



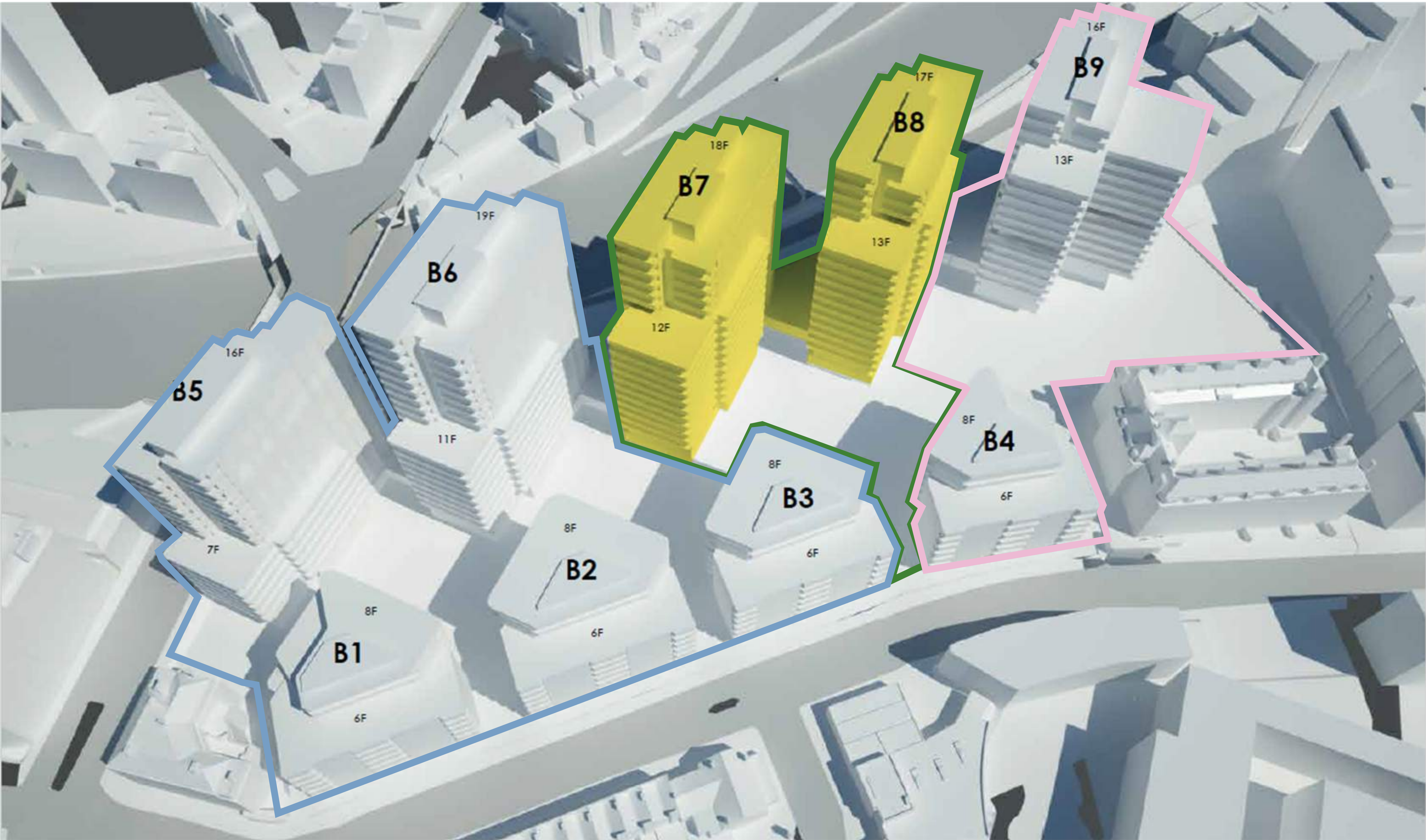


# Phasing and Practical Completion dates

Phasing and Practical Completion Key:

- Phase 1  
Expected PC May 2024
- Phase 2  
Expected PC 2027
- Phase 3  
Expected PC 2029

- B1-Kenilworth Mansions
- B2-Hyde Mansions
- B3-Balwick Mansions
- B4-Cambridge Mansions
- B5-Clement Apartments
- B6-Holmes Apartments
- B7-Sutherland Apartments
- B8-Mandeville Apartments
- B9-Fleming Apartments





# Phasing and Vacant Possession dates

Vacant possession  
Key:

- A. Bridge House VP May 2023
- B. Westbourne House VP May 2023
- C. Rye House VP May 2023
- D. Victoria House VP May 2023
- E. Bucknill House VP May 2024
- F. Doneraile House VP 2026/27

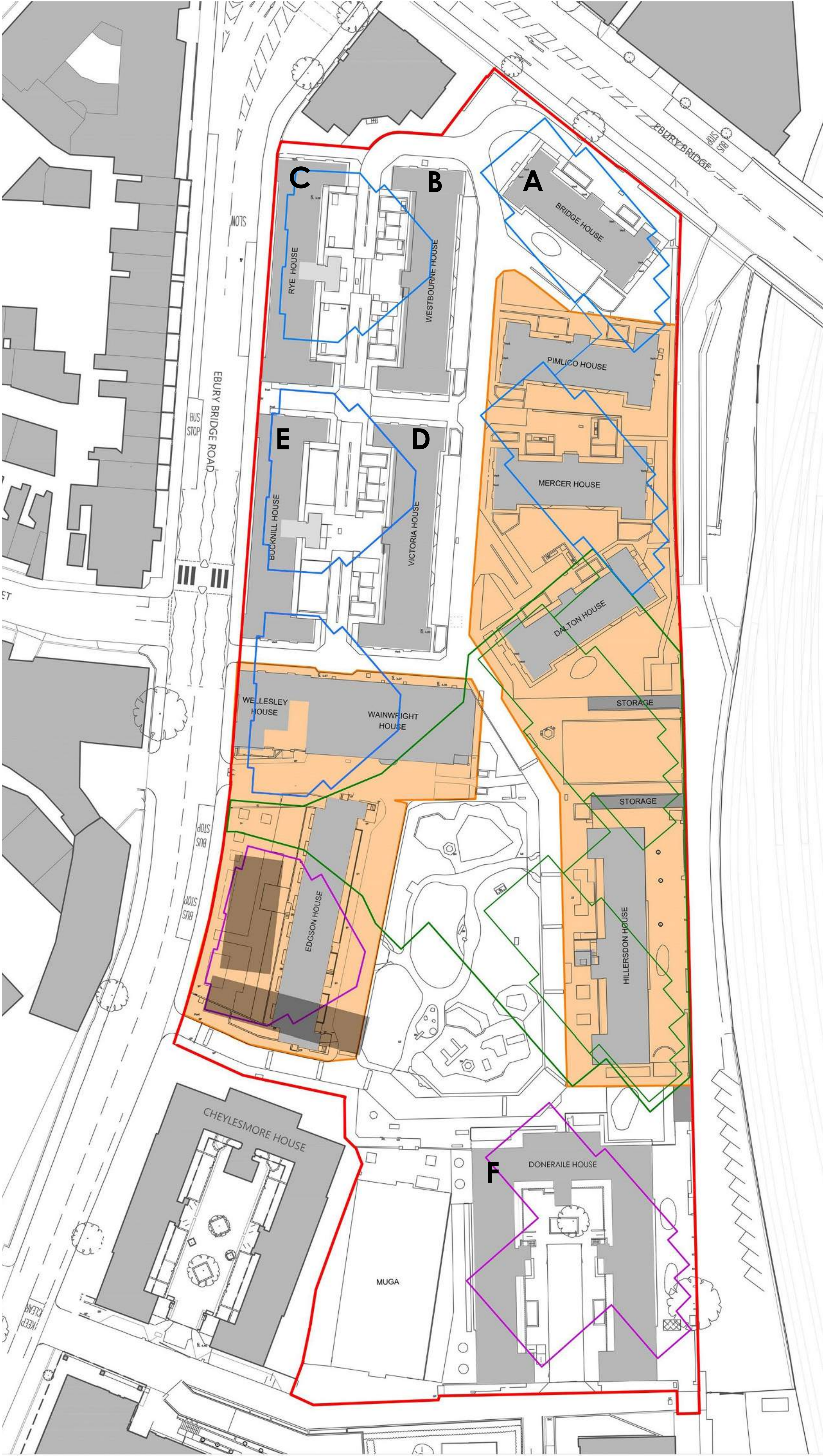
Demolished buildings

Phase 1

Phase 2

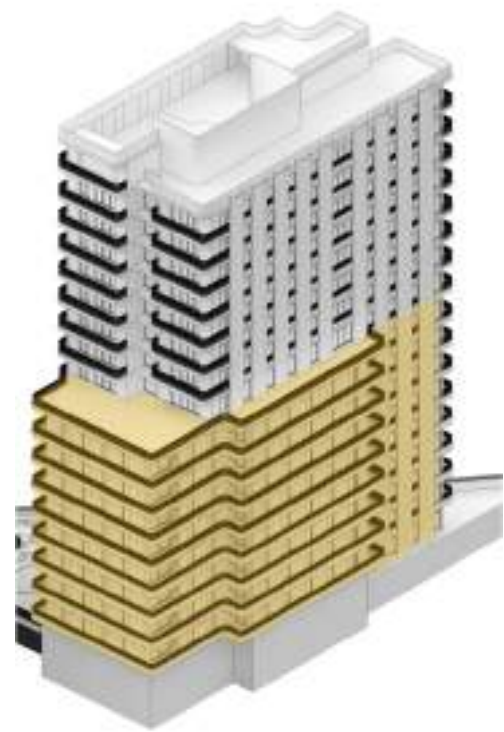
Phase 3

Ebury Edge



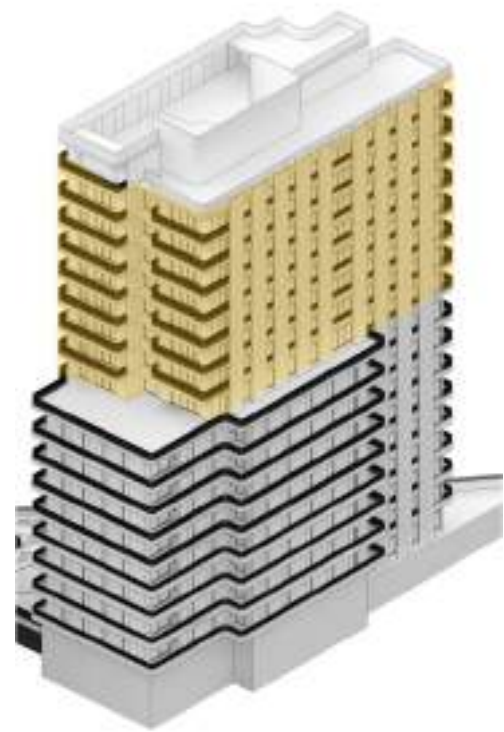


# Phase 1 - Typical lower floor homes layout B7/B8



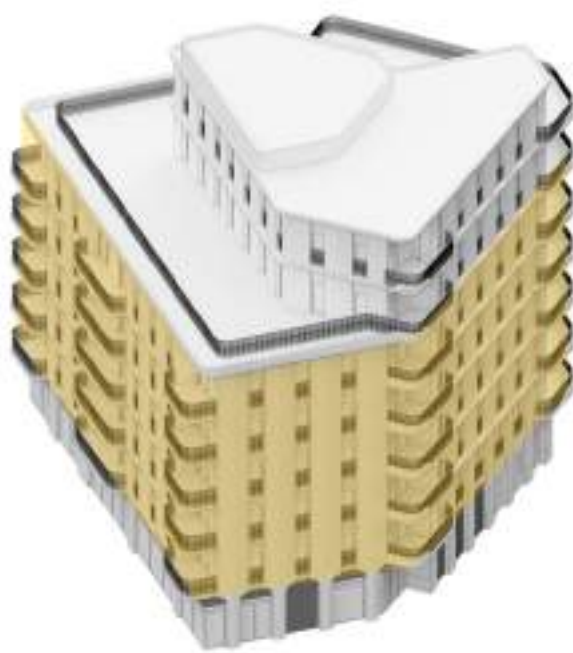


# Phase 1 - Typical upper floor homes layout B7/B8





# Phase 2 - Typical floor homes layout B1



2 bedrooms  
4 person

2 bedrooms  
4 person

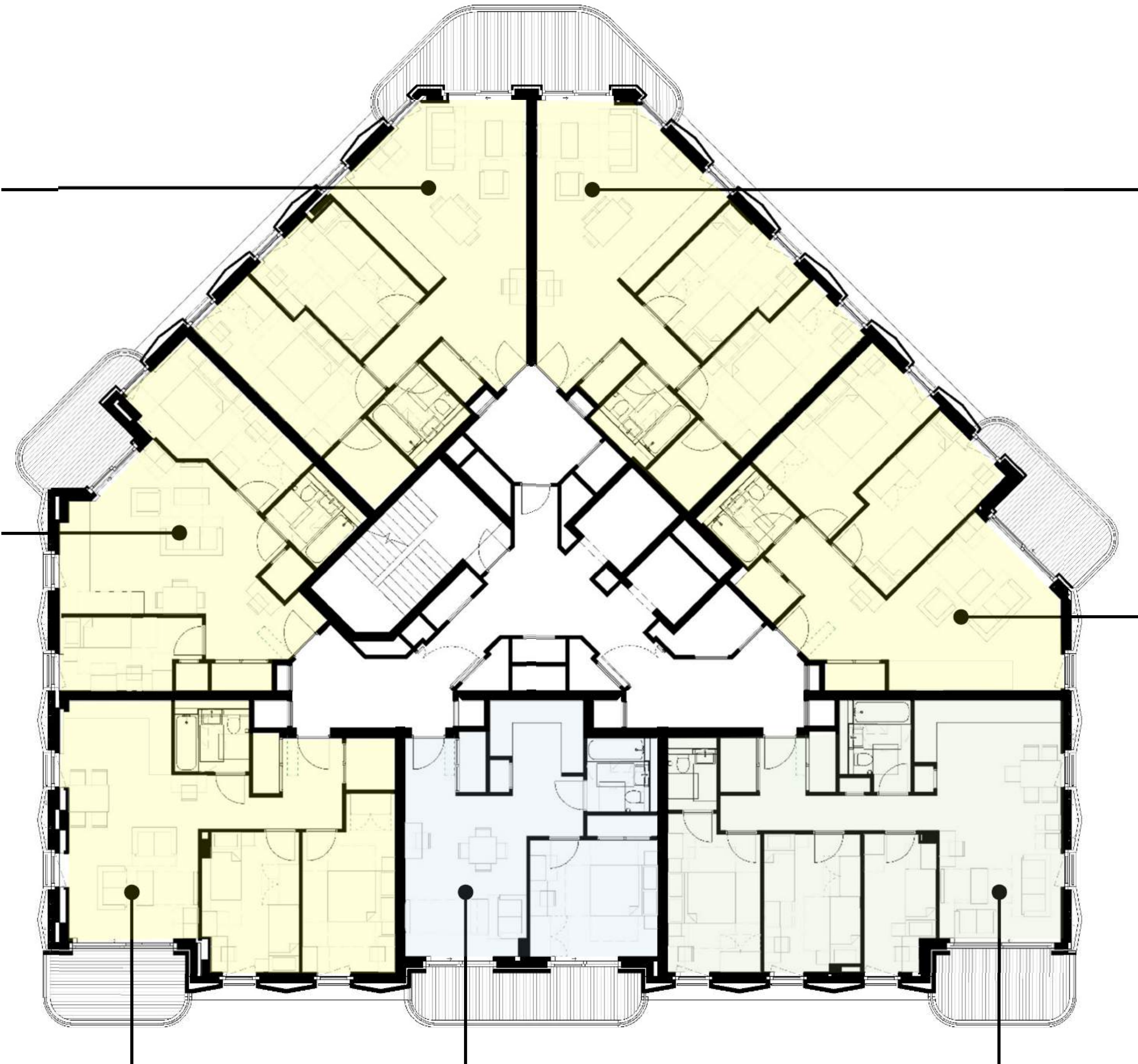
2 bedrooms  
3 person

2 bedrooms  
4 person

2 bedrooms 2 person

1 bedroom 2 person

3 bedrooms 5 person

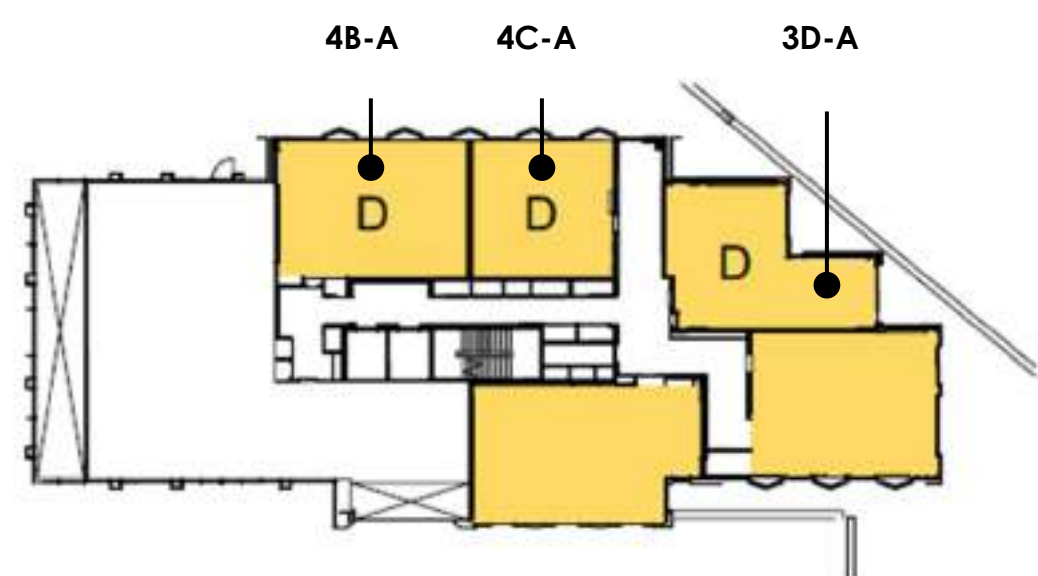




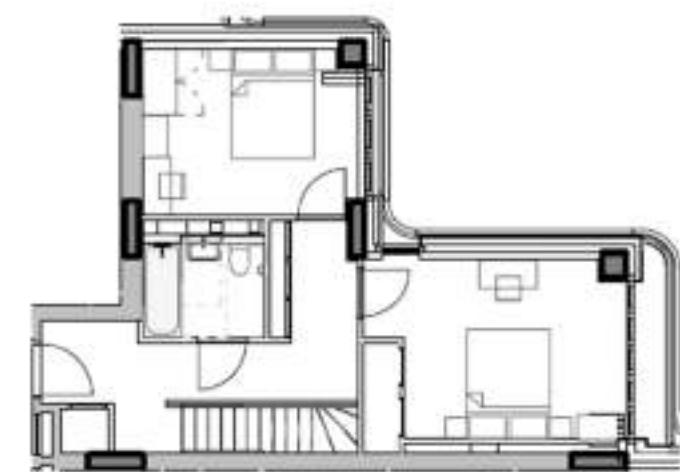
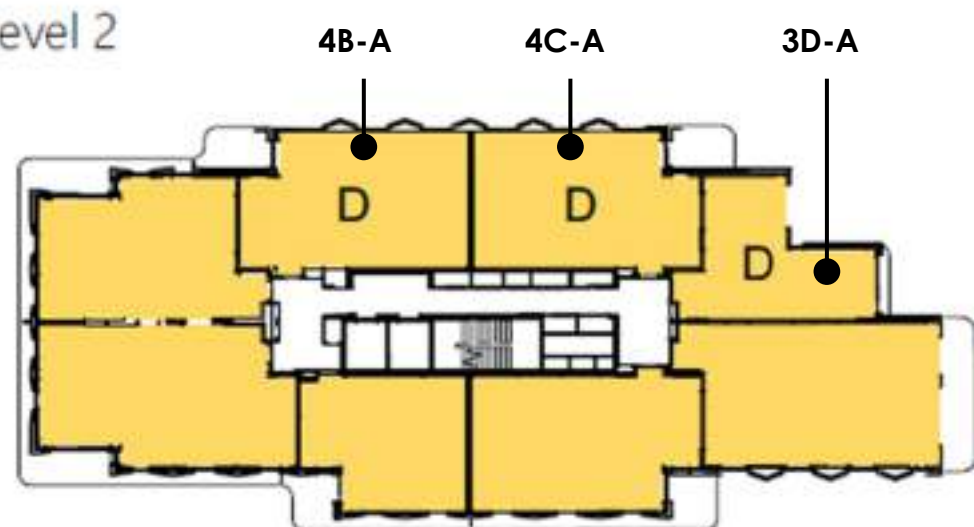
# Phase 1 - Duplex homes layout B7/B8

## Building 7

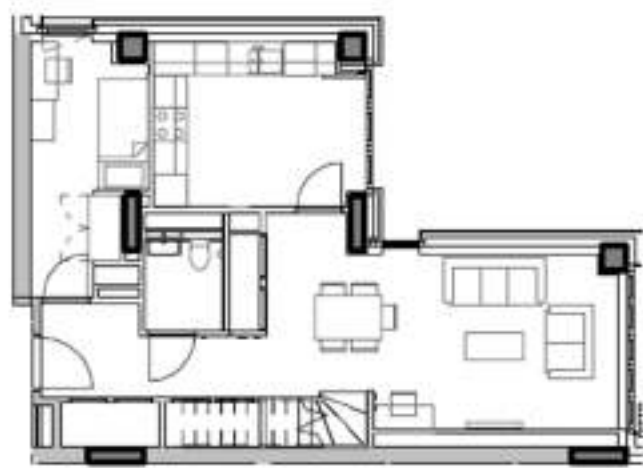
Level 1 (Podium Level)



Level 2



Upper floor



Lower floor

**3D-A**  
3 bedroom  
5 persons  
B7 1stF & 2ndF



Upper floor

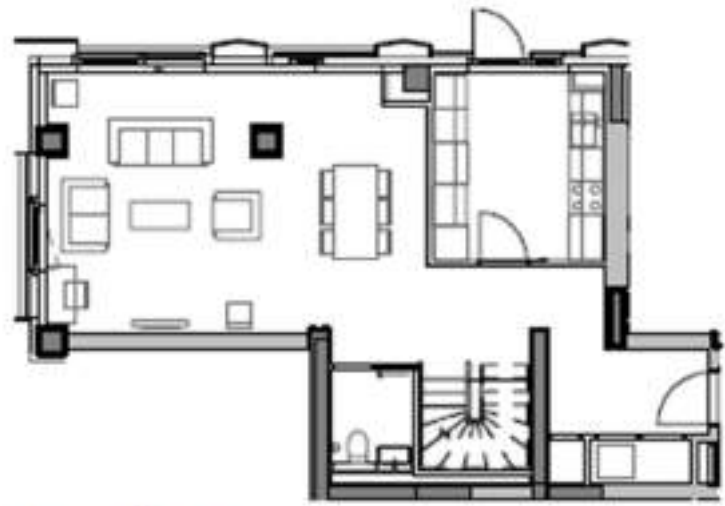


Lower floor

**4B-A**  
4 bedroom  
6 persons  
B7 1stF & 2ndF



Upper floor

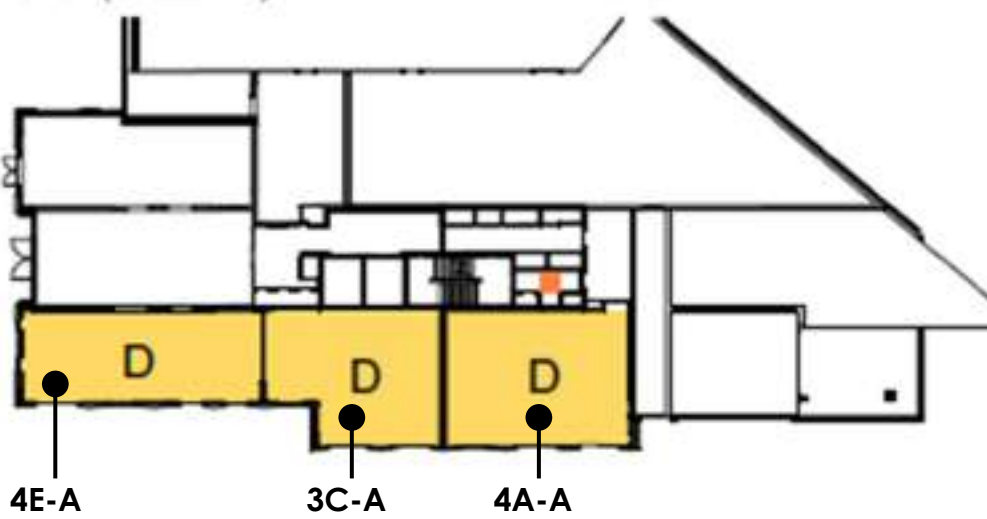


Lower floor

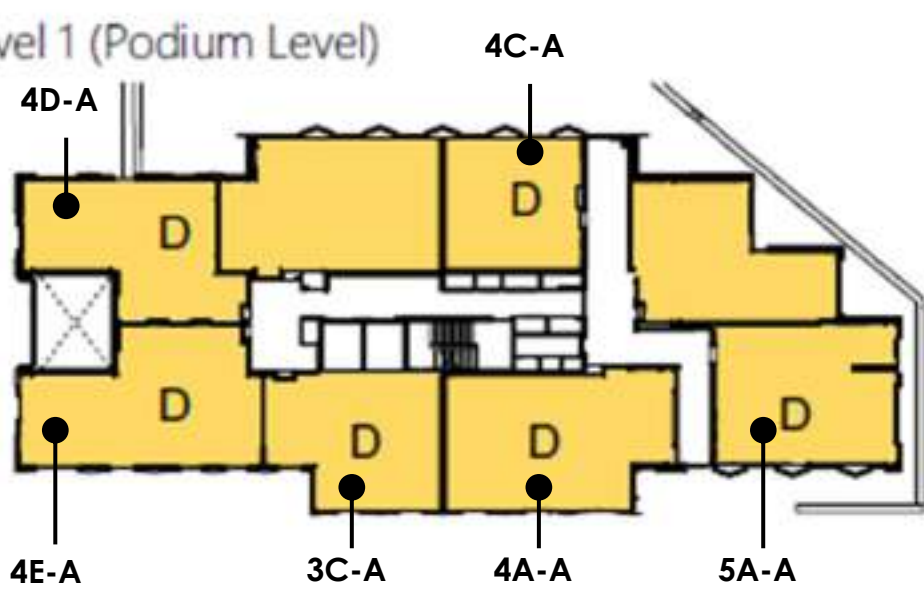
**4D-A**  
4 bedroom  
6 persons  
B8 1stF & 2ndF

## Building 8

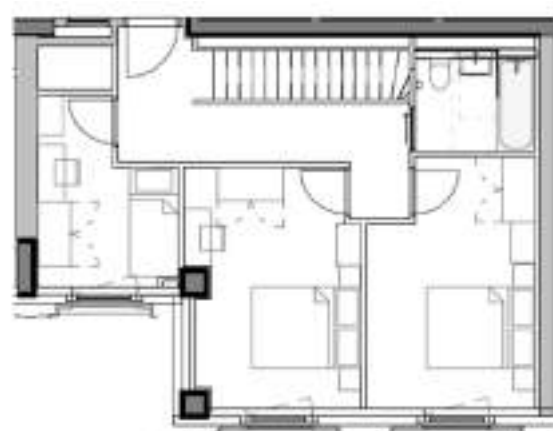
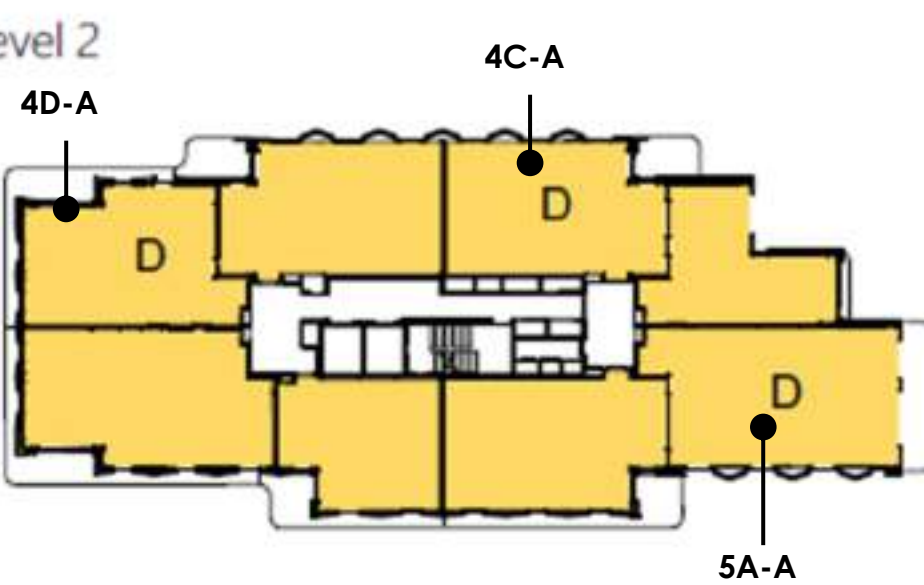
Level 0 (Ground)



Level 1 (Podium Level)



Level 2



Upper floor

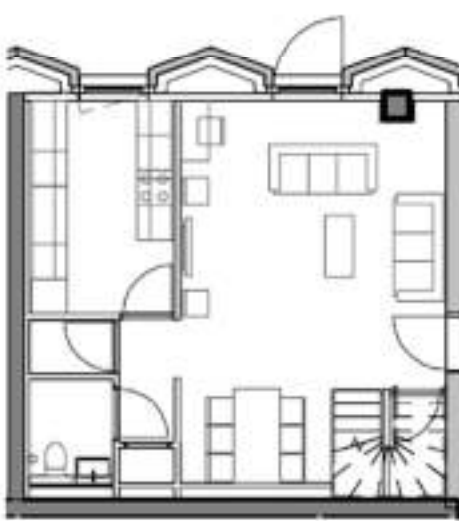


Lower floor

**3C-A**  
3 bedroom  
5 persons  
B8 GF & 1stF

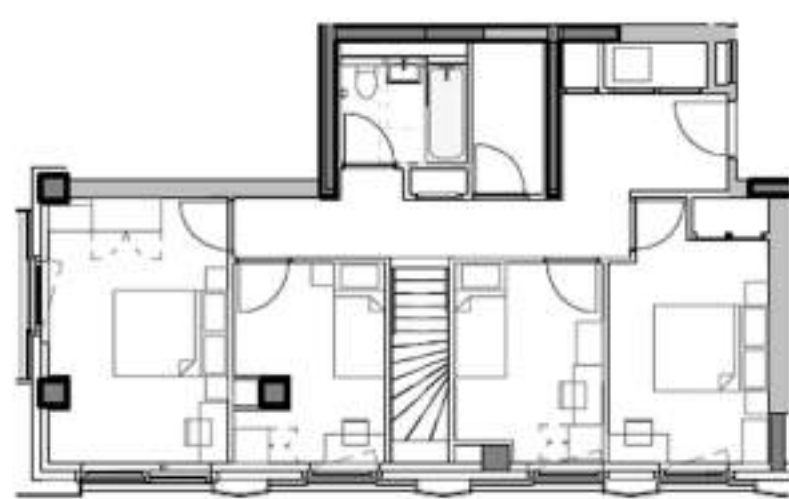


Upper floor

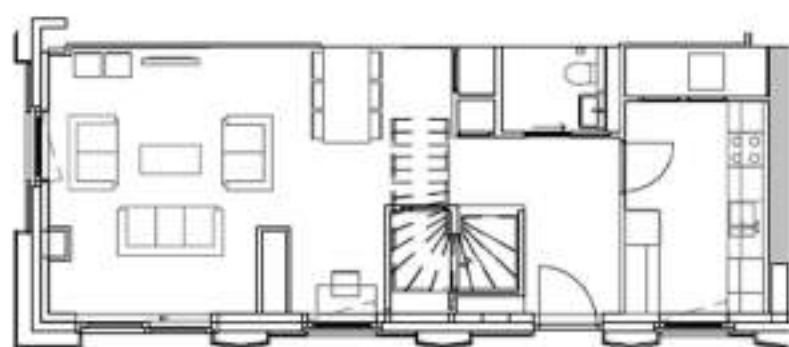


Lower floor

**4C-A**  
4 bedroom  
6 persons  
B7 & B8 1stF & 2ndF

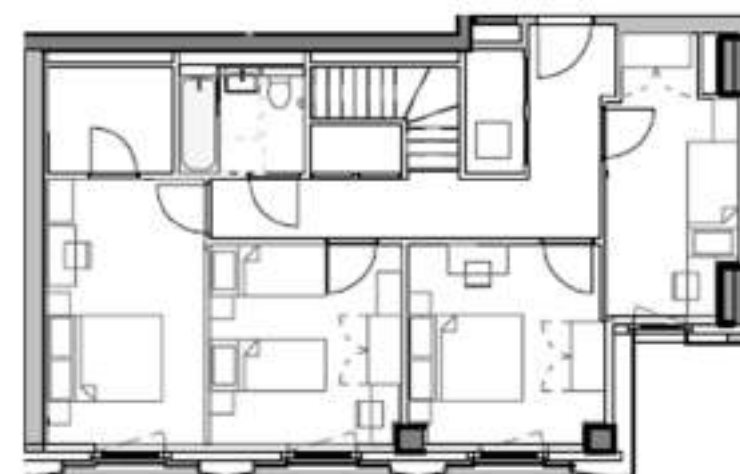


Upper floor



Lower floor

**4E-A**  
4 bedroom  
6 persons  
B8 GF & 1stF

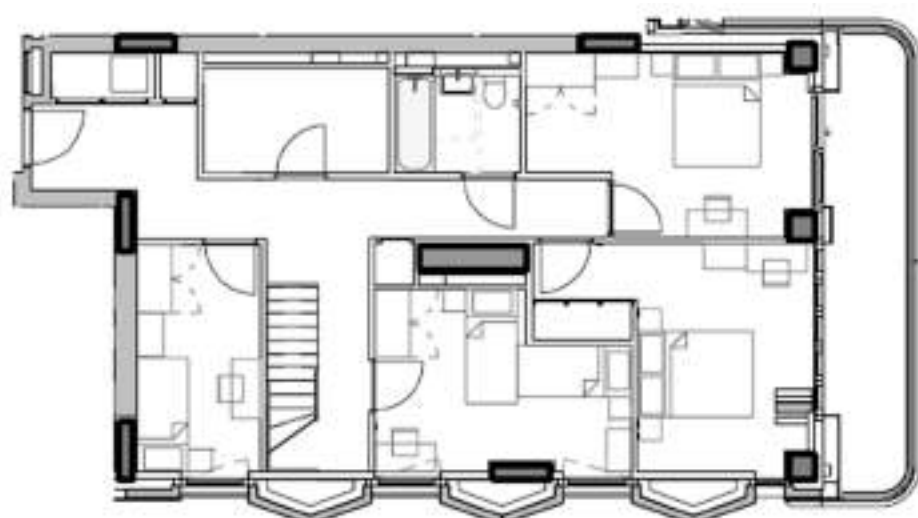


Upper floor

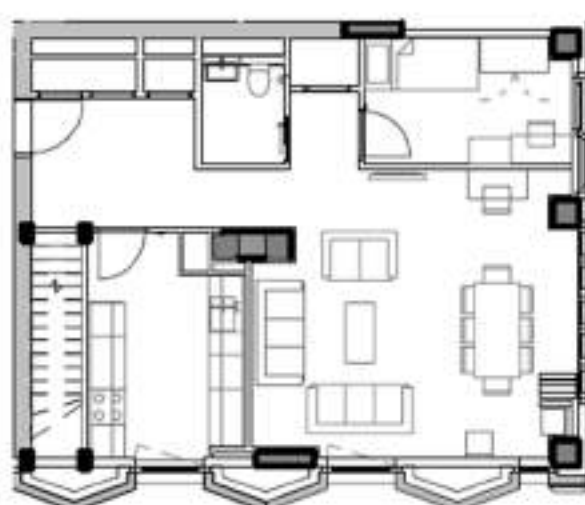


Lower floor

**4A-A**  
4 bedroom  
7 persons  
B8 GF & 1stF



Upper floor

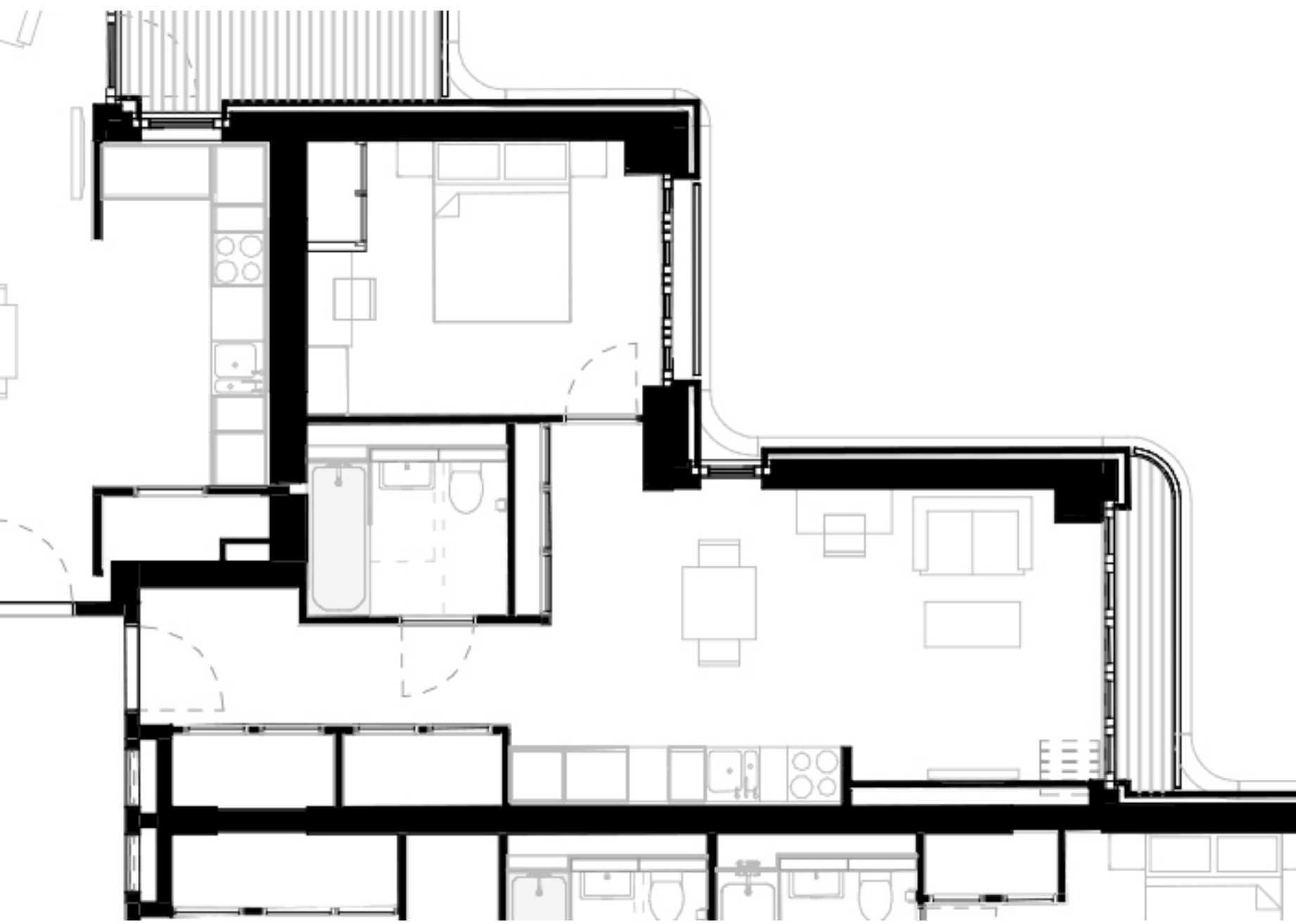


Lower floor

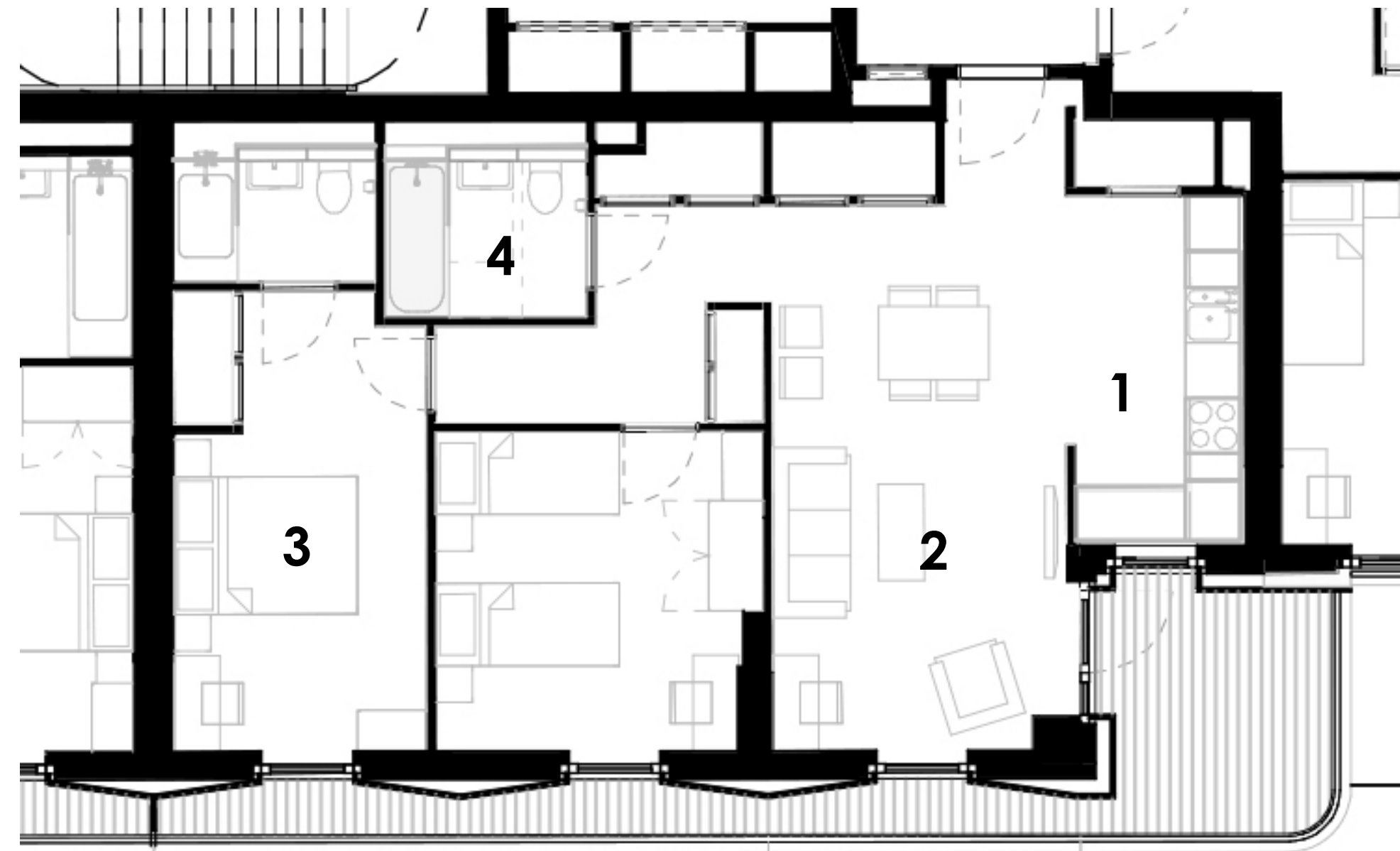
**5A-A**  
5 bedroom  
8 persons  
B8 1stF & 2ndF



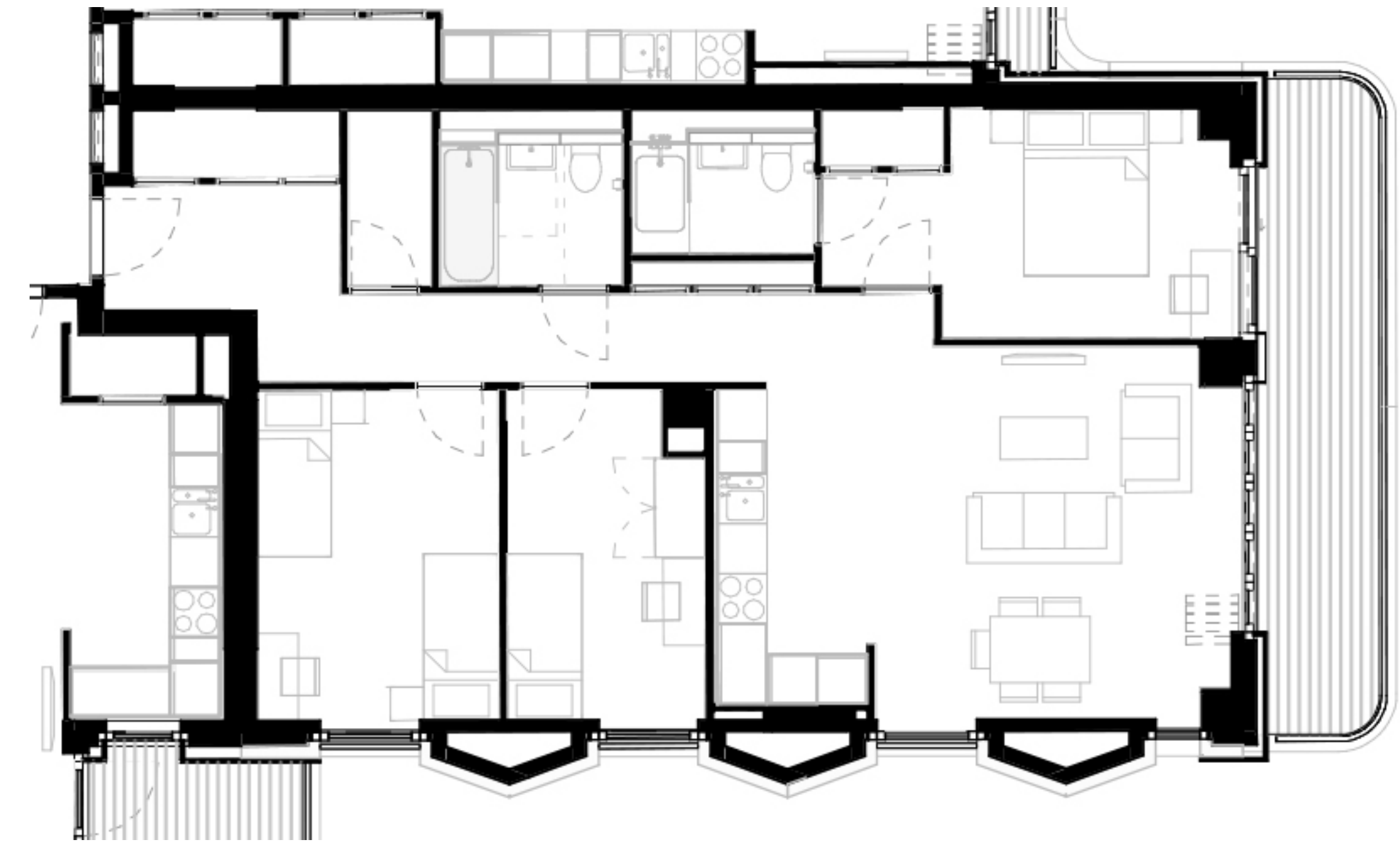
# Typical homes layout



2 bedrooms 4 person

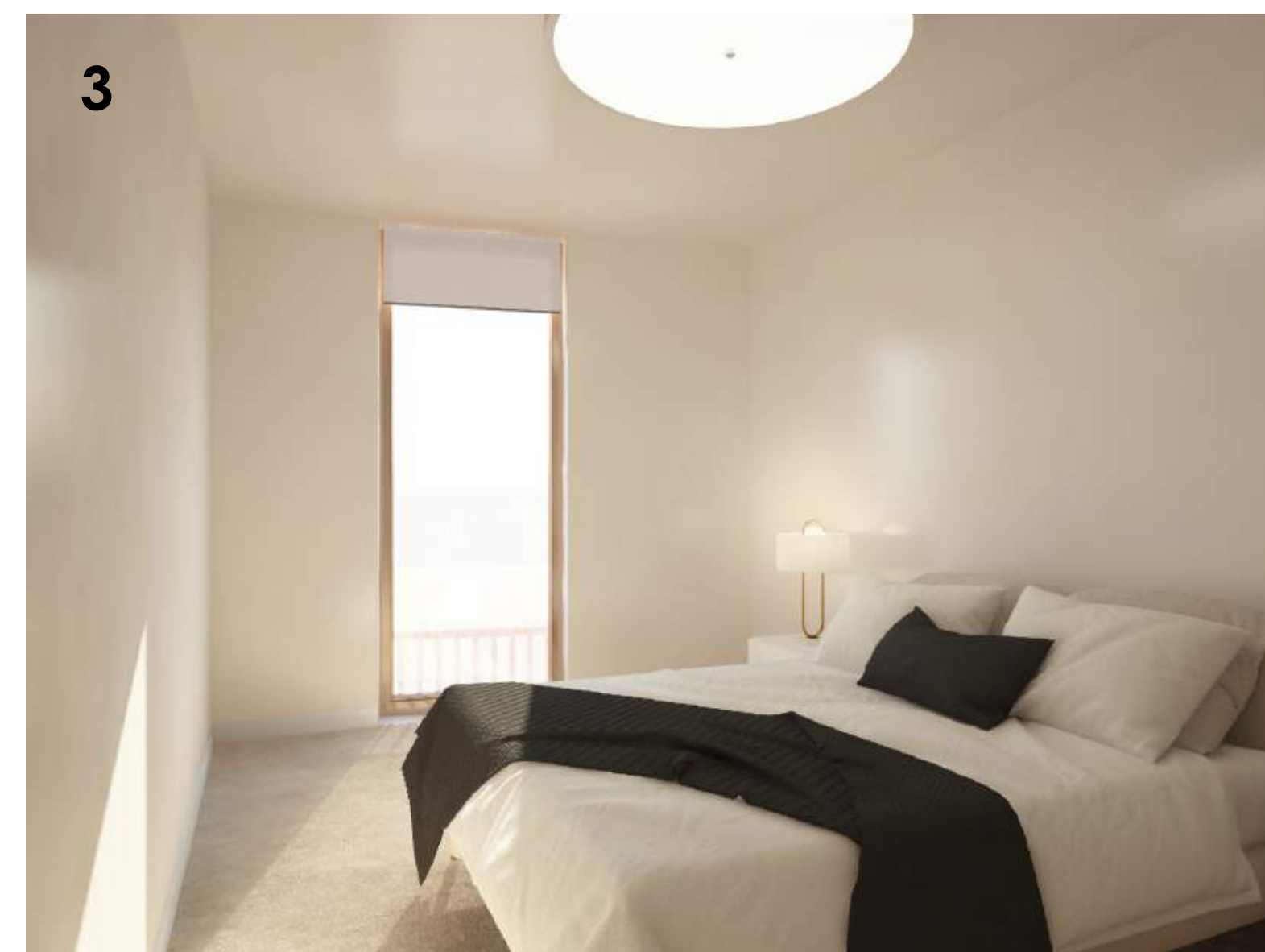


1 bedrooms 2 person



3 bedrooms 5 person

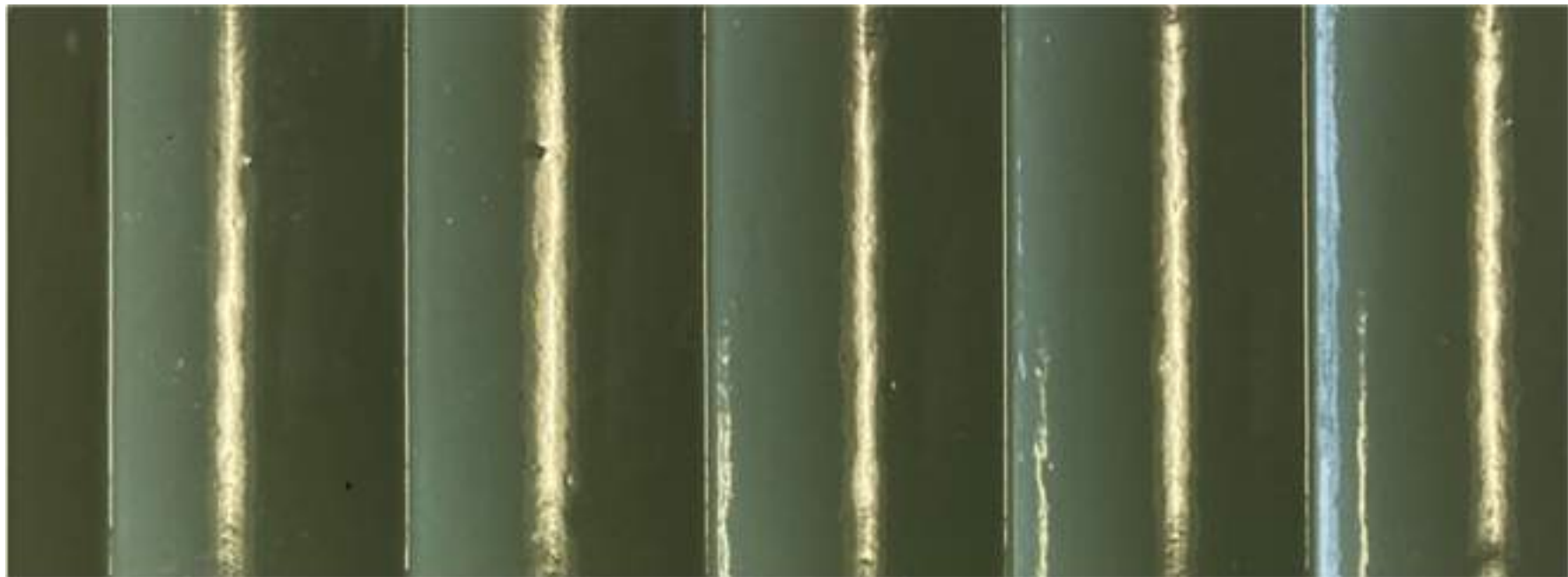
## Look and feel



Artistic illustrations: Kitchen, living, bedroom, WC and bath



# Entrance and Lobby artistic impression



Terracotta tile



Precast balcony



Entrance matting



Porcelain floor tile



Metal entrance



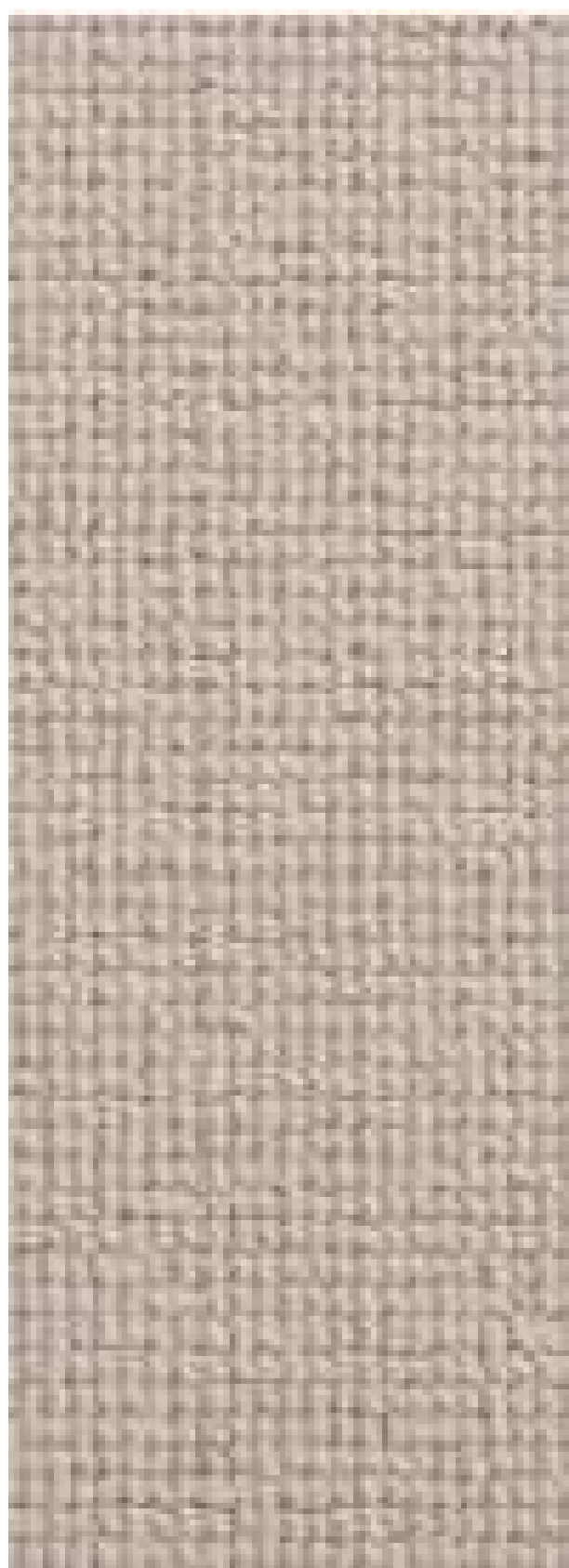
# Homes artistic impression



Engineered Laminate



Timber laminated  
Front door



Wool looped  
carpets



White internal doors  
Stainless ironmongery



Porcelain Wall Tile



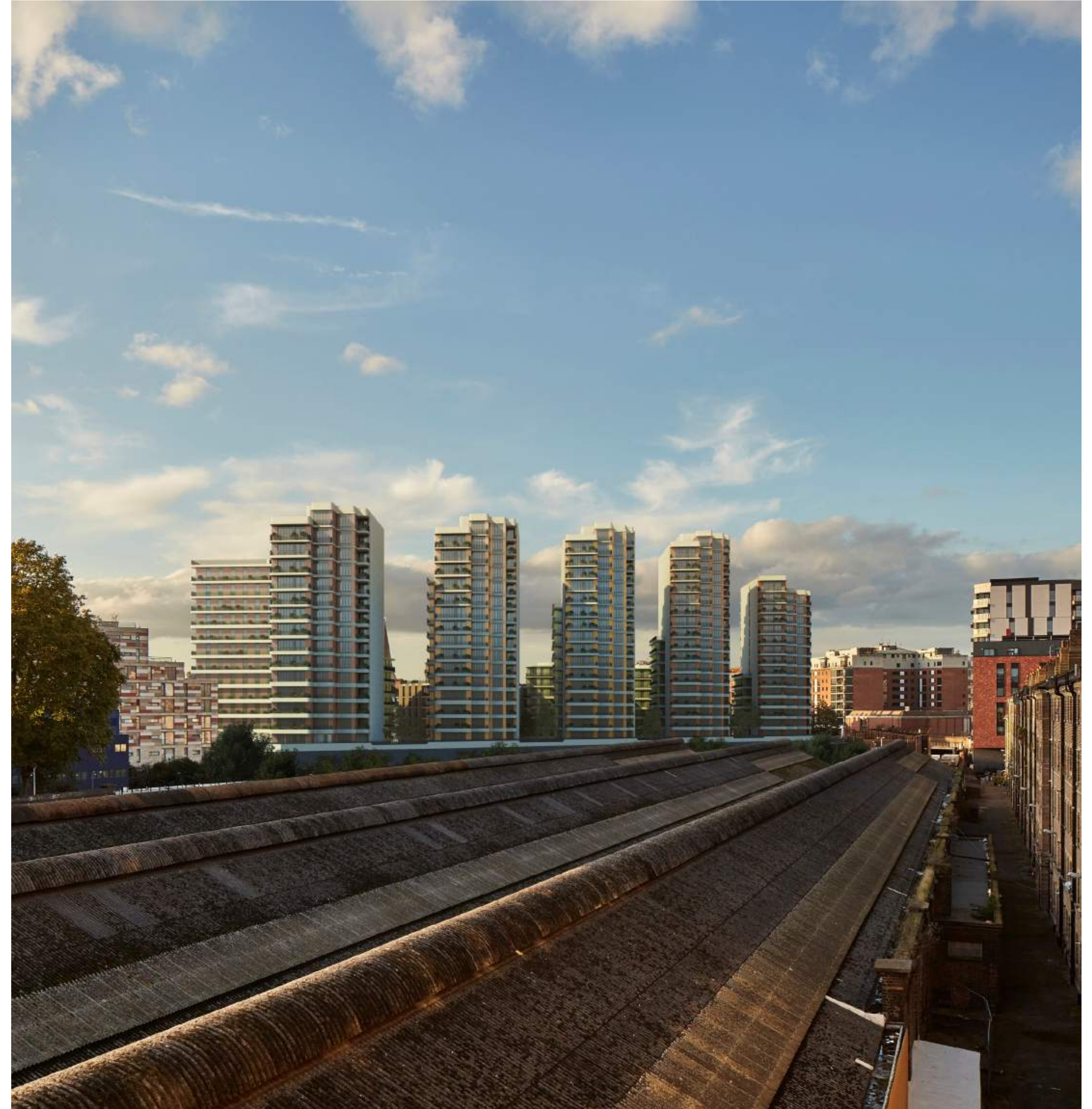
Porcelain Floor Tile



# Ebury Views artistic impression



Ebury Bridge Road



Grosvenor Road



# Financial Information

## Service Charges

We understand that all families and individuals will have different circumstances and we want to provide as much choice as possible.

In order to provide this choice and in a bid to make new service charges as affordable as possible, we can provide returning leaseholders with the option to move into a building comprised of market sale homes (which have higher annual service charges) or a mixed tenure affordable block (which have lower service charges)

### Returning Leaseholder Average Service Charges:

Bed Size	Affordable Block	Private Block	Difference
1 Bed	£2,377.46	£2,936.81	£559.36
2 Bed	£3,419.41	£4,184.18	£764.77
3 Bed	£4,130.12	£5,217.57	£1,087.45

## Management Costs

Annual Service Charge bills will increase from what Ebury Bridge Leaseholders and Secure Tenants currently pay. This increase is to reflect the additional high quality services that will be delivered across the estate.

In choosing to move into a fully market sale block, Leaseholders will benefit from a concierge services including access to parcel and key holding. All residents will have access to an onsite management hub.

## Council Tax and Energy Costs

The Council Tax band will need to be assessed once the properties are completed. We are working hard to provide estimates given the current state of flux in the energy market. There will be no gas in the property and the energy/hot water will be supplied via electric and ground source heat pump.

## Values

The value ranges we have provided are indicative illustrations based on todays market assessments. As the property market changes regularly (both with increases and decreases in value) these figures are for illustration only. All returning leaseholders are eligible for a shared equity loan or another similar product. A red book valuation will take place prior to any sale being agreed.

Please feel free to contact us to discuss your options or talk this through with us at the event on the 19<sup>th</sup>.

Bed	Back Block/Tower Block		Front Block/Lower Blocks	
	Lowest	Highest	Lowest	Highest
1 bed	£743,000	£843,000	£665,000	£1,020,000
2 bed	£965,000	£1,141,000	£1,120,000	£1,344,000
3 bed	£1,049,000	£1,275,000	£1,263,000	£1,449,000

## Points to note

- Any disabled adaptations present in a leaseholder’s existing property will be reinstated in the new property and paid for by the Council. An assessment of any adaptations needed, and to be included in the new property, will be carried out by the Council’s Occupational Therapist.
- The new property cannot have a greater number of bedrooms than the leaseholder’s existing property, unless, subject to availability, leaseholders can finance the cost of any additional bedroom/s themselves. The cost of any additional bedroom/s will be determined by taking the difference between the market value of a new property of the size the leaseholder is entitled to buy and one of the size they want to buy.



# Shared Equity Details

## Buying on a shared equity basis

- The leaseholder will purchase a share in the equity of the new build property directly from the Council.
- The leaseholder's share will be their contribution (market value of acquired home plus Homeloss payment).
- The Council's share will be the difference between the leaseholders contribution and market value of the new home.
- The terms of the purchase, along with other rights and responsibilities relating to the property, will be set out in a shared equity lease.
- The leaseholder will not have to make any payments, such as rent or interest, on the Council's share of the property.
- The **leaseholder will be the sole owner of the property** and the Council's interest will be secured by a charge on the property.
- The Council's contribution is recovered when the property is sold and any uplift or decrease in the value of the property will be shared between the Council and the leaseholder in line with their percentage contributions or if the leaseholder is able to pay off the shared equity in the new property, subject to a new independent valuation of the property.

**Example 1: Buying with an equity loan, or on a shared equity basis, where the leaseholder has a mortgage at their existing property**

Value of the property being acquired £500,000  
*(In this example the leaseholder has a £150,000 mortgage)*

Value of new property £700,000

***Leaseholder contribution to the new property:***

Made up of:  
Outstanding mortgage on the property being acquired\* £150,000  
Equity £350,000  
Home loss payment (10% of the market value) £50,000  
**Total leaseholder contribution £550,000 (79%)**

**Council contribution to the new property: £150,000 (21%)**

\*In this example the existing mortgage needs to be ported over or a new mortgage of £150,000 will need to be raised before the sale of the new property can complete

**There are no repayments on the Council's contribution to the purchase**

**Example 2: Buying with an equity loan, or on a shared equity basis, where the leaseholder has no mortgage at their existing property**

Value of the property being acquired £500,000  
*(In this example there is no mortgage and the leaseholder owns the property outright)*

Value of new property £700,000

***Leaseholder contribution to the new property:***

Value of property being acquired £500,000  
Home loss payment (10% of the market value) £50,000  
**Total leaseholder contribution £550,000 (79%)**

**Council contribution to the new property: £150,000 (21%)**

**There are no repayments on the Council's contribution to the purchase**