wickham on behalf of

The Ebury Bridge Community Futures Group

Ebury Bridge Community Futures Group (CFG) Members

Teresa Wickham (Chair), Fiona Quick, Rachel Kelly, Yolande Carter, Jheila Martin, Tommy Dowdall, Mohammed Elmi, Laura Buttigieg, Mike Smith, Stephen Rutbridge, Charlotte Pagnell



Appendix 34

Ebury Bridge Renewal - Existing site plan



Central community area



Formal play area



Natural play area



Stormwater drainage park



Urban agriculture within communal space



Shared green spaces

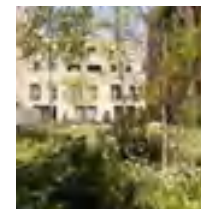
Shared street spaces



Pedestrian-orientated street spaces



Shared public spaces





Ebury Bridge Renewal

SHOPS, EMPLOYMENT AND COMMUNITY USES

INTEGRATED GROUND FLOOR RETAIL



INTEGRATED GROUND FLOOR RETAIL



COMMUNAL FACILITIES



Communal facility



Sports facility



Nursery with residential

PLAY AREAS



Play area as communal space



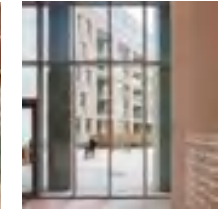
Play area on rooftop (with a view)



Ebury Bridge Renewal

HOME QUALITIES - INSIDE AND OUT

BUILDING ACCESS



DECK ACCESS



Deck access with clip-on balconies

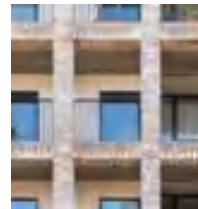


Deck access integrated with landscape features



Deck access

DECK ACCESS



Deck access

INTERNAL ACCESS



Internal corridor access

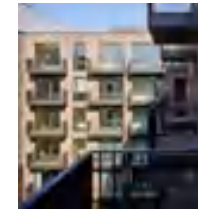


Internal circulation access

FRONT GARDENS



BALCONY TYPES



Cantilevered balconies



Recessed balconies



Ebury Bridge Renewal

HOME QUALITIES - INSIDE AND OUT

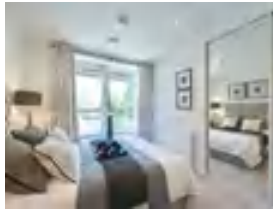
ROOF GARDENS



BALCONY RELATIONSHIPS

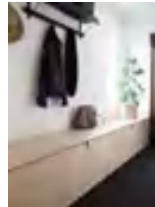


Balcony & living room relationship

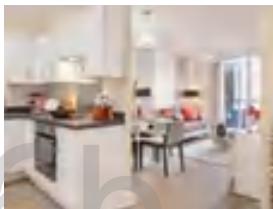


Balcony & bedroom relationship

STORAGE



KITCHEN & LIVING ROOM RELATIONSHIPS



Kitchen & living room



Open plan kitchen & living room



Separated kitchen



Appendix 35

Ebury Bridge phase 2 planning consultation leaflets



Illustration of a new central square

EBURY BRIDGE PHASE 2 PLANNING CONSULTATION: CONSORT RISE HOUSE

Westminster City Council is carrying out consultation around the comprehensive redevelopment of the Ebury Bridge Estate in Pimlico.

The first round of consultation completed in November 2019 and involved a number of residents of Consort Rise House. We began the second round of consultation in February and were able to meet with several local resident groups, including representatives of Consort Rise House.

This consultation was due to be completed on 21 March. Due to the 'stay at home' Covid-19 advice, we have extended the consultation and are making some changes to the consultation so that all local residents – including Consort Rise House – can still see the revised and updated designs and give us feedback. We are also extending the consultation until 8 May 2020 to make sure you have plenty of time to let us know what you think.

Details of the proposed scheme

In July 2018, Westminster City Council approved recommendations for the comprehensive redevelopment of the Ebury Bridge Estate. Since then, we have worked closely with residents on plans for the new neighbourhood. Key features of the proposed development:

- Around 740 new homes, of which 376 will be affordable homes (including the replacement of the 197 social rent homes).
- High quality design and energy efficient homes.
- New public squares, green spaces and community facilities.
- Enhanced security and management services.
- New shops and cafes along Ebury Bridge Road.
- The City Council taking the lead, delivering the first phase of the scheme.

Key feedback themes from Phase 1 Consultation and how we've responded

During the first round of consultation we received feedback in a number of key areas. We have since made changes to our design proposals to further reflect feedback where possible. Below is a summary of the main issues raised by consultees of Consort Rise House and how we have responded.

1. The impact on daylight and sunlight coming into our homes following the construction of the new taller blocks?

We have carried out a detailed sunlight study. The data from this study has been used to test the impact on all homes near the proposed new estate. Whilst there will be some impact on neighbouring buildings, we have minimised harm wherever possible through sensitive design solutions.

Since the first round of consultation, hearing your comments, and the daylight and sunlight studies have been carried out, we have re-shaped proposed taller buildings. This includes the 'shoulders' of the nearest buildings towards the railway side, which will now be up to three floors lower and more inkeeping with the scale of Consort Rise House and 1 Ebury Bridge Road. This is shown below.

We have also been able to reduce the space between every floor in the new buildings by 150mm (6 inches). This means the tallest building will be nearly 3m (9ft) lower compared with our previous plan.

These changes together will allow more daylight access to Consort Rise House compared to our previous proposals.

2. Will the taller buildings fit in the neighbourhood, and how will they impact the area?

The new taller buildings will be located alongside the railway line, with the single tallest new building positioned away from Ebury Bridge, towards the northern end of the site. This is to align with Westminster's City Plan which identified the northern end of the estate as best suited for taller buildings.

The taller buildings will be seen from a distance from Ebury Bridge Road and have been designed to be well proportioned, narrower and more elegant to allow more daylight between them, rather than shorter and wider buildings that would block more daylight.





An entrance to the development on Ebury Bridge Road

3. What types of new shops will there be? Will the existing, well valued businesses be retained?

All longstanding existing businesses have been offered first refusal on the new units and we are providing business support to enable them to grow and diversify their trade. We have also sought advice from retail specialists on the type of businesses that would benefit and thrive in the area.

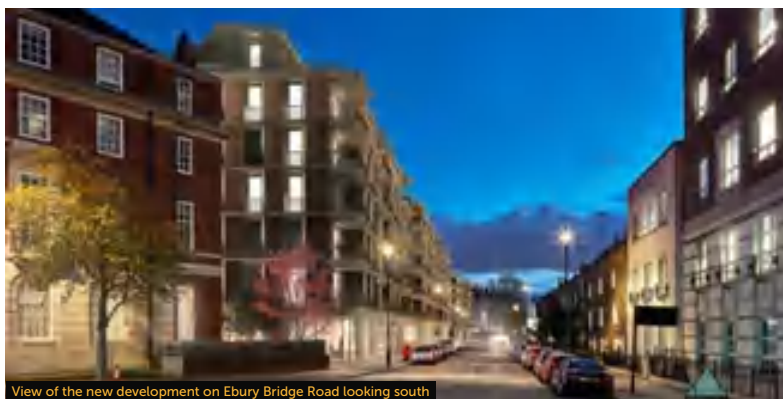
We aim to provide a vibrant mix of retail and amenities for the neighbourhood. This will include flexible workspaces to provide start-up businesses or local existing businesses a dedicated space to work.

There will also be a convenience offering with dry cleaners, a pharmacy and grocery stores.

Benefits for Consort Rise House

We want the new Ebury Bridge Estate to both complement and benefit near neighbours such as Consort Rise House residents. Some of the key benefits:

- New tree planting and landscaping adjacent to Consort Rise House.
- Views through the Ebury Bridge Estate.
- Enhanced pedestrian access from the bridge with direct access through the estate to the river.
- Improved security and management services delivered directly from a new management hub on the estate.
- Access to new leisure and fitness facilities including a new gym, community café and nursery.
- A larger provision of cycles for hire and access to cycle storage for surrounding residents.



View of the new development on Ebury Bridge Road looking south



New public squares will be a feature of the development

We want to hear your views

You may want to look in further detail at the designs and how the City Council has partnered with residents in shaping these proposals. It's easy to get more information and provide feedback:

- Visit our website for more project information at eburybridge.org
- Complete the enclosed feedback form and post it in the **Regeneration Base's letterbox** (15-19 Ebury Bridge Road, London, SW1W 8QX) or post it to us for free with the enclosed **Freepost** envelope (no stamp required).
- Read information and fill in the feedback form online at eburydesign.commonplace.is
- Join our online video webinar at 4pm on **Thursday 23 April 2020** at eburybridge.org and [facebook.com/EburyBridgeRenewal](https://www.facebook.com/EburyBridgeRenewal) to speak with our expert design team and comment.
- Call us for free on **0800 011 3467** to set up a phone appointment.
- Email us at eburybridge@westminster.gov.uk with questions or comments.

Timeline and Next Steps

- Extended Phase 2 Consultation ends – 8 May 2020
- Ebury Planning application to be submitted – Summer 2020
- Statutory Planning consultation by Westminster City Council – Summer 2020

A message about coronavirus (COVID-19)

During these uncertain times, the health and welfare of residents is our primary concern. If you need help because of coronavirus, or you know of anyone who does, please email us at westminsterconnects@westminster.gov.uk or call **020 7641 1222**. Visit westminster.gov.uk/coronavirus for more information on what we're doing. Follow NHS guidance to stay as safe as possible: nhs.uk/coronavirus





Illustration of a new central square

EBURY BRIDGE PHASE 2 PLANNING CONSULTATION: EBURY BRIDGE ESTATE LOCAL AREA NEIGHBOURS

Westminster City Council is carrying out consultation around the comprehensive redevelopment of the Ebury Bridge Estate in Pimlico.

As a local area neighbour, you were invited to provide feedback during our first round of consultation which completed in November 2019. We began the second round of consultation in February and were able to meet with local groups and representatives.

This consultation was due to be completed on 21 March. Due to the 'stay at home' Covid-19 advice, we have extended the consultation and are making some changes to the consultation so that all local residents – including near neighbours – can still see the revised and updated designs and give us feedback. We are also extending the consultation until 8 May 2020 to make sure you have plenty of time to let us know what you think.

Details of the proposed scheme

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- High quality design and energy efficient homes.
- New public squares, green spaces and community facilities.
- Enhanced security and management services.
- New shops and cafes along Ebury Bridge Road.
- The City Council taking the lead, delivering the first phase of the scheme.

Key feedback themes from Phase 1 Consultation and how we've responded

During the first round of consultation we received feedback in a number of key areas. We have since made changes to our design proposals to further reflect feedback where possible. Below is a summary of the main issues raised and how we have responded.

1. What have been the building refinements made to the initial design?

By joining two buildings together we have created a southern open space, linking the estate with routes through to the river. This will feature a green landscaped seating area to relax in and enjoy. Adjacent to this will be our health and wellbeing facilities, such as a gym.

Using detailed sunlight studies, we have re-shaped elements of the taller buildings to lessen impact on surrounding buildings.

We have reset the orientation and location of taller buildings to best allow more daylight into the estate's new public squares. The refinements makes for a much-improved quality of space and allows estate residents and visitors to enjoy the benefits of increased natural light.

2. Will the taller buildings fit in the neighbourhood, and how will they impact the area?

The new taller buildings will be located alongside the railway line with the single tallest new building positioned closer to the northern, Ebury Bridge end of the estate. This is to align with Westminster's City Plan which identified this position as best suited for taller buildings.

The taller buildings will be seen from a distance and have been designed to be well proportioned, narrower and taller to allow more daylight between them, rather than shorter and wider buildings that would only block more daylight.

We have tested 24 key views from around the City and designed the buildings to protect these views. Using one such view, from Victoria station, building height was lowered to reduce impact on the historic Audit Office building on Buckingham Palace Road. The orientation and distance between taller buildings was established to allow sightlines between them and reduce the building density – particularly from the Pimlico area.



View from Buckingham Palace Road



View from Westmoreland Place

3. With new residents moving into the area, what measures are you putting in place to manage any extra pressure on car parking spaces?

Ebury Bridge has very good transport links. Parking on the new estate will be reserved only for residents with a disability.

We have put a number of measures in place to ensure residents living at Ebury Bridge estate will not require the use of a car. These include:

- A central point for deliveries for residents, so traffic on the estate and nearby will only go to one location on the estate.
- A dedicated management suite will ensure the smooth running of the estate and delivery (and parking) rules are followed.
- An extension of the TfL bike parking zone, increasing access to more cycles for hire - further reducing the need for car ownership.
- Pedestrians are prioritised throughout, making it much easier to access homes without the need for cars.
- 75 Blue Badge disabled parking bays on the estate (the only parking spaces provided on the estate).
- 50% of these spaces will have electric charging points with a view to providing 100% when required (this is in line with the requirement for all vehicles to be electric by 2040).
- Two Car Club spaces will give residents access to a car should they need it.
- Space for 1,500 cycles for both residents and neighbours.
- Bays dedicated for maintenance drivers.



4. What types of new shops will there be? Will the existing, well valued businesses be retained?

We have been told how much residents value the shops on Ebury Bridge Road. We want to retain and enhance the range of shops here.

All longstanding existing businesses have been offered first refusal on the new units and we are providing business support to enable them to grow and diversify their trade. We have also sought advice from retail specialists on the type of businesses that would benefit and thrive in the area.

We aim to provide a vibrant mix of retail and amenities for the neighbourhood. This will include flexible workspaces to provide start-up businesses or local existing businesses a dedicated space to work.

There will also be a convenience offering with dry cleaners, a pharmacy and grocery stores.



We want to hear your views

You may want to look in further detail at the designs and how the City Council has partnered with residents in shaping these proposals. It's easy to get more information and provide feedback before the **8 May** deadline:

- Visit our website for more project information at eburybridge.org
- Complete the enclosed feedback form and post it in the **Regeneration Base's letterbox** (15-19 Ebury Bridge Road, London, SW1W 8QX) or post it to us for free with the enclosed **Freepost** envelope (no stamp required).
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Timeline and Next Steps

- Extended Phase 2 Consultation – 8 May 2020
- Ebury Planning application to be submitted – Summer 2020
- Statutory Planning consultation by Westminster City Council – Summer 2020

A message about coronavirus (COVID-19)

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Illustration of a new central square

EBURY BRIDGE PHASE 2 PLANNING CONSULTATION: EBURY BRIDGE ESTATE

Over the past two and half years, we have worked closely with Ebury Bridge residents to shape plans for the redevelopment of the estate. This work has seen the designs change over time and we are now ready to show you more detailed plans for you to comment on ahead of submitting a planning application in the Summer.

The first round of consultation completed in November 2019 and involved a large number of Ebury Bridge residents. We began the second round of consultation in February and were able to meet with several local resident groups, including the Community Futures Group and Ebury Bridge residents.

This consultation was due to be completed on 21 March. Due to the 'stay at home' Covid-19 advice, we have extended the consultation and are making some changes to the consultation so that Ebury Bridge residents can still see the revised and updated designs and give us feedback. We are also extending the consultation until 8 May 2020 to make sure you have plenty of time to let us know what you think.

Details of the proposed scheme

In July 2018, Westminster City Council approved recommendations for the comprehensive redevelopment of the Ebury Bridge Estate. Since then, we have worked closely with residents on plans for the new neighbourhood. Key features of the proposed development:

- Around 740 new homes, of which 376 will be affordable homes (including the replacement of the 197 social rent homes).
- High quality design and energy efficient homes.
- New public squares, green spaces and community facilities.
- Enhanced security and management services.
- New shops and cafes along Ebury Bridge Road.
- The City Council taking the lead, delivering the first phase of the scheme.

Pledges to Ebury Residents

Westminster City Council made a commitment to Ebury Bridge residents that, through close collaboration, we would together identify a renewal option for the estate that would be desirable, viable and deliverable. The City Council also made a commitment to every secure tenant and resident leaseholder that if they wished to return to a new home on the estate, the council would make sure this would happen. These pledges were drawn up and publicised to every household;

- A right to return for residents is guaranteed for all secure tenants and resident leaseholders.
- A full replacement of all council homes.
- 35% of new homes provided will be affordable for social and intermediate rent.
- Estate overcrowding is addressed.
- Local retail options serve the local community.
- Ebury Bridge will remain a council-owned estate.
- Residents will remain at the heart of developing a viable scheme.

These pledges continue to underpin the project and over the coming months we will start to talk to you about what your new home could look like and where it could be located.

The next steps are to get your views on the latest designs we have produced for your new neighbourhood.

New homes designed to a very high standard

Ebury Bridge residents have told us what they want to see from the new homes. This feedback has been used by our design team when forming drawings and plans. The main features of the new homes are;

- All homes have been designed to have more usable space than current homes.
- Light and bright homes, with large windows and good ceiling heights.
- Around 90% of homes will have dual aspect living rooms (where a wall has windows on two different walls, allowing for two different views).
- A choice of an open plan or separate kitchen.
- Shared building entrances and lobbies for all.
- High quality insulation (so residents could save money on energy bills).
- The same space standards across every tenure.
- Individual sprinkler systems.
- All homes will have private balconies.

To find out more about flat layouts and the comparison of the proposed homes with existing homes please find the flat layouts document enclosed.

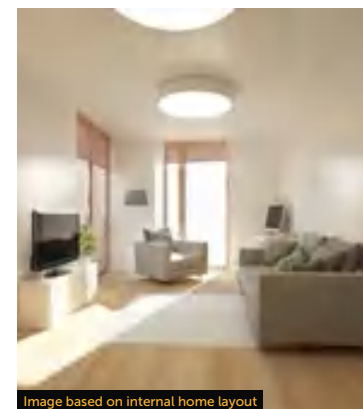


Image based on internal home layout

New Management Services

We are proposing that the management of the estate will be delivered from a new central hub. The dedicated Ebury Bridge staff team based onsite will provide a new high-quality management service to all residents from this new office. There will be a parcel collection service, enhanced security, grounds maintenance and responsive repairs.

Key feedback themes from Phase 1 Consultation and how we've responded

During the first round of consultation we received feedback in a number of key areas. We have since made changes to our design proposals to further reflect feedback where possible. Below is a summary of the main issues raised by consultees of Ebury Bridge Estate and how we have responded.

1. Residents requested more information about flat sizes and comparisons with existing homes

We have carried out a survey of the existing homes across the estate. We looked at homes of various different bedroom sizes in each block. We measured both the existing habitable space and storage space.

The work has told us that the majority of new flats will give you increase in habitable living space.

For more information please see the comparison studies carried out on existing and proposed new homes on the insert provided.

Modern space standards





In response to requests for more information about flat sizes we compared the proposed homes with existing homes.

Although two-bed homes designed for four people may experience a slight reduction in average floor area, all the new homes will have more usable space and their own private balconies.

Existing homes
compared to new homes

Surveyed home type	Surveyed Avg. area (m ²)	Surveyed private amenity (m ²)
1b1p	36.5	0
1b2p	46.5	0
2b4p	76.8	0
3b5p	84.1	0

All homes will comply with the Mayor of London's space standards.

New Homes	Avg. area (m ²)	Private amenity (m ²)	Total area(m ²) compared to existing homes
1b1p	39	5	44 
1b2p	50	5	55 
2b4p	70	7	77 
3b5p	86	8	94 

2. What types of new shops will there be? Will the existing, well valued businesses be retained?

We have been told how much residents value the shops on Ebury Bridge Road. We want to retain and enhance the range of shops here.

All longstanding existing businesses have been offered first refusal on the new units and we are providing business support to enable them to grow and diversify their trade. We have also sought advice from retail specialists on the type of businesses that would benefit and thrive in the area.

We will be providing a vibrant mix of retail and amenities for the neighbourhood. This will include flexible workspaces to provide start-up businesses or local existing businesses a dedicated space to work, as well as new restaurants and bars around the central square to enjoy.

There will also be a convenience offering with dry cleaners, a pharmacy and grocery stores.



We want to hear your views

You may want to look in further detail at the designs and how the City Council has partnered with residents in shaping these proposals. It's easy to get more information and provide feedback:

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Timeline and Next Steps

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Anticipated Phasing (when you will need to move for work to take place)

The blocks where Phase 1 of the scheme will be delivered are now empty. These include Wainwright, Wellesley, Hillersdon and Dalton Houses. These blocks will now be demolished so that work on the new homes can start straight away - if planning permission is granted. The residents of Mercer House have also moved to alternative accommodation and work will also now start on the demolishing this empty block.

We are contacting residents of Bridge House, Westbourne House and Rye House about early re-housing to a temporary or permanent home. This will enable Phase 2 of over 100 new homes to be delivered more quickly.

The remaining residents in blocks Bucknill, Victoria and Doneraile will be part of Phase 3 starting in August 2023.

A message about coronavirus (COVID-19)

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Illustration of a new central square

EBURY BRIDGE PHASE 2 PLANNING CONSULTATION: 1 EBURY BRIDGE

Westminster City Council is carrying out consultation around the comprehensive redevelopment of the Ebury Bridge Estate in Pimlico. This booklet contains our latest proposals and how you can find out more.

The first round of consultation completed in November 2019 and involved a number of residents of 1 Ebury Bridge. We began the second round of consultation in February and were able to meet with several local resident groups, including representatives of 1 Ebury Bridge.

This consultation was due to be completed on 21 March. Due to the 'stay at home' Covid-19 advice, we have extended the consultation and are making some changes to the consultation so that all local residents – including of 1 Ebury Bridge – can still see the revised and updated designs and give us feedback. We are also extending the consultation until 8 May 2020 to make sure you have plenty of time to let us know what you think.

Details of the proposed scheme

In July 2018, Westminster City Council approved recommendations for the comprehensive redevelopment of the Ebury Bridge Estate. Since then, we have worked closely with residents on plans for the new neighbourhood. Key features of the proposed development:

- Around 740 new homes, of which 376 will be affordable homes (including the replacement of the 197 social rent homes).
- High quality design and energy efficient homes.
- New public squares, green spaces and community facilities.
- Enhanced security and management services.
- New shops and cafes along Ebury Bridge Road.
- The City Council taking the lead, delivering the first phase of the scheme.

Key feedback themes from Phase 1 Consultation and how we've responded

During the first round of consultation we received feedback in a number of key areas. We have since made changes to our design proposals to further reflect feedback where possible. Below is a summary of the main issues raised by consultees of 1 Ebury Bridge and how we have responded.

1. What is the impact on daylight and sunlight coming into our homes following the construction of the new taller blocks?

We have carried out a detailed sunlight study. The data from this study has been used to test the impact on all homes near the proposed new estate. Whilst there will be some impact on neighbouring buildings, we have minimised harm wherever possible through sensitive design solutions.

Following comments received during the first round of consultation and the sunlight studies being carried out we have reshaped the proposed taller buildings to further reduce any impact on those living around them.

As shown in the image below, 'shoulders' of the buildings towards the railway side, which will now be up to three floors lower and more in-keeping with the scale of 1 Ebury Bridge Road. There will also now be more distance between 1 Ebury Bridge and the closest planned building on Ebury Bridge Road as shown below.

We have also been able to reduce the space between every floor in the new buildings by 150mm (6 inches). This means the tallest building will be nearly 3m (9ft) lower compared with our previous plan.

These changes have contributed to reducing the overall number of proposed homes across the estate by 14. However they are important as together they will allow more daylight access to those living around Ebury Bridge including residents of 1 Ebury Bridge compared with our previous proposals.

2. Will the taller buildings fit in the neighbourhood, and how will they impact the area?

The new taller buildings will be located alongside the railway line, with the single tallest new building positioned away from 1 Ebury Bridge, towards the northern end of the site. This is to align with Westminster's City Plan which identified the northern end of the estate as best suited for taller buildings.

The taller buildings will be seen from a distance from Ebury Bridge Road and have been designed to be well proportioned, narrower and more elegant to allow more daylight between them, rather than shorter and wider buildings that would block more daylight.





An entrance to the development on Ebury Bridge Road

3. What types of new shops will there be? Will the existing, well valued businesses be retained?

All longstanding existing businesses have been offered first refusal on the new units and we are providing business support to enable them to grow and diversify their trade. We have also sought advice from retail specialists on the type of businesses that would benefit and thrive in the area.

We aim to provide a vibrant mix of retail and amenities for the neighbourhood. This will include flexible workspaces to provide start-up businesses or local existing businesses a dedicated space to work.

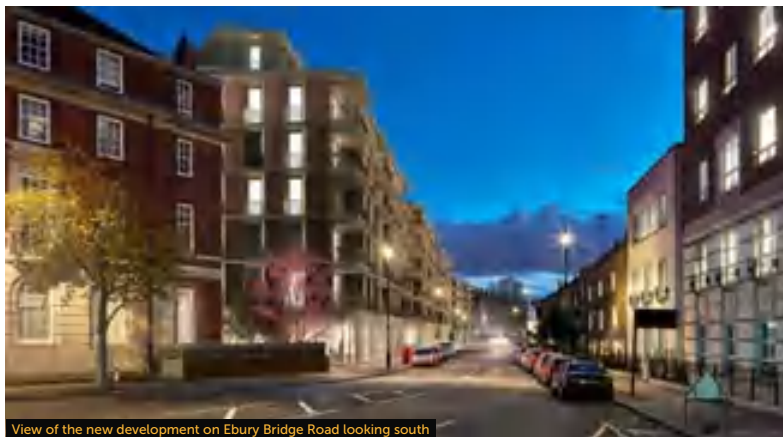
There will also be a convenience offering with dry cleaners, a pharmacy and grocery stores.

Benefits for Ebury Bridge Road

We want the new Ebury Bridge Estate to both complement and benefit 1 Ebury Bridge. Some of the key benefits:

- Improvements to the boundary between 1 Ebury Bridge and the Ebury Bridge Estate including new tree planting and landscaping.
- Enhanced pedestrian access from Ebury Bridge with direct access through the estate to the river.
- Improved security and management services delivered directly from a new management hub on the estate.
- Access to new leisure and fitness facilities including a new gym, community café and nursery.
- A larger provision of cycles for hire and access to cycle storage for 1 Ebury Bridge residents.

We want to work with residents of 1 Ebury Bridge to identify opportunities to further integrate the block into the Ebury Bridge development. Our design team will be setting up sessions to begin this conversation in the Summer.



View of the new development on Ebury Bridge Road looking south



New public squares will be a feature of the development

We want to hear your views

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Illustration of a new central square

EBURY BRIDGE PHASE 2 PLANNING CONSULTATION: CHEYLESMORE HOUSE

Westminster City Council is carrying out consultation around the comprehensive redevelopment of the Ebury Bridge Estate in Pimlico.

The first round of consultation completed in November 2019 where we met with a number of residents from Cheylesmore House. We began the second round of consultation in February and were able to meet with several local resident groups, including representatives of Cheylesmore House.

This consultation was due to be completed on 21 March. Due to the 'stay at home' Covid-19 advice, we have extended the consultation and are making some changes to the consultation so that all local residents – including of Cheylesmore House – can still see the revised and updated designs and give us feedback. We are also extending the consultation until 8 May 2020 to make sure you have plenty of time to let us know what you think.

Details of the proposed scheme

In July 2018, Westminster City Council approved recommendations for the comprehensive redevelopment of the Ebury Bridge Estate. Since then, we have worked closely with residents on plans for the new neighbourhood. Key features of the proposed development:

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- High quality design and energy efficient homes.
- New public squares, green spaces and community facilities.
- Enhanced security and management services.
- New shops and cafes along Ebury Bridge Road.
- The City Council taking the lead, delivering the first phase of the scheme.

Key feedback themes from Phase 1 Consultation and how we've responded

During the first round of consultation we received feedback in a number of key areas. We have since made changes to our design proposals to further reflect feedback where possible. Below is a summary of the main issues raised by consultees of Cheylesmore House and how we have responded.

1. What will be the impact on daylight and sunlight coming into our homes following the construction of the new taller blocks?

We have carried out a detailed sunlight study. The data from this study has been used to test the impact on all homes near the proposed new estate. Whilst there will be some impact to Cheylesmore House we have minimised harm wherever possible through sensitive design solutions.

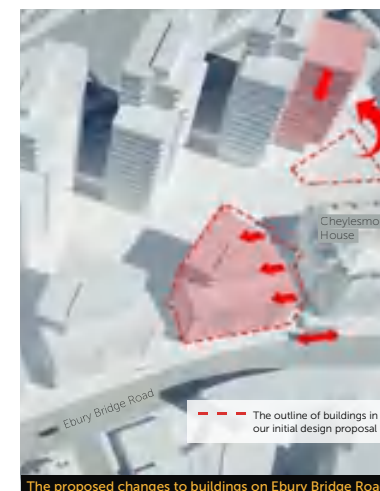
These design solutions have included re-shaped 'shoulder' elements of buildings and the number of proposed new homes has been reduced and both of these changes mitigate the impact in neighbouring homes.

A major change from our initial design has been to remove the building at the southern end, near Cheylesmore House. As shown in the illustration below, this building is now absorbed into an adjacent building near the railway. This removed the building next to Cheylesmore House, as proposed in the last set of designs. The new building will sit further away from Cheylesmore House – and wholly within the footprint of the existing Doneraile House – reducing light concerns, and privacy concerns as it removes any windows directly facing Cheylesmore House.

2. Will the taller buildings fit in the neighbourhood, and how will they impact the area?

The daylight and sunlight studies have also been used to re-shape elements of the taller buildings, the 'shoulders' of the buildings towards the railway side have been lowered by up to 3 floors to make their height more in-keeping with the scale of Cheylesmore House and No. 1 Ebury Bridge. These changes have resulted in a loss of 14 proposed new homes across the estate.

We have also redesigned the nearest proposed building facing the Cheylesmore House front door on Ebury Bridge Road. We have increased the distance and made refinements to cut back taller elements to reduce impact. The public would retain visible sightlines of Cheylesmore House while walking south down Ebury Bridge Road.



The proposed changes to buildings on Ebury Bridge Road

3. With new residents moving into the area, what measures are you putting in place to manage any extra pressure on car parking spaces?

Ebury Bridge has very good transport links. Parking on the new estate will be reserved only for residents with a disability.

We have put a number of measures in place to ensure residents living at Ebury Bridge estate will not require the use of a car.

The vehicular access road that is currently outside of the Cheylesmore entrance has also been removed, creating a larger open pedestrianised space outside of your entrance.

This will allow your entrance door to be seen clearly from both Ebury Bridge Road and from within the new landscaped squares, effectively giving two directions to leave your building: one towards Ebury Bridge Road and another into the estate and up to Ebury Bridge or through to Grosvenor Waterside.



4. What types of new shops will there be? Will the existing, well-valued businesses be retained?

All longstanding existing businesses have been offered first refusal on the new units and we are providing business support to enable them to grow and diversify their trade. We have also sought advice from retail specialists on the type of businesses that would benefit and thrive in the area.

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Illustration of a new central square

EBURY BRIDGE PHASE 2 PLANNING CONSULTATION: CITY WIDE

Westminster City Council is carrying out consultation around the comprehensive redevelopment of the Ebury Bridge Estate in Pimlico.

The City Council's initial plans were shared through our first round of consultation in November 2019. We began the second round of consultation in February and were able to meet with many local groups and representatives.

This consultation was due to be completed on 21 March. Due to the 'stay at home' Covid-19 advice, we have extended the consultation and are making some changes to the consultation so that anyone can still see the revised and updated designs and give us feedback. We are also extending the consultation until 8 May 2020 to make sure you have plenty of time to let us know what you think.

Details of the proposed scheme

In July 2018, Westminster City Council approved recommendations for the comprehensive redevelopment of the Ebury Bridge Estate. Since then, we have worked closely with residents on plans for the new neighbourhood. Key features of the proposed developments:

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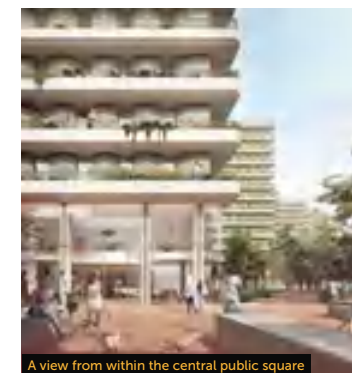
Connected public squares

Central to the new central square will be a brand new community hub, where a concierge and parcel service will be available for all residents.

Around this will be a variety of places to relax in amongst water features, play spaces and cafes.

All the squares will be connected to provide a north-south walking route with priority for pedestrians and cyclists. There will be:

- Large amount of homes with views of the public squares.
- Open areas feel safe as they are well overlooked.
- Clear signage and wayfinding.
- An on-site management team to assist residents.



A view from within the central public square

Homes built for the future

All residential buildings will achieve high-quality modern living standards, integrated with better servicing and sustainable features for the benefit of generations to come.

- Tallest building located towards the north of the estate at Ebury Bridge.
- Ground floor and basement cycle stores.
- Landscaped courtyards, with increased lighting for safety and security.
- Smaller height 'shoulders' complement each building with landscaped terraces.
- High fire safety standards.
- Undercroft car parking spaces beneath terraces.
- Triple glazed windows meaning warmer and quieter homes.



A view of the proposed development on Ebury Bridge Road looking south

A green Ebury Bridge

We want to ensure the new Ebury Bridge is sustainable, greener and energy efficient.



Carbon

- Heating and cooling carbon emissions will be 10% of current heating emissions.
- Fabric is four times more insulating than current home.
- Ground source heat pumps are planned to provide reductions in carbon emissions.



Green space and biodiversity

- 260 new trees to be planted.
- Bat and bird boxes integrated into landscape planting.
- Lighting strategy sensitive to wildlife with warm lighting, reduced skyglow and no façade lighting.



Transport

- Car free except for where needed by residents who are less able.
- Cycle parking.
- Delivery space.
- Cycle hire docks.
- Electric vehicle charging points.



Safety

- Above code-compliant fire strategy to reduce risk of fire.
- Additional provisions to facilitate escape of vulnerable residents in all buildings.



Healthy

- Window glazing provides protection from high external noise.
- Homes will be warm in winter by being draft free and well insulated.



Waste

- Provision of recycling containers in each bin store.



Water

- 40% reduction in water usage.
- Recycled water to flush toilets.



Affordable and usable

- Lower heating and energy bills.
- Visibility of energy usage through smart meters.



We want to hear your views

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Illustration of a new central square

EBURY BRIDGE PHASE 2 PLANNING CONSULTATION: RESIDENTS OF EBURY BRIDGE ROAD

Westminster City Council is carrying out consultation around the comprehensive redevelopment of the Ebury Bridge Estate in Pimlico.

The first round of consultation completed in November 2019 and a number of residents of Ebury Bridge Road took part. We began the second round of consultation in February and were able to meet with several local resident groups, including residents who live on Ebury Bridge Road.

This consultation was due to be completed on 21 March. Due to the 'stay at home' Covid-19 advice, we have extended the consultation and are making some changes to the consultation so that all local residents – including residents of Ebury Bridge Road – can still see the revised and updated designs and give us feedback. We are also extending the consultation until 8 May 2020 to make sure you have plenty of time to let us know what you think.

Details of the proposed scheme

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Key feedback themes from Phase 1 Consultation and how we've responded

During the first round of consultation we received feedback in a number of key areas. We have since made changes to our design proposals to further reflect feedback where possible. Below is a summary of the main issues raised by consultees of Ebury Bridge Road and how we have responded.

1. What is the impact on daylight and sunlight coming into our homes following the construction of the new taller blocks?

We have carried out a detailed sunlight study. This study has been used to test the impact on all homes near the proposed new estate. Whilst there will be some impact on neighbouring buildings, we have minimised harm wherever possible through sensitive design solutions.

We have re-shaped proposed taller buildings. This includes the 'shoulders' of the buildings towards the railway side, which will now be up to three floors lower and more in-keeping with the scale of Consort Rise House and 1 Ebury Bridge Road.

We have also been able to reduce the space between every floor in the new buildings by 150mm (6 inches). This means the tallest building will be nearly 3m (9ft) lower compared with our previous plan.

The buildings facing Ebury Bridge Road has been moved 2m further away from Ebury Bridge Road, which will increase the pavement. These changes have led to a reduction of 14 proposed homes across the estate.

These changes together will allow more daylight to access to Ebury Bridge Road homes compared to our previous proposals.

2. Will the taller buildings fit into the neighbourhood, and what will they do to the neighbourhood?

The proposed buildings on Ebury Bridge Road have been designed to respect the character and height of Ebury Bridge Road homes. These buildings will be six storeys tall, which is about the same height as the top of the existing chimneys on the current buildings. The buildings will have two further floors which are set back and not visible from the pavement on your side of the road.

The new taller buildings will be located alongside the railway line, with the single tallest new building positioned away from Ebury Bridge, towards the northern end of the site. This is to align with Westminster's City Plan which identified the northern end of the estate as best suited for taller buildings. No new building will be taller than Glastonbury House located over Ebury Bridge.

The taller buildings will be seen from a distance from Ebury Bridge Road and have been designed to be well proportioned, narrower and more elegant to allow more daylight between them, rather than shorter and wider buildings that would block more daylight.

We have tested 24 local views from local streets, squares and gardens and designed and adjusted buildings to protect these views.



The proposed changes to buildings on Ebury Bridge Road

3. With new residents moving into the area, what measures are you putting in place to manage any extra pressure on car parking spaces?

Ebury Bridge has very good transport links. Parking on the new estate will be reserved only for residents with a disability.

We have put a number of measures in place to ensure residents living at Ebury Bridge Estate will not require the use of a car. These include:

- A central point for deliveries for residents, so traffic on the estate and nearby will only go to one location on the estate.
- A dedicated management suite will ensure the smooth running of the estate and delivery (and parking) rules are followed.
- An extension of the TfL bike parking zone, increasing access to more cycles for hire - further reducing the need for car ownership.
- Pedestrians are prioritised throughout, making it much easier to access homes without the need for cars.
- 75 Blue Badge disabled parking bays on the estate (the only parking spaces provided on the estate).
- 50% of these spaces to have electric charging points with a view to providing 100% when required (this is in line with the requirement for all vehicles to be electric by 2040).
- Two Car Club spaces will give residents access to a car should they need it.
- Space for 1,500 cycles for both residents and neighbours.
- Bays dedicated for maintenance drivers.



4. What types of new shops will there be? Will the existing, well valued businesses be retained?

All the existing businesses have been offered first refusal on the new units and we are providing business support to enable them to grow and diversify their trade. We have also sought advice from retail specialists on the type of businesses that would benefit and thrive in the area.

We aim to provide a vibrant mix of retail and amenities for the neighbourhood. This will include flexible workspaces to provide start-up businesses or local existing businesses a dedicated space to work

There will also be a convenience offering with dry cleaners, a pharmacy and grocery stores.



We want to hear your views

You may want to look in further detail at the designs and how the City Council has partnered with residents in shaping these proposals. It's easy to get more information and provide feedback:

- Visit our website for more project information at eburybridge.org
- Complete the enclosed feedback form and post it in the **Regeneration Base's letterbox** (15-19 Ebury Bridge Road, London, SW1W 8QX) or post it to us for free with the enclosed **Freepost** envelope (no stamp required).
- Read information and fill in the feedback form online at eburydesign.commonplace.is
- Join our online video webinar at 4pm on **Thursday 23 April 2020** at eburybridge.org and [facebook.com/EburyBridgeRenewal](https://www.facebook.com/EburyBridgeRenewal) to speak with our expert design team and comment.
- Call us for free on **0800 011 3467** to set up a phone appointment.
- Email us at eburybridge@westminster.gov.uk with questions or comments.

Timeline and Next Steps

- Extended Phase 2 Consultation ends – 8 May 2020
- Ebury Planning application to be submitted – Summer 2020
- Statutory Planning consultation by Westminster City Council – Summer 2020

A message about coronavirus (COVID-19)

During these uncertain times, the health and welfare of residents is our primary concern. If you need help because of coronavirus, or you know of anyone who does, please email us at westminsterconnects@westminster.gov.uk or call **020 7641 1222**. Visit westminster.gov.uk/coronavirus for more information on what we're doing. Follow NHS guidance to stay as safe as possible: nhs.uk/coronavirus



