



City of Westminster

Committee Agenda

Title: **Housing, Finance and Customer Services Policy and Scrutiny Committee**

Meeting Date: **Monday 30th July, 2018**

Time: **7.00 pm**

Venue: **Room 3.6 and 3.7, 3rd Floor, 5 Strand, London, WC2 5HR**

Members: **Councillors:**

Melvyn Caplan
Antonia Cox
Richard Elcho
Adam Hug

Pancho Lewis
Matt Noble
Mark Shearer
James Spencer

Members of the public are welcome to attend the meeting and listen to the discussion Part 1 of the Agenda

Admission to the public gallery is by ticket, issued from the ground floor reception. If you have a disability and require any special assistance please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Toby Howes, Senior Committee and Governance Officer.

**Tel: 020 7641 8470; Email: thowes@westminster.gov.uk
Corporate Website: www.westminster.gov.uk**

Note for Members: Members are reminded that Officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. With regard to item 2, guidance on declarations of interests is included in the Code of Governance; if Members and Officers have any particular questions they should contact the Head of Committee and Governance Services in advance of the meeting please.

AGENDA

PART 1 (IN PUBLIC)

1. MEMBERSHIP

To note any changes to the membership.

2. DECLARATIONS OF INTEREST

To receive declarations by Members and Officers of any personal or prejudicial interests in matters on this agenda.

3. CALL-IN OF: EBURY BRIDGE ESTATE RENEWAL

Report of the Executive Director of Growth, Planning and Housing.

(Pages 3 - 138)

Stuart Love
Chief Executive
19 July 2018



Housing, Finance and Customer Services Policy and Scrutiny Committee Report

Date:	30 July 2018
Classification:	General Release
Title:	Call-in of: Ebury Bridge Estate Renewal
Report of:	Reuben Segal, Acting Head of Committee and Governance Services
Financial Summary:	The appendices containing the Cabinet report sets out the financial implications
Report Author and Contact Details:	Toby Howes Senior Committee and Governance Officer Email: thowes@westminster.gov.uk

1. Executive Summary

1.1 On 9 July 2018 the Cabinet made the following executive decisions in respect of the Ebury Bridge Estate Renewal report:

1. Take forward Scenario 7 as the preferred development scenario.
2. Concluded the Outline Business Case (Part 1).
3. Agreed to extend the re-development boundary to the area needed by the preferred scenario. Please note this land is held freehold by the Council.
4. Authorised Officers to enter into voluntary negotiations with residents and retailers to acquire all interests in scenario 7 by agreement at open market value together with compensation commensurate with that payable under compulsory purchase provisions.
5. Agreed to extend rehousing commitments to both tenants and leaseholders contained in new development boundary.
6. Authorised determination/future agreement of commercial leases in line with retail strategy.
7. Agreed to voids no longer being let on residential secure tenancies.

8. Authorised tender and commencement of enabling and demolition works including initial demolition notices on void properties to de-risk unknowns and accelerate a start on site in dialogue with Community Future Group (CFG).
 9. Authorised the implementation of a Meanwhile Use strategy in partnership with the CFG for temporary uses on cleared areas.
 10. Agreed for a Cabinet Member decision in October 2018 to select a preferred delivery route that will be supported by the Outline Business Case (Part 2).
 11. Agreed to the need for external procurement, property and legal advice associated with the delivery of the overall project.
- 1.2 Three Members of the Housing, Finance and Customer Services Policy and Scrutiny Committee have subsequently exercised their right that the decision be “called-in” for scrutiny by the Committee.

2. Recommendation

- 2.1 That the Committee reviews the decision outlined above and, in this instance, agrees one of the following options:
- (a) To endorse the decision made by the Cabinet.
 - (b) To refer the matter back to the Cabinet for reconsideration.

3. Background

- 3.1 On 10 July 2018 notice of this decision was published in accordance with the Council’s Constitution.
- 3.2 On 16 July 2018 a valid call-in from Councillors Adam Hug, Pancho Lewis and Matt Noble, was received, triggering the requirement from the Committee to consider the call-in.
- 3.3 The options available to the Committees are:
- Option A:** Endorse the decision taken by Cabinet.
- Option B:** Refer the decision back to the Cabinet. They should then reconsider the decision having regard to the views of the Policy and Scrutiny Committee within 10 working days, amending the decision or not, adopting a final decision.
- 3.4 Further information on Ebury Bridge Estate Renewal is included in Cabinet report in the appendices. This is the full report considered by the Cabinet on 9 July 2018 and may assist with answering questions from the Committee.

4. Financial Implications

4.1 The financial implications are contained in the Cabinet report in the appendices.

5. Legal Implications

5.1 The legal implications are contained in the Cabinet report in the appendices.

List of Appendices

Statement of Decision – Ebury Bridge Estate Renewal

Cabinet Report, 9 July 2018 – Ebury Bridge Estate Renewal

Appendix A – Shaping the Preferred Scenario

Appendix B – My Ebury Engagement Report

Appendix C – Scenario Assessment Matrix

Appendix D – Financial Implications, **Exempt, not for publication**

Appendix E – Other Implications

This page is intentionally left blank

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: EBURY BRIDGE: ESTATE RENEWAL

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

Summary of Decision

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

Reasons for Decision

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

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

Publication Date: 09 July 2018

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

Reference: Cabinet/1/2018



Meeting:	Cabinet
Date:	9 th July 2018
Classification:	General Release but that Appendix D be declared as exempt from publication as it involves the disclosure of information as prescribed by paragraph 3 of Part 1 of Schedule 12a to the Local Government Act 1972, (as amended), in that they contain information relating to the financial or business affairs of any particular person (including the authority) as per paragraph 2.1 below.
Title:	Ebury Bridge – Estate Renewal
Ward Affected:	All Wards
City for All:	This proposed estate renewal will meet the Council's three City for All objectives. Civic Leadership and Responsibility has been demonstrated by a transparent process that has fully engaged with residents and been reflected by the establishment of the Community Futures Group (CFG) to consult on all scenarios considered. Renewal will promote Opportunity and Fairness by providing more homes of all types and tenures to create a vibrant community which is full of opportunity. Renewal of the Ebury Bridge estate is a significant chance to strengthen a World Class City through creating high quality homes and a healthier, greener environment that connects better to surrounding communities and the wider area.
Key Decision:	That Cabinet authorises the selection of Scenario 7 as the preferred approach. This scenario will look to deliver 750 homes (including 342 affordable homes) plus community facilities, retail shops and improved public realm.
Financial Summary:	This paper explains that the proposed scenario for the Ebury Bridge scheme is financially viable and able to be financed through the Housing Revenue Account (HRA). The scheme costs of the preferred scenario 7 represent a change compared to the existing HRA budget. This reflects changes in the market and sees the Council retaining ownership of all social and intermediate units within the development, a change from the previously budgeted scheme. This paper indicates that there are options to mitigate the impact of this within the HRA 30-year Business Plan. The scheme is considered to be viable from the perspective of a developer.
Report of:	Barbara Brownlee, Executive Director, Growth Planning and Housing

1. Executive Summary

- 1.1. In 2013, following extensive consultation with Ebury Bridge residents, a renewal scheme was developed, involving a mixture of new build and refurbishment of homes. This received planning consent later that year. Despite conducting detailed scrutiny of this scheme it was not possible to make it attractive to developers. As a result, the City Council needed to look again at a new renewal options for the estate.
- 1.2. The City Council re-emphasised the commitment to the renewal of the Ebury Bridge Estate at a public meeting in June 2017. It subsequently authorised expenditure to work up in detail an entirely new scheme, involving extensive resident engagement on all development options and resident collaboration in the creation of a preferred solution.
- 1.3. The vision for Ebury Bridge is 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 (including affordable homes meeting a range of housing needs) shops and open spaces.
- 1.4. The City Council has engaged with residents in a comprehensive consultation process as agreed in the July 2017 Cabinet Committee Report (see background papers). Development of the eight scenarios for regeneration of the Estate, which ranged from a full refurbishment of the existing buildings through to complete demolition and redevelopment of the whole estate, has been underpinned by extensive and meaningful engagement with Ebury Bridge residents and businesses at every stage. This has been supported by a dedicated onsite engagement team.
- 1.5. This extensive consultation is summarised in the following paragraphs and in section 4 below. Appendices A and B elaborate upon the wide-ranging process which has been undertaken to develop the eight scenarios and subsequent engagement in their evaluation. That consultation and evaluation concluded that scenario 7 is the most viable, deliverable and desirable scenario. This paper therefore recommends scenario 7 as the preferred scenario for the Ebury Bridge Estate.
- 1.6. Over 80% of Ebury Bridge households have taken part in shaping the renewal proposals. Through collaborative dialogue with a resident-led steering group - the Community Futures Group (CFG) - the consultation and engagement programme has been adapted and refined to meet the requirements of tenants and leaseholders. Residents have played a key role at each stage of the scenario development and financial viability assessments and their priorities and aspirations have been aligned with deliverable scenarios.
- 1.7. Ebury CFG and residents across the estate have been actively involved in shaping the preferred Scenario 7 during 2018. Following this work, the Council have gauged support for Scenario 7 from all Ebury residents through a door-to-door and telephone surveys. In carrying out our obligations under Section 105 of the Housing Act 1985, we carried out a six-week period of consultation on the preferred Scenario 7 with Ebury Bridge secure tenants on and off the estate. In total 93 secure tenants provided their views, which is 62% of the 151 secure tenants on, or waiting to return to the Ebury Bridge estate. The majority of secure tenants, 56 tenants, 61% supported the recommendation of Scenario 7. Another 33 secure tenants made no positive or negative responses and only 4 secure tenants were not in favour of Scenario 7.

- 1.8 Over 90% of resident leaseholders have been engaged throughout the process. Of the 39 remaining resident leaseholders, we received feedback from six households (15% of all resident leaseholders). Of these responses 50% were supportive of scenario 7 whilst 50% provided a negative response
- 1.9 The anonymised feedback from residents as part of the engagement process is included as appendices' to the engagement report (Appendix B). The redacted feedback from Ebury Bridge residents as part of the preferred scenario consultation is held at the Ebury Bridge Estate office.
- 1.10 This consultation period also 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
- 1.11 Scenario 7 provides the most compelling regeneration case. It scored most highly in the publicly consulted scenario assessment (Appendix C) and most closely fits the strategic objectives set by the Council in City for All. The Outline Business Case (OBC) Part 1 analysis, which focuses on the scenario review, (see background papers) confirms it as the preferred scenario.
- 1.12 The objective of the preferred scenario creates a potential 750 residential units. Within this, it re-provides the existing 198 social rented homes on-site with modern, high quality replacement homes. It further delivers 144 affordable homes, 35% of the additional housing the scenario envisages, comprising 87 social rent and 57 intermediate homes. Any proposal would be subject to further wide consultation and planning permission. The proposals also envisage improvements to the public realm, ensuring the estate is better connected to the local area, creation of community facilities and a contemporary mix of shops that caters both for the residents and wider community.
- 1.13 After more analysis of the delivery and procurement routes available to the Council, a preferred delivery route and strategy will be developed for a Cabinet Member decision in October 2018. This will be supported by an OBC Part 2 which will focus on a review of these aspects. An update will be provided at that stage on the progress of attempts to acquire leasehold interests by agreement.
- 1.14 There is a good opportunity to build upon the positive momentum that has been built with the residents by commencing enabling works to the estate's void housing blocks. This would indicate the regeneration of the estate has started and Officers are currently reviewing how best to deliver this.

2 Recommendations

- 2.1 That Appendix D be declared as exempt from publication as this involves the disclosure of information as prescribed by paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972, as amended, in that they contain information relating to the financial or business affairs of any particular person (including the authority) as per paragraph 2.1 below.

2.2 Officers seek approval from Cabinet to:

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

3 Reasons for Decision

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

4 Consultation

- 4.1 Since July 2017 consistent and meaningful engagement has taken place with Ebury Bridge residents and businesses over the future of the estate. Details of this are included in Appendices A and B.
- 4.2 An onsite Engagement team has been located on the estate from July 2017. During a 'listening period' officers held in excess of 130 structured conversations with households and businesses on how best to engage with them on renewal scenarios for Ebury Bridge.
- 4.3 A dedicated engagement space was initially identified and was used to hold a number of activities. As the project developed an accessible retail unit on Ebury Bridge Road was secured and refurbished to provide a more welcoming engagement office. A dedicated housing officer was also based in the office who could raise repairs and deal with tenancy issues.
- 4.4 During a 'listening period', specific engagement panels were held with leaseholders, overcrowded tenants, off-site residents, elderly residents and young people. These panels set early priorities, likes and dislikes of these groups in order to frame engagement sessions with the wider estate.
- 4.5 A set of Key Pledges were established to assure residents that any scenario involving redevelopment would provide for:
- A right of return for residents, guaranteed for all secure tenants and resident leaseholders
 - Full replacement of all council homes.
 - In addition, 35% of any new homes provided will be affordable for social and intermediate rent.
 - Addressing overcrowding as a top priority.
 - Good local shopping that serves local communities to be central to any scheme.
 - Ebury Bridge remaining a council-owned estate.
 - Residents being at the heart of developing a viable new scheme
- 4.6 To ensure timely communication and feedback on engagement activities a fortnightly resident newsletter has been established with 14 editions produced and distributed to both existing residents and those temporarily decanted. A dedicated Ebury Bridge website and Facebook page were also set-up to hold the latest project information.
- 4.7 Six-weekly feedback sessions were established with ward councillors where the latest project updates were provided. Early circulation of newsletters was also provided to ward councillors.
- 4.8 A series of meetings have been held with Ebury Bridge business owners where their preferences have been collated, and will form part of the retail strategy. Extensions to lease agreements have been offered to provide additional security and bespoke support will be provided as the project progresses.

- 4.9 A resident-led steering group, the CFG, was formed to provide strategic direction to the project team. The group has held 16 meetings. They requested an extension to the consultation, so that further details of the eight scenarios can be shared with residents. The council extended the consultation for a further eight weeks. The group has interrogated financial viability assessments and provided a strong resident voice on design concepts.
- 4.10 The objectives and aspirations for the project were shared with residents through the first resident newsletter and the CFG were asked to rank their importance to residents. This provided assistance to the design team in forming the criteria matrix that would be used as an assessment framework to test each scenario.
- 4.11 As part of our design and feasibility engagement over 80% of Ebury residents took part in engagement activities encompassing 496 engagement interactions. This enabled the priorities of residents to be factored into proposals. Twenty four design engagement activities have taken place with open invitations to estate residents.
- 4.12 To allow residents the opportunity to view regeneration projects, at various different stages of development, three visits to exemplar regeneration projects were coordinated with over 50 residents taking up the offer. This gave Ebury Bridge residents the chance to talk with other residents with first-hand experience of regeneration, refurbishment, decanting and consultation on options.
- 4.13 Residents have had the opportunity to view detailed viability, deliverability and desirability assessments which have been used to test the potential of all eight scenarios. This transparent process has included the likely costs of refurbishment options, the planning risks of scenarios, the feedback from developers and the impact of scenarios on groups with protected characteristics.
- 4.14 To thoroughly consult with estate residents on the preferred option, six weeks of consultation has taken place with detailed information provided on the logistics and impacts of full redevelopment. Specific workshops for tenants and leaseholders have been held to outline the support and likely timescales before and throughout the project.
- 4.15 The CFG are leading on the development of a Community Charter that will provide a framework for how the City Council will work with residents on key decisions. The Charter will focus on areas important to residents and include how they will be involved in items as rehousing, procurement of contracts, design of blocks and opportunities for residents.

5 Estate Renewal and Recent Progress

Development of Scenarios

- 5.1 Since July 2017, the Council have led a substantial multi-disciplinary development project team led by Arup, and an external community engagement agency (Pinnacle), to support officers in the development and consultation on the possible development scenarios. The professional team has been tasked with achieving the Council's strategic objectives as set out in the July 2017 Cabinet report (see background papers). These objectives have been evaluated in an Options Study which is now referred to as the Scenario Assessment.
- 5.2 The Scenario Assessment set out in Appendix C establishes that the Council's objectives can best be met through a full renewal of the Ebury Bridge Estate. The scenarios were assessed against three criteria which were agreed with the CFG and consist of Deliverability, Desirability and Viability.
- 5.3 The assessment shows the scenarios that include the retention of existing buildings, namely scenarios 1-5, score less well across the agreed criteria. Conversely, scenarios 6-8 which include full renewal of the Ebury Bridge Estate at increasing densities, score higher against the same criteria. The financial viability of all eight scenarios has been assessed using a traditional development appraisal model where all values and costs are assessed. This financial viability assessment confirms that scenarios 7 and 8 compare favourably with the other scenarios.
- 5.4 Scenarios 7 and 8 meet the Council's priority to deliver more high quality affordable housing with accessible amenities, improved energy performance and sound insulation, which is important to residents and the Council. These scenarios also afford the community the opportunity for improved public realm and community facilities whilst enhancing the retail offering on the site. Whilst there is potentially greater planning risk associated with the higher density of scenario 8, the scenario that achieved most certainty across the three criteria was scenario 7.
- 5.5 Scenario 7, subject to policy (provision of existing Social Rent, 60% Social Rent and 40% Intermediate), wider consultation and planning permission, could deliver the following housing provision:

Tenure / Split	Social Rent	Intermediate	Leaseholders / Private	Total
Replacement of Existing Homes	198	n/a	138	336
Plus Additional Homes	87	57	270	414
Total	285	57	408	750
Total Affordable/Private	342		408	750
% Affordable/ Private	45.6%		54.4%	100%

- 5.6 If emerging policy within the draft Westminster City Plan to provide 40% (Social Rent) and 60% (Intermediate) homes were adopted, the following tenure mix would be provided within Scenario 7 as illustrated in the following table:

Tenure / Split	Social Rent	Intermediate	Leaseholders / Private	Total
Replacement of Existing Homes	198	n/a	138	336
Plus Additional Homes	57	87	270	414
Total	255	87	408	750
Total Affordable/Private	342		408	750
% Affordable/ Private	45.6%		54.4%	100%

- 5.7 Officers, the design team and the CFG have discussed the merits and constraints of each scenario via regular meetings, which has led to the assessment of the scenarios changing throughout the consultation process from January 2018 onward.

- 5.8 The benefits and constraints of each scenario are also summarised in OBC Part 1.

6. Refurbishment and Design

- 6.1 The design element of the multi-disciplinary professional team have been evaluating the potential of refurbishment and / or redeveloping the estate across the eight scenarios. The OBC considers this in greater detail. The block and massing designs are to RIBA Stage 2 (concept design).

- 6.2 Current designs across the scenarios are not at a sufficiently advanced stage to have formal pre-application meetings with Planning Officers. However, several strategic meetings with Planning Officers have been held between November 2017 to April 2018 to discuss likely Masterplanning requirements, the arrangement of future homes, retail and community facilities, priorities for public realm, car and cycle access and parking. Planning officers noted that prior to significant development of the design, wider public consultation with neighbouring residents and local associations would be necessary.

7. Rehousing Options for Residents

- 7.1 The City Council continues to provide re-housing support to residents within the original consented scheme (namely Bridge, Edgson, Dalton, Hillersdon, Mercer, Pimlico, Wainwright and Wellesley houses). The Council is honouring commitments made by maintaining rehousing offers to residents. Much continues to be achieved here with only 2 from the initially prioritised 91 householders, remaining (namely within Edgson, Wainwright and Wellesley Houses as shown in the following table).

- 7.2 If scenario 7 is selected, the next priority will be to focus on the remaining blocks and to extend this approach taken to date across the whole estate. The estate is approximately 35% vacant with 217 homes still to be acquired. It is worth noting that urgent and short to mid-term repairs are still being made across the estate, as required.

Property	Homes	Occupied
Bridge House	17	11
Bucknill House	24	24
Dalton House	17	9
Doneraile House	64	61
Edgson House	55	0
Hillersdon House	27	16
Mercer House	17	8
Pimlico House	17	6
Rye House	24	22
Victoria House	26	22
Wainwright House	12	2
Wellesley House	10	0
Westbourne House	26	25
Total	336	206 *

* Correct as of 14th June 2018

8. Outline Business Case

- 8.1 The Outline Business Case confirms that the greatest benefits, for both Ebury Bridge residents and the Council, would be realised through implementation of scenarios 7 and 8. These scenarios deliver the greatest number and highest quality of homes, alongside the development of a more attractive living environment.
- 8.2 Other important aspects included:
- There is a strong case for renewal based on the current condition of the Estate and its socio-economic characteristics,
 - Ebury Bridge Estate has a growing population, good schools and proximity to major opportunity areas, but also faces some acute challenges, notably a lack of affordable housing, low adult skills levels, and high levels of deprivation.

9. Delivery

- 9.1 At its meeting in July 2017 the Cabinet agreed to carry out a thorough soft market testing to make sure all scenarios were considered and reviewed with the external development market. Soft market testing undertaken in April-May 2018, has confirmed that there is currently considerable development interest in Ebury Bridge Estate and that delivery of a large proportion of affordable homes on-site is a realistic proposal, attractive to the market.
- 9.2 The scenarios have been evaluated initially based on a developer led route (develop site with land receipt to Council) for overall viability purposes. This delivery option is currently used by the Council for many schemes and is considered the traditional means of working with developers.
- 9.3 The development model assumes that a capital receipt is generated at point of sale for the private housing (sales values), affordable housing and commercial units (capitalised rental stream). The financial impact of the Council retaining ownership of the affordable housing units is assessed in section 10 – Financial Implications.

9.4 The soft market testing undertaken in April-May 2018, has helped to identify the following additional delivery options:

- HRA Self Develop
- HRA/ Wholly Owned Housing Company (WOC) Self Develop
- Lease/leaseback Options

9.5 Each of these potential delivery routes presents opportunities and risks. They therefore require further evaluation before a delivery and procurement strategy is proposed for agreement with Cabinet Member in October 2018.

10. Financial Implications

10.1 The preferred Scenario 7 identified within the OBC produces a variance from the budget included in the HRA business plan. This reflects changes in the market and sees the Council retaining all social and intermediate units within the development, a change from the previously budgeted scheme. Through a combination of amendments to the scheme and other capital schemes within the HRA, it is possible to manage this within the identified parameters and scenario 7 is considered to be financially viable and affordable. The scheme is considered viable from the perspective of a developer.

Other Delivery Options

10.2 Whilst the traditional developer option has been modelled, there are other potential delivery routes, as explained in section 9. These are in the process of being analysed and will be modelled as part of the second stage OBC once agreement on a preferred scheme is made. An overview of their financial implications and impact for the HRA, and the Council more generally, is given below.

10.2.1 HRA self-develop

This requires a significant capital outlay as the HRA must incur the build cost. The advantages are that the HRA would then receive the full value of any receipts for market sale although it would be taking on this additional risk compared to a developer scheme. Additional capacity would need to be found within the HRA to accommodate this level of expenditure or an increase in the borrowing cap secured.

10.2.2 HRA/WOC (Wholly Owned Company) self-develop

This would require a similar amount of capital outlay within the HRA as the developer approach used in the analysis of scenario 7 above (although the WOC would likely hold the intermediate housing), so would require additional capacity to be found. The sale and intermediate element could be funded through the WOC to generate suitable returns on the money invested from the General Fund. The Council would still be incurring the full build and sales risk through a combination of the HRA and WOC and any GF funding for the WOC would need to be added to the existing capital programme.

10.2.3 Lease/leaseback options

The Council would take on the responsibility for leasing back all units on the site, once built out, including private units at an agreed rate with the development/ funding partner. If the Council's net rental income fell below the agreed lease rates, it would have to fund the shortfall. Further analysis of this option is required to understand where these risks would lie, amongst other issues, but it is likely to be a mix of the HRA and General Fund or the General Fund alone.

Key Financial Risks

10.3 Key financial risks of this development are outlined in the table below:

Risk	Mitigation
Cost increase due to build cost inflation and other price increases	A contingency budget of 20% has been included within the budget to allow for these potential scenarios.
Economic shifts affecting demand for the retail units	The developer led delivery would remove the Council's risk of this having a negative financial impact.
Abortive costs if the project does not go ahead as planned, due to the number of acquisitions that have already been made.	Properties that have been acquired would have to be reviewed to assess whether the Council still wanted to hold them or to sell them if they would no longer be required for the development.
Delays in the project due to obtaining vacant possession and/or planning permission.	Timing estimates allow for some delays in the project.
Changes in Interest Rates making borrowing more expensive for the Council	The financing rate currently used for the project is considered prudent and Treasury management policies are in place ensure that the Council is not materially affected by any interest rate changes in the short to medium term.

Leaseholder Policy for Housing Renewal Areas

10.4 There are various options in this policy to enable leaseholders to remain in, or return to, Ebury Bridge. Resident leaseholders within Ebury may be eligible for the council's leaseholder equity loan offer to buy one of the new homes. This scheme broadly involves the council providing an equity loan to leaseholders to cover the difference between the value of the new home and the value of their original home plus compensation payments. The Council is currently updating this policy.

10.5 Estimating take up, duration and value of individual loans resulting from this option is difficult at this stage. Ebury Bridge residents are likely to be the first to take up the offer proposed in the new leasehold policy. This policy will then cover all leaseholders across the City of Westminster, and as such is of interest of all Councillors of all wards

11 Legal Implications

Report on Title

- 11.1 Gowling solicitors have prepared a Report on Title to cover the potential developable area across the whole estate. The searches have found potential for contamination and made ground as a likely consequence of former industrial uses and the demolition of previous buildings, prior the construction of the original Ebury Bridge estate. Further ground condition investigations and intrusive surveys will be commissioned prior to any works on site.
- 11.2 The consented scheme had an impact on neighbouring occupiers' rights of light. As the proposed Scenario 7, is of a greater density, rights of light consultants Malcolm Hollis have re-tested this within the parameters of the new design proposals.
- 11.3 Please note these site risks are being proactively managed within the Project's overall Risk Register with itemised costs attributed to these aspects contained with the financial appraisals.

Section 105 of the Housing Act 1985 and resident consultation

- 11.4 The Council continues to meet the requirements of this Act through regular consultation with all secure tenants who are likely to be substantially affected by a matter of housing management such as a new programme of maintenance, improvement or demolition or a matter which affects services or amenities provided. The Council is making sure secure tenants are kept informed of the scenario development as shown and provided with a regular opportunity to comment. The Council must consider any representations from secure tenants arising from the consultation.
- 11.5 Details of the consultation are set out in paragraph 13 and Appendices A and B. If members are satisfied that there has been reasonable ongoing consultation, and that the views of residents are presented, then there is little purpose in holding a formal vote, to determine residents' views. In the circumstances, it would be reasonable to dispense with holding a vote.

Major works and improvements

- 11.6 Individual residential leases give the Council the power to re-charge leaseholders for a proportion of costs in connection with the maintenance of properties, and in some cases for improvement works. These costs have been applied to all of the scenarios where there is a refurbishment element.

CPO Strategy

- 11.7 A new scheme as shown by scenario 7 would require a new planning permission, possible selection of a partner for delivery and may require a CPO to achieve the regeneration of the whole estate. It will remain necessary to show that there is a compelling case in the public interest before a CPO can be made, that there has been a period of negotiation to acquire interests prior and that there is no planning, financial or other impediment to the development coming forward.
- 11.8 It should be noted that as the Council is looking at a new scheme, any previous decision to make a CPO will not apply. Scenario 7 is dependent on acquiring property interests and if agreement cannot be reached the Council.

12 Staffing Implications

- 12.1 An internal Council Project Board, with agreed terms of reference, meets on a monthly basis. This Board is attended by representatives from, and receives regular update reports on, each of the key work-stream leads. Each work-stream lead acts as point of project co-ordination and a clearing house for decisions with any matter which cannot be satisfactorily resolved being referred to the Council's Executive Leadership team. Notable recent governance includes combined working on the OBC and Cabinet Member reporting.
- 12.2 There is a dedicated well-resourced officer team to support the project across Housing, Development and Communications (PPC) who also manage and allocate work to supporting external consultants.
- 12.3 A sustained officer resource will be needed across Finance, Procurement, Legal and Regeneration (Engagement Officers) due to the scale, duration and complexity of this proposed estate renewal.

13. Equalities Impact Assessment

- 13.1 Human rights and equality implications have been reviewed by consultant, Mott McDonald (April 2018), across all eight scenarios drawing on a stock condition survey of all existing buildings by the Keegans Group (May 2018), a building surveying consultancy. This report presents the baseline findings of the Equality Impact Assessment (EqIA) regarding the renewal of the estate and the effect these have on residents together with the requirements of the public sector equality duty (PSED) under the Equality Act 2010.
- 13.2 Mott McDonald have concluded that 'Overall, it is considered that the benefits of estate renewal (Scenarios 6, 7 and 8), when set alongside the mitigation measures proposed by the Council to manage their adverse effects, would outweigh scenarios that prioritise refurbishment. While refurbishment of the estate is likely to result in less disruption to residents in the short term, the overall outcome of comprehensive renewal would deliver a better Ebury experience and a more sustainable estate for those that live there'. The EqIA has ensured that the equality implications are fully understood, that significant access and energy efficiency benefits can be realised in a new build scheme which have helped inform the recommendation to proceed with scenario 7.

14. Next Steps

- 14.1 If Cabinet approves the recommendations in this report, officers will evaluate a number of delivery routes to select that which best achieves the Council's key objectives. This will include more detailed due diligence on potential approaches highlighted by the soft market testing. Further approval then will be sought by a Cabinet Member Report in Autumn 2018 to:
 - 1) Agree a revised budget for scenario 7 in line with the HRA Business Plan,
 - 2) Decide a preferred delivery route and grant authority to procure and negotiate with delivery partner/s if applicable. This will include a planning application strategy,
 - 3) Implement meanwhile use/s (to be agreed, prior to demolition of void properties)
 - 4) Investigate CPO Strategy further but only implementable at a later date, after negotiations have been exhausted and as a method of last resort.

- 14.2 A summary of the initial key project milestones up to October 2018 is provided by the following table:

Milestones	Date
Resident consultation on Preferred scenario 7	15 th May – 26 th June 2018
Cabinet Report (Preferred Scenario with accompanying approvals)	9 th July 2018
Enabling / Demolition Works approvals, procurement and contract award	July - December 2018
Cabinet Member Report (Budget, Delivery Route and Enabling Works)	October 2018
Procurement and negotiation period	October 2018 – April 2019
Enabling / Demolition Works Period	December 2018 – March 2019

If you have any queries about this Report or wish to inspect any of the Background Papers please contact:

Jodie McCarthy-Mills, Senior Regeneration Manager

Jmccarthy@westminster.gov.uk

List of Appendices

- Appendix A – Shaping the Preferred Scenario
- Appendix B – My Ebury Engagement Report
- Appendix C – Scenario Assessment Matrix
- Appendix D – Financial Implications, **Exempt, not for publication**
- Appendix E – Other Implications


Background Papers

1. Cabinet Report 10th July 2017, Ebury Bridge – Estate Renewal
2. Outline Business Case (Part 1) **Exempt, not for publication**
3. EQIA

Appendix C – Scenario Assessment Matrix

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

Key

			
Poor	Fair	Good	Excellent

Appendix E – Other Implications

1. Resources Implications

No implications at this stage

2. Business Plan Implications

No implications at this stage

3. Risk Management Implications

No implications at this stage

4. Health and Wellbeing Impact Assessment including Health and Safety Implications

The demolition and construction works for the preferred scenario will both be notifiable to the Health and Safety Executive due to their size and duration.

The main contractor will be required as part of their duties under the construction contract to comply with all relevant legislation including the Construction (Design and Management) Regulations 2015.

5. Crime and Disorder Implications

The contractor will be required under the planning conditions to apply for approval of the security details from the Metropolitan Police Designing Out Crime officer.

6. Impact on the Environment

The contractor will be required (as a planning condition) to comply with the Westminster City Council Code of Construction Practice. The code sets the Council's requirements in terms of major construction projects and covers areas such as noise, working hours, traffic, pollution etc.

7. Equalities Implications

Please refer to paragraph 14.

8. Staffing Implications

No implications at this stage

9. Human Rights Implications

No implications at this stage

10. Energy Measure Implications

No implications at this stage

11. Communications Implications

Regular newsletters and updates in the Estate office have been provided to local residents. This will continue through any development or construction period and a dedicated resident liaison officer will likely be a requirement from any future partner.

This page is intentionally left blank

My Ebury

Appendix A - Shaping the preferred scenario

June 2018



Welcome

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

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

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

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

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

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



Councillor Rachael Robathan
Cabinet Member for Finance, Property and Regeneration



The opportunity

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

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

Collaboration

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

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

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

The preferred scenario

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

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



Ebury Residents visit an exemplar regeneration project

Project objectives

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

Vision

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

Project aims & objectives

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

Key pledges

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

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

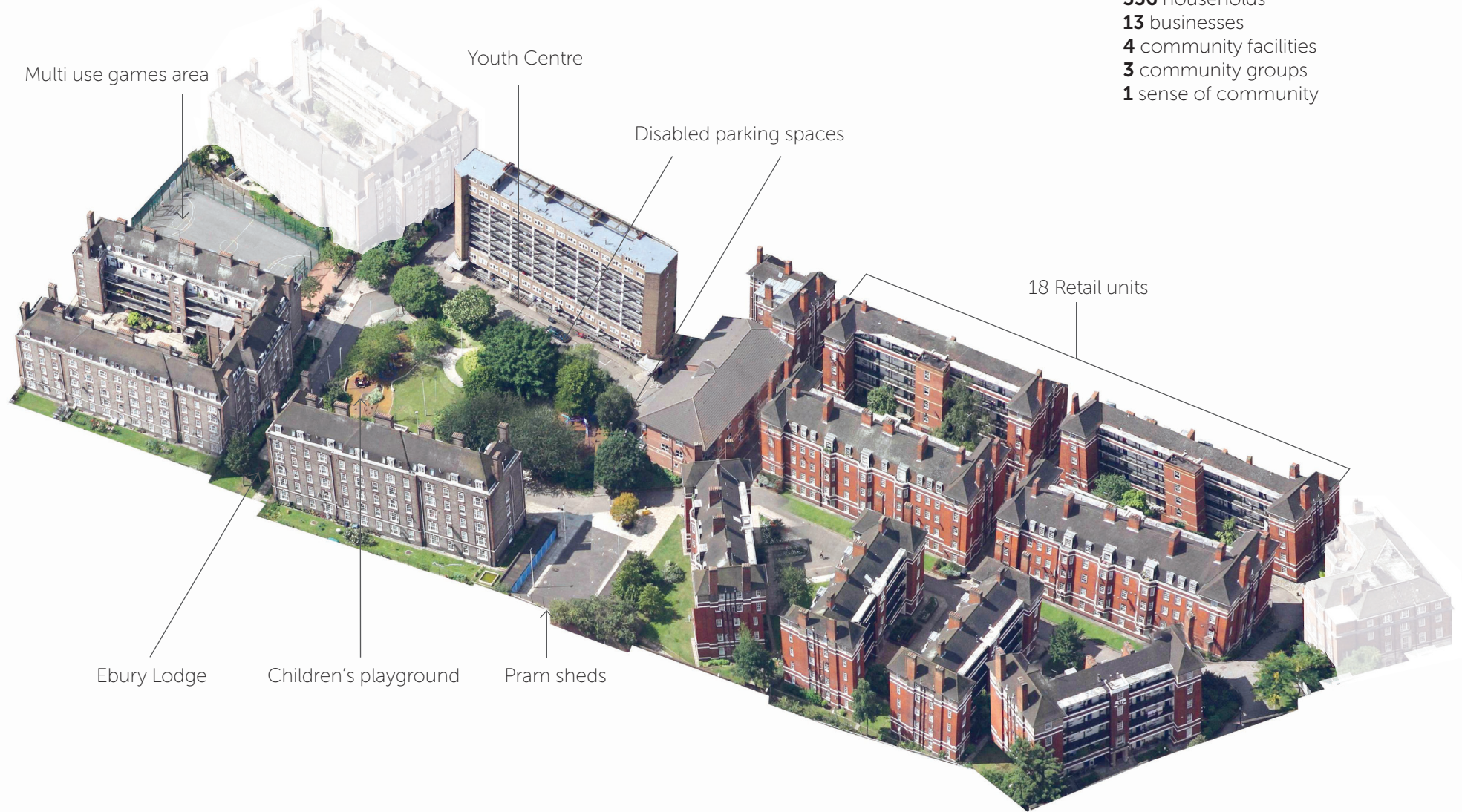
*Secure tenants will return to the estate on a social rent

The Estate

Ebury Bridge Estate

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

Page 31



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.

Page 32



Residents exploring the way forward for Ebury Bridge

Scenario 1: Complete refurbishment – no new build.

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

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

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

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

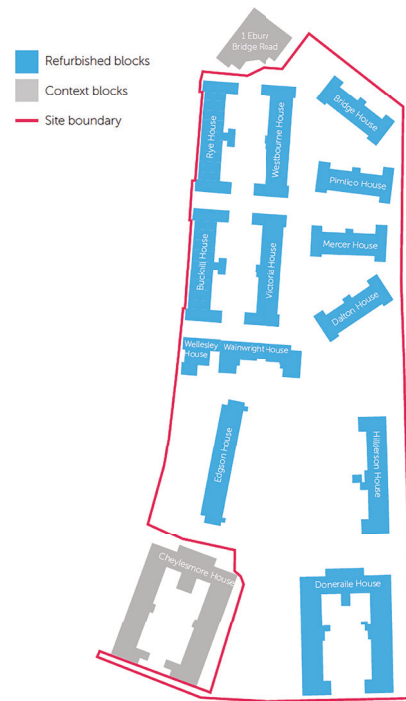
Scenario 6: Complete demolition of the whole estate & new build –increased density to around 650 new homes. Full redevelopment of the whole estate carried out over a number of phases (subject to discussions with a delivery partner). Decanting, demolition and reprovision of all blocks.

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

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

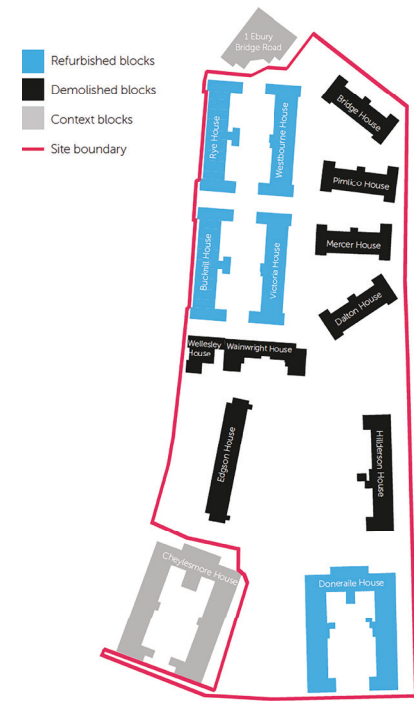
Scenario 1

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



Scenario 2

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



Cost

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

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

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

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

Cost

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

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

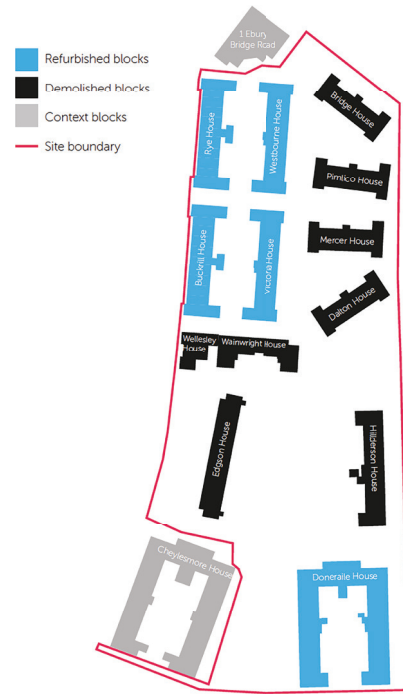
- Leaseholders wishing to stay on the estate following redevelopment will buy back into a new property (support available)

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

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

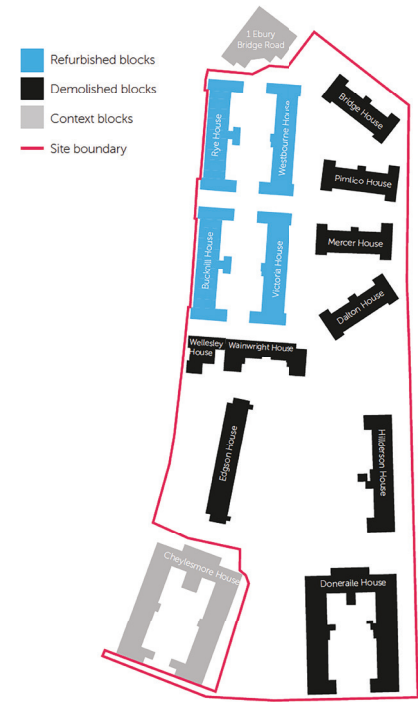
Scenario 3

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



Scenario 4

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



Cost

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

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

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

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

Cost

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

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

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

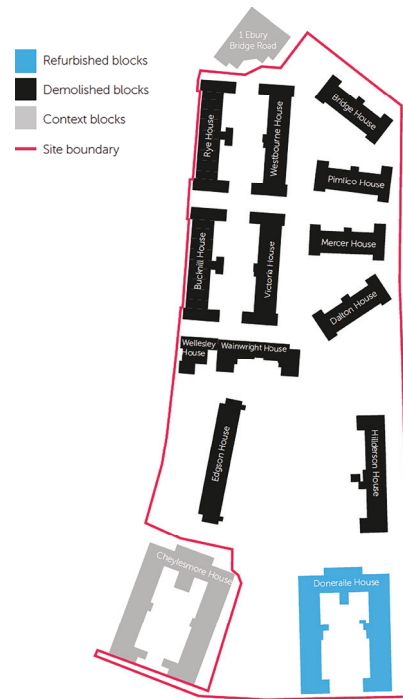
Rye, Bucknill Houses	£1,445m – £2,070m
Victoria, Westbourne Houses	£1,645m – £2,360m

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

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.

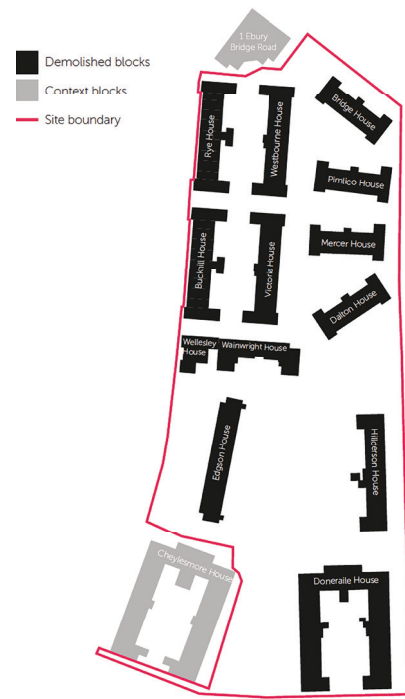
Scenario 5

- 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
- 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
-----------------	-------------------

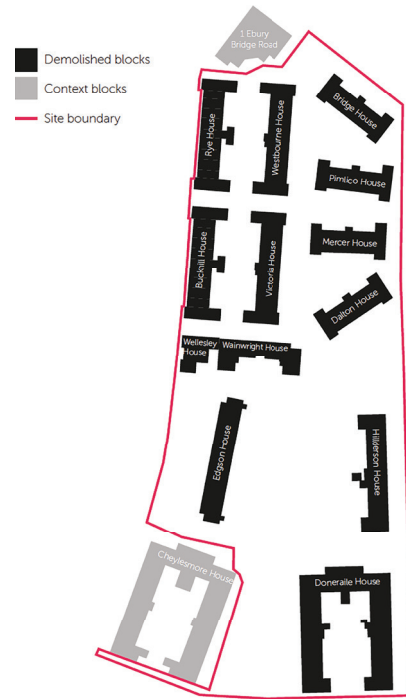
Cost

- 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
- Homeless and disturbance payments for all secure tenants and leaseholders



Scenario 8

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



Cost

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

Cost

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

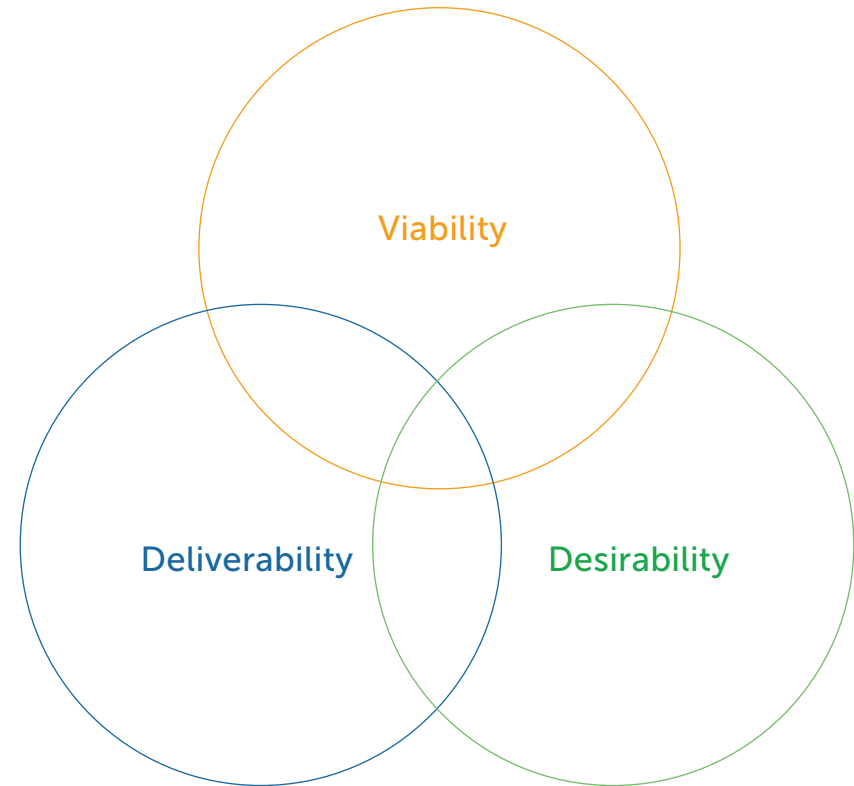
Testing each scenario against the criteria

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

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

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

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



Engagement on the eight scenarios

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

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



Residents take the design challenge



The Ebury Bridge Community Futures group

What this has told us

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

In total **496** engagement interactions

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

Page 39

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	Light Pink	Light Pink	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	No additional loss to WCC	Light Pink	Light Pink	Light Green	Light Green	Light Green	Light Pink	Dark Green	Dark Green
Desirability	Address housing needs	Light Pink	Yellow	Light Green	Light Green	Light Green	Dark Green	Dark Green	Dark Green
	Increase in affordable housing	Yellow	Light Green	Light Green	Dark Green	Light Green	Dark Green	Dark Green	Dark Green
	Quality of green open space	Light Pink	Yellow	Yellow	Yellow	Yellow	Dark Green	Dark Green	Dark Green
	Improved building performance	Yellow	Light Green	Light Green	Light Green	Light Green	Dark Green	Dark Green	Dark Green
	Quality of built form	Yellow	Yellow	Yellow	Yellow	Light Green	Dark Green	Dark Green	Dark Green
Deliverability	Phasing	Yellow	Light Pink	Light Pink	Light Pink	Dark Green	Light Green	Light Green	Light Green
	EqlA outcome - see methodology below	Yellow	Yellow	Yellow	Yellow	Yellow	Light Green	Light Green	Dark Green
	Impact on surrounding buildings	Dark Green	Yellow	Light Pink	Yellow	Yellow	Light Green	Light Green	Light Pink
	Impact on Conservation Area	Light Green	Light Green	Light Pink	Dark Green	Yellow	Light Green	Yellow	Light Pink
	Ease of obtaining planning approval	Light Green	Light Green	Light Pink	Yellow	Yellow	Light Green	Yellow	Yellow

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



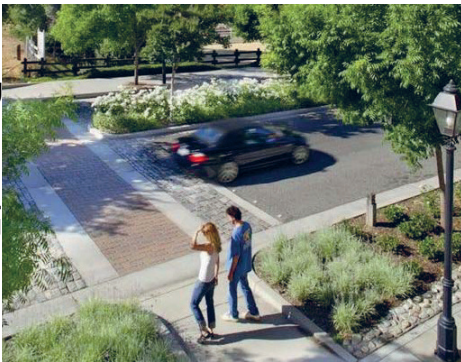
Sports



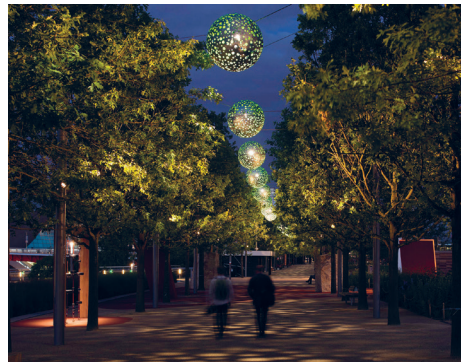
Artist's impressions



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
slivkova@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 B - Engagement report

June 2018



Contents

Foreword	3
Introduction	4
Ebury Bridge renewal project	6
Communication	7
Supporting community engagement	8
Listening period	10
Community Futures Group	11
Design engagement	12
Scenario engagement	14
Feedback from residents	18
Developing the preferred scenario	20
Outcome of the preferred scenario consultation	22
Appendices	24

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.

Page 53

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.

Page 56

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.

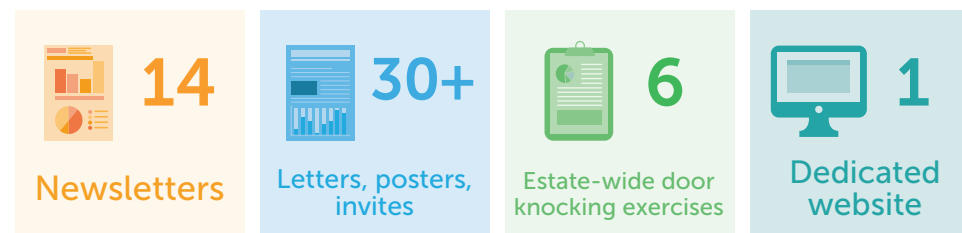
A number of the engagement events were also streamed live over social media to give off-site residents the chance to view materials and activities.

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.

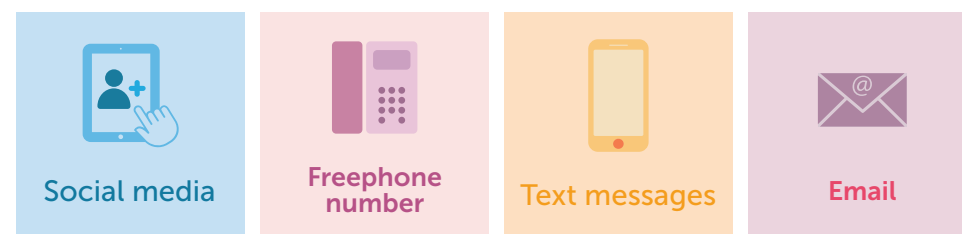
Independent Tenant and Leasehold Advisor (ITLA)

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



82%
Onsite

Leaseholders



90%
Resident
(Owner Occupiers)



68%
Rehoused with Right
to Return



56%
Non-resident

Other households



59%
Temporary Accommodation

Contact with the CET outside of events



143
Households have contacted the CET



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.

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.

 16

Meetings

 16

Individual households have been **members** since being established in Oct 2017

 9

Residents



1

Business

 1

Independent chair



October 2017 CFG established



The Ebury Bridge Community Futures Group

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"

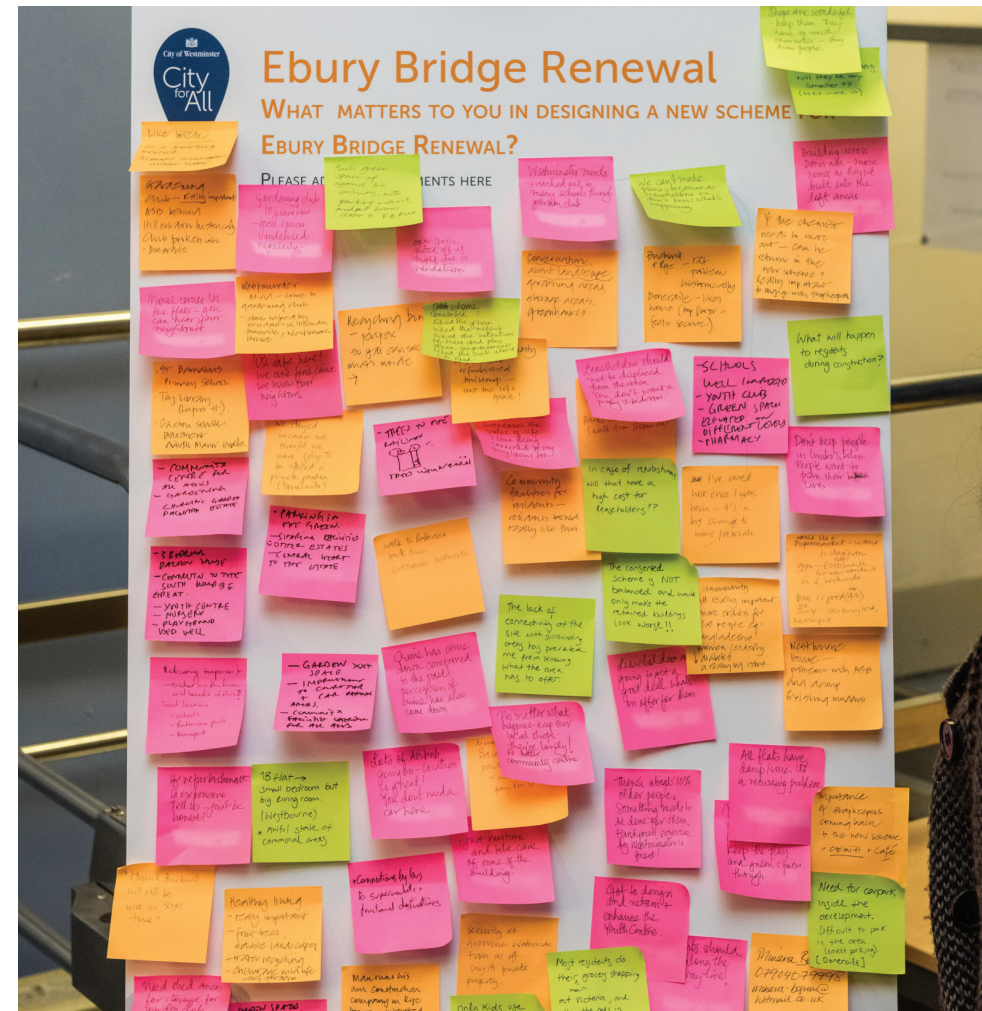
"The sense of community – the shopkeepers know you by name"

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

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.

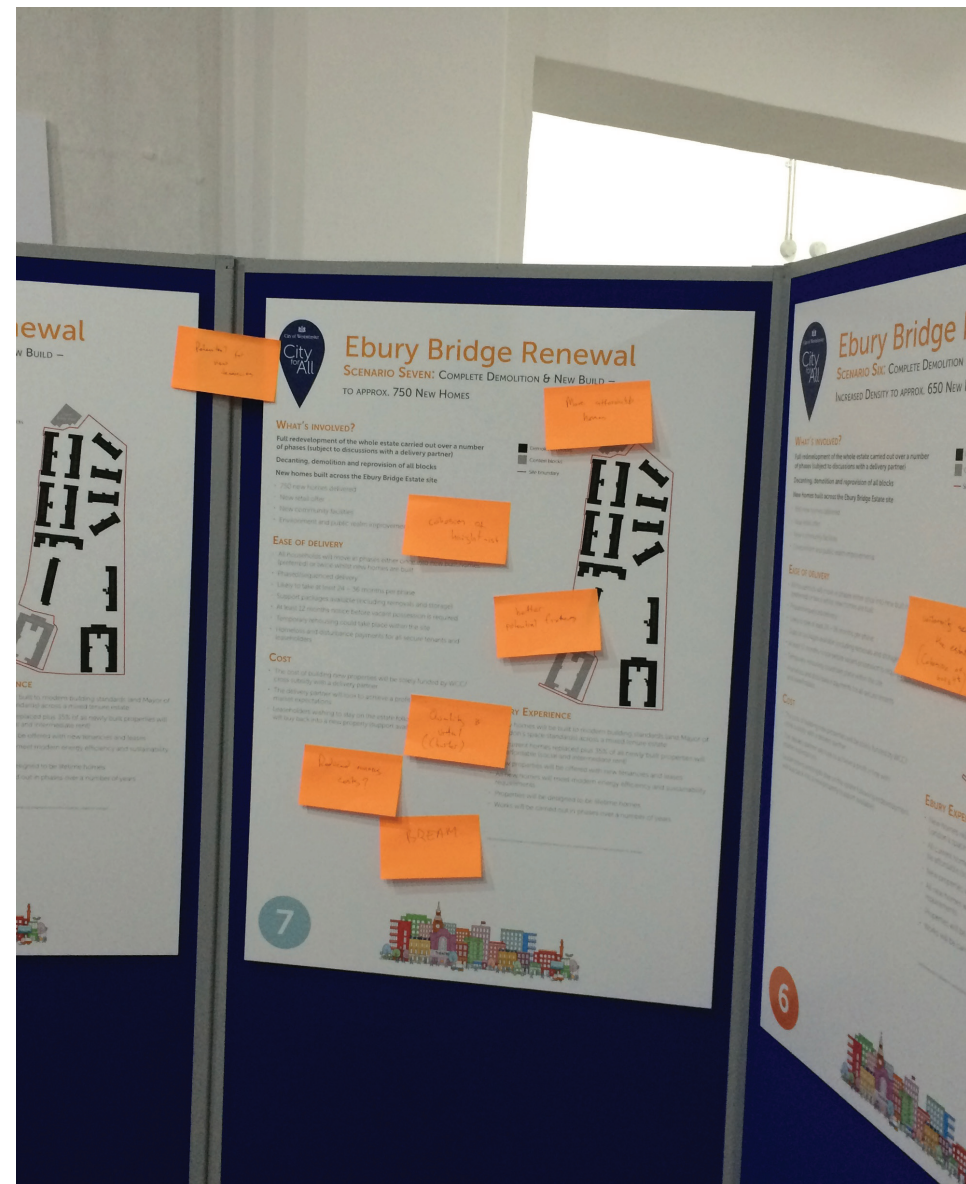


Residents' feedback





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"

Page 67



Exploring the public realm



Meeting residents of other schemes



Viewing show apartments

Feedback from residents

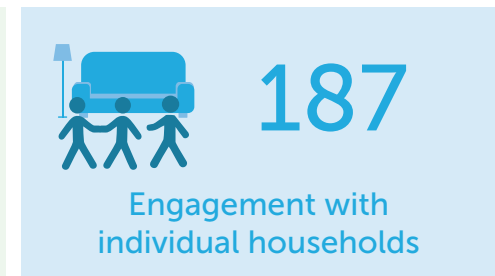
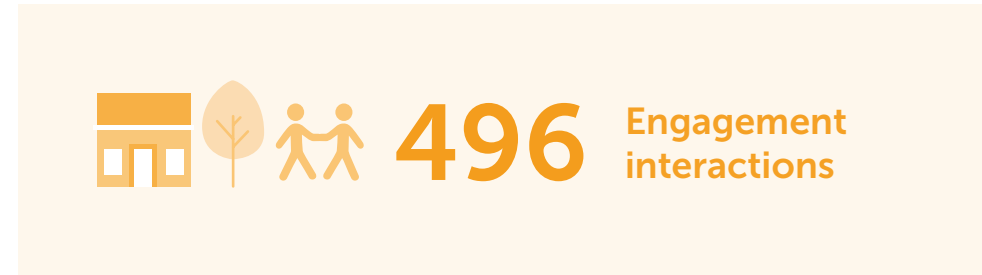
Engaging with the Ebury Bridge community has been key to the design process, equally important was demonstrating how the feedback received has influenced the process. The design team have listened to the voices and concerns of the community at all the events delivered and have responded through follow 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.



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.

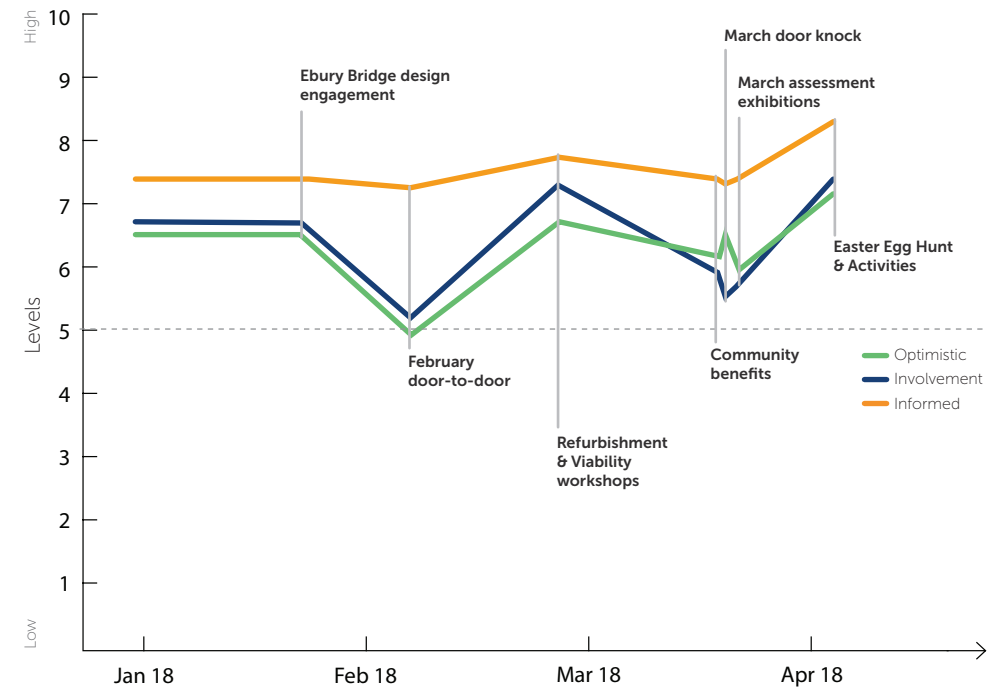
Page 69

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

Appendices

Design engagement feedback	i
- Refurbishment and viability feedback	xv
- Community benefits workshop	xix
- Meanwhile use workshop	xxxix
Pulse surveys	xlvii
Preferred scenario 7 contact sheets	lxi

Design engagement feedback

Summary of 22nd/23rd November 2017
Ebury 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 so 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 failure 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.
- Westminster 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 accomplish this 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.
- Westminster City Council do not have a predetermined option at this stage. The Council will work extensively with the Ebury Bridge community in an open and transparent way 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, exhibitions, newsletters and sharing information online.

Headline drop-in numbers

Drop in numbers summary	22 nd November	23 rd November
All Blocks	Households	
Bridge House	1	0
Bucknill House	2	3
Dalton House	2	1
Doneraile House	7	6
Edgson House	0	1
Hillersdon House	2	3
Mercer House	1	0
Pimlico House	0	0
Rye House	1	0
Victoria House	3	1
Wainwright House	0	1
Wellesley House	1	1
Westbourne House	3	3
Total Residential	23	20
Business Units	2	1

Cheylesmore House	4	3
Unknown	0	1
Total number of visitors	39	40
Total Households Represented	29	25
Total Comments captured	181	

‘Having a Conversation’

Key Themes

The tables below represent 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

Community Comments	
Topic	Comments
Retain Buildings	Doneraile House should be retained – don’t tear it down
	Can’t just buy in a lot of private units and create a ghost town
	Keep Rye House & Bucknill House. Ridiculous to lose them
	Bucknill House - Think it will still be nice in 50 years’ time
	Doneraile House must stay
Refurbishment	Doneraile likes home – in a top floor flat, feels secure
	The way Doneraile works is perfect, with private space for family and children
	If refurbishment is expensive, tell us - Just be honest
	Preferred complete refurbishment rather than renewal
	Prefer the isolation and privacy – sense of ownership and community.
	Love duel aspect
	Preference for maintaining the buildings as they are – character and charm
	Nice properties but not too well maintained. Would prefer to stay and refurbish
	Refurbishment preference – would like to keep a front garden or minimum a balcony
	My preference would be a complete refurbishment. A home should be a home not an investment as Chelsea Barrack is for foreigners
	I don’t want to move out – lived on the estate for 27 years
	Prefer her flat to be refurbished
Solution – refurbish all but Edgson & Hillersdon – create private gated open spaces, add lifts to existing buildings and relocate open space south of Dalton.	
Refurb on Ebury Bridge Rd – keep shops and retail	

Density	Increased density of adjacent buildings Use the loft space
	Building across Doneraile have more homes Built into the loft areas
	New building at the other side of the bridge already feels too high Keen 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 cause we know our neighbours
	Social provision in Grosvenor Waterside Easy to pick out - discrimination
	The sense of community – the shopkeepers know you by name. We trust each other. If I don't have money they will trust, I'll pay for it the next day We need new building but our roots are here and its making it difficult – we want to stay here but in a new flat We don't want to be a Grosvenor waterside or Chelsea Barracks – we are a community and we want to look after each other and know our neighbours
General	Current retail works well
	<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

Old Scheme	
Topic	Comments
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 EB road Consented scheme is not balanced Would only make the retained buildings look worse!! Consented scheme would block sun light into the retained buildings

Open Space	
Topic	Comments
Gardening Club	10 years old now - Open space vandalised regularly Westminster Mind come to gardening club Club helped by residents in Hillersdon, Doneraile and Westbourne House Westminster Minds reached out too many schools through garden club

	Gardening club really important. Behind Hillersdon historically club is broken in to Needs shed areas for storage for gardening club
Garden Space	Importance of central open space to create community. Kids and adult secure and big trees
	Green spaces on different levels
	Open spaces - Gated off at night due to vandalism
	Conversation around landscape - Gardening areas, storage areas, green houses
	Leave the trees – increases value of life I love been connected to my neighbours too
	Push green space up against the railway with parking under it Put homes closer to EB road
	Healthy living is really important - Fruit trees, edible landscaping, water to encourage wildlife, roof garden
	Own balcony/garden to plant
	Impact of trees on light
	Well kept open spaces
Play space	Upgrade the playground - Football pitch – sports centre
	Only kids use the open space but if space had different areas/character I would definitely use it
	Children see routes as pedestrianised – hence bollards and gates to prevent cars coming in - 2 kids knocked down
	Require play areas for children of different ages not just small children They were told there would be gates so the internal courtyard would be protected
	Relocate football pitch Create a valuable green link – secure through estate
	Youth Centre, Nursery and playground used well
	Open space worked better before when play area had slides etc. and more variety.
	Central open space seen as only for the kids

Connectivity to the wider areas	
Topic	Comments
Surrounding areas	Lack of connectivity of the site with surrounding area Has prevented me from knowing what the areas has to offer Devised connectivity with Grosvenor canal and permeability Connection to the south would be great
	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 EB road Westminster School, Millbank Academy, Parks on Streets St Barnaba's Primary school, Toy Library (Lupas st) Sharing activities with other estates

	Lots of Air BnB going on - You don't need a car here
	Central heart to the estate
	Orange square Farmers market is fantastic (on Saturday)
	A bus takes us to kings road to visit the local market there

Day to Day Challenges	
Topic	Comments
Maintenance	All flats have a damp issue - Reoccurring problem Recycling bin – Perspex so you can see what's in them Bucknill & Rye – rat problem historically <ul style="list-style-type: none"> Flats are not well insulated or double glazed Lifts are inconsistent and break all the time Makes heating bills very high Noise of flats within Private gardens – maintained vs Communal space not maintained insulation Some building are starting to deteriorate Noise issues in flats. You can hear your neighbours Westbourne House problems with ASB and damp Existing windows Awful state of communal areas Damp, mould, noise problems Children becoming sick because of this – better a renewal Not happy with quality of the buildings - Lights not working, noise, courtyard not clean
Deliveries	Deliveries vans are getting stuck behind barriers
Anti-social behaviour	Lack of lighting and CCTV Man runs his construction company in Rye House
General	In the meantime, I just nurture and take care of some of the buildings

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

	Doneraille We want to know about the offer from the council Relocation must be near to schools for the kids Where do we go if we have to move house Where will I be relocated? I'm afraid of dying and not coming back! Were will my furniture go? I want to come back – lived here since 1930's since they were built Concern about moving far away from Victoria Anti-development – Housing for tenants - what guarantees are being offered
Renewal	Size of apartments – will they be any smaller to fit more in I'd like to see options soon 63 Cheylesmore House. We are letting the estate run down so there's more of an arrangement for new build For me is more about values and principles (affordable and council housing is a priority - We trust the designers will do a good job Maintenance is very important – creates pride and care Don't keep people in limbo status - People want to plan their lives I want to see a distinction between <ul style="list-style-type: none"> Council housing Affordable housing Other type (expensive!) Council affordable should be a priority Like for like – same sq footage Too transient – short term vision causes trouble. Community doesn't exist in new development I fear a new development will not be family friendly. The open space communal areas within the buildings and the way people use them will disappear
Elderly residents	There's about 10% older people - Something needs to be done for them – handyman service by Westminster is great!
Crime	Crime has come down compared to the past - Perception of crime has also come down
WCC Council	Tory government, tory council – we are under their control They will put rents up! I don't believe a word of what the council is saying Resident since 1984 – since 1952 in the area We found out through the back door that the previous scheme is not going to happen. We don't trust the council Whilst I trust the design team I fear the message and good intentions may get lost. I feel like we've been lied to! The council doesn't get back to us soon enough when there's an issue Council are wasting millions of pounds of the tax payer's money for a cosmetic problem/ solution The council does not respond quick enough to resident's problems Not reliable

Future Development Considerations	
Topic	Comments

Parking/drop off	<p>Drop off deliveries not possible</p> <p>Parking bays for leaseholders would be beneficial</p> <p>Opposition to have underground parking</p> <p>That will kill the trees</p> <p>Limit parking</p> <p>Parking shouldn't be a priority – only for disabled access</p> <p>Some current parking bays are being sub let</p> <p>Improvement to car parking area</p> <p>Basement parking - Who's going to pay for it?</p> <p>Need for a carpark inside the development</p> <p>Difficult to park in the area (street parking)</p> <p>Care of design around parking access (noise/safety)</p> <p>Monitoring of disabled bays</p> <p>Drop off/set down parking bays</p> <p>No parking required</p>
Youth Centre/community hall/space	<p>Got to design and retain and enhance the Youth centre</p> <p>Community hall really important</p> <p>More events for local people e.g. Bangladesh women, elderly, diabetes – really big issue</p> <p>Community is very important – everyone gets on in the block</p> <p>Community spaces as points of contact with neighbour's communities</p> <p>We would like to see a community facility like in Peabody Avenue</p> <p>Ebury square is a nice development, it really blends in</p> <p>For children to go after school, parties and community gathering</p> <p>Community centre that faces the road - Accessible and visible</p> <p>Community centre and a safe nice place for people to gather</p> <p>Include sport activities for youngsters</p> <p>Community spirit and centre to be retained</p> <p>Sports centre/wellbeing/Pilates, Dog park</p> <p>A community room – multipurpose for different ages</p> <p>Community facilities for all ages</p> <p>A better community centre</p> <p>Community facilities for residents</p> <p>Residents would really like this</p> <p>We want another youth club/community centre for all ages – get the youngster off the streets</p> <p>Holiday clubs and community spaces</p> <p>Community centre and youth club. They like music, cooking and classes that they used to have.</p> <p>Community facility with good community feel</p>
Green space/trees	<p>Noise from the ball court is an issue but keep the play and green space</p> <p>Trees near the railway</p> <p>Garden space</p> <p>Green space</p> <p>Open and green space</p>
Height	<p>Heights should be along the railway</p> <p>Don't build too high – no towers</p> <p>Want smaller building with fewer neighbours</p> <p>I don't like living too high and we have a lot of cupboards (age 6)</p>

Local businesses/shops	<p>Space for community businesses</p> <p>Proper supermarket needed</p> <p>Include retail, cafes so create an appealing space</p> <p>No matter what happens keep our local shops – they're lovely!</p> <p>I would like a supermarket</p> <p>If the chemist needs to move out can he return in the new scheme</p> <p>Really important to engage with shopkeepers</p> <p>Importance of shopkeepers coming back in the new scheme</p> <p>Chemist and cafe</p> <p>Pharmacy</p> <p>Shops are wonderful – keep them</p> <p>They have so much character – they know people</p> <p>Retail offer to existing shops needs to be clarified - Small businesses to be encouraged</p> <p>Amenity to local shops and proximity for elderly</p>
Balconies	<p>Balconies that face each other, visibility and familiarity - what that breeds</p> <p>Open balconies to socialise</p> <p>Love balcony - Sun rises on one side and sets on other side – cross ventilation</p> <p>More space on balconies</p> <p>Balconies very important</p>
Design	<p>Opportunity to create a new precedent in terms of design, social aspects, sustainability - innovative</p> <p>Retains enhancements – e.g. Doorways/archways</p> <p>Historical materials</p> <p>See Ebury not as an estate but as a village and you see it very differently -</p> <p>Why can't we provide services for surrounding area</p> <p>Apply similar standards for all unit types</p> <p>Consider street lighting – currently poor</p> <p>Red brick, own identity</p> <p>Light and quadruple access as the main assets of the actual house</p> <p>All kitchens and bathrooms with windows</p> <p>Like brick as a building material</p> <p>Insulation within homes</p> <p>Right of light re high rise and wind tunnel</p> <p>New development with bricks looks better</p> <p>Courtyard buildings should be the overall solution across the site</p> <p>Natural light and dual aspect</p> <p>Open buildings with good ventilation</p> <p>Like the scheme at Vauxhall Bridge – bricks, garden and a mix of front sizes</p> <p>The design should allow me to be as close to my neighbours as I am now (I care and help look after elderly members of the community)</p>
Wayfinding	<p>Shortcuts/routes across or through the site will be beneficial</p>
General	<p>Maintain estate as public land, don't privatise</p> <p>Visiting sites of similar densities is key</p> <p>New build schemes to see please</p> <p>Caretaker/warden looking out for elderly people</p>

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

Headline drop-in numbers

Ebury Bridge Attendee Stats			
	6th December	7th December	Combined
Total number of visitors	18	11	29
Households represented			
Bridge House	0	1	1
Bucknill House	0	0	0
Dalton House	0	0	0
Doneraile House	6	3	9
Edgson House	1	0	1
Hillersdon House	2	0	2
Mercer House	0	0	0
Pimlico House	0	0	0
Rye House	0	0	0
Victoria House	0	1	1
Wainwright House	0	0	0
Wellesley House	1	0	1
Westbourne House	0	0	0
Total Residential	10	5	15
Community Groups	1	0	1
Business Units	1	1	2
Cheylesmore House	2	0	2
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

TABLES 1-3

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

- **Homes** – issues such as storage, balconies, 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. chemists, gyms, newsagents and nurseries etc.

Key messages: we will work with you to identify top priorities for each theme, we will look to address these in future design options.

Output: A wish list of issues/items and dots by the top three issues that people want to prioritise. These will to 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 see that we are listening

TABLE 4

The fourth table focussed on the criteria and process for assessing a long list to a short list scenarios and presented the first stage of this – a second stage is to be discussed early Jan. Three scenarios will be discussed:

- Complete Refurb
- Hybrid Refurb/New Build (the consented scheme, 99 net additional homes)
- Hybrid Refurb/New Build (the consented scheme plus increased density, based on a significant increase in additional homes)

Key messages:

We have used the evaluation criteria to assess the scenarios against our brief to create a new scheme that will produce new and desirable homes 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:

- A negative impact
- No impact/minimal change
- Positive impact
- Significant positive impact

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

Outcome: Sharing the challenges with creating a deliverable scheme – understanding why these three 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 Arup 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		
Board 1.	Natural light and dual aspect	★★★★
	Balconies that face each other, visibility and familiarity	★★★
Homes	Need shed areas for storage	★★★
	Parking spaces	★
	Space for drop offs/deliveries	

issues such as storage, balconies, dual aspect etc.	Retain enhancements – e.g. Doorways/archways	
	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	★ ★ ★
Additional comments	500 people signed a petition in August against knocking down (all) the buildings. Haven't heard back from Rachel who organised the petition	
Tell us what you think & help shape Ebury	The sound/noise from the trains is worse in the summer (Doneraile)	
	I want to know if we're staying (Doneraile)	
	More storage, double glazing, good sized rooms	
	Safe scheme	
	Where do you put the dining table? In the kitchen or living room? I'd prefer the kitchen but they are all so small	
	It is ridiculous and unaffordable to have a car in London	
	Kitchen & living room (not open plan) but ventilated	
	Exterior enclose corridors preferred.	
	Elevated gardens are nice – in summer is very noisy (rail)	
	Gate higher/security	
	Kitchen gets very hot when enclosed – ventilation in kitchen	
	Storage not great.	
	Shed storage only makes people keep things they forget about! They take space from communal areas and it is of no benefit to anyone. BUT we need more storage in flats	
	Gates to courtyards should be taller as outsiders climb inside and I am scared.	
	New build has to be the same size as the one we have now	
	Storage space important – internal courtyards, nowhere to put recycling – waste management is bad.	
	Kitchen/dining room.	
	Separated kitchens - culturally	
	Prefer deck access to internal corridors (I like Doneraile concept/distribution.	
	Tenants should take responsibility of their places (own flats) and communal areas.	
	Prefer separate kitchen	
	Open balcony access and a bit more lighting	
	Outdoor access (deck access)	
	Open kitchen to living	
	Not enough toilets and bathrooms	
	Ceiling heights too short	
	Improved open kitchen – windows by kitchen	
	Affordable option should have quality	
	Smaller bedrooms, bigger kitchen	
	Storage – in built storage	
	Balcony – in built safer	
	When its day, it's very noisy- the railway	
Bedroom balconies		
Storage is not great		

	Not complete separate kitchen, kitchen gets very hot – ventilation in kitchen	
	Don't mind the deck access	
	Gardens are nice to have access – garden are not used at the moment (Doneraile)	
	Prefer to have isolated kitchen – handy to have dining room in kitchen	
	Pay for storage at the moment	
Board 2.	Gardening club	
Open Space issues such as play space, community gardens, different spaces for a range of ages	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	★ ★
Additional comments	Playground here is perfect – well-lit kids space	
Tell us what you think & help shape Ebury	Public Community spaces best – not private	
	Good security, open space, good community	
	High level café to enjoy the view	
	Not a fan of allotments	
	Lighting is key	
	Natural play area	
	Individual allotment s for flats	
	Play area for older kids	
	Trees are important	
	Urban architecture	
	Empty buildings bring issues and problems	
	Cheylesmore – empty. Perception – council would like to develop every square inch, 6 stories or more people start to be alienated	
	Bicycles safe - storage	
	Lack of community	
	Not in favour of formal play area, natural preferred.	
	Natural play area	
	Urban architecture	
	Lighting a big issue	
	Estate open spaces not suitable for elderly people – Cheylesmore and Doneraile a good model	
	Balcony access - connectedness	
	Washing outside	
	Private	
Use AstroTurf to prevent injury – I feel welcome to use the football pitch and helps the community get together		
Space north of Hillersdon House could be given a better use (sport or parking)		
Why doesn't WCC really look after their people?		

	I get confused by the concept of community. It takes a catastrophe to bring people together not a park
Board 3.	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
Community Facilities & other uses e.g. chemists, gyms, newsagents and nurseries etc.	
Additional comments	Change the design of the newsletter. Visual language and no commercial speak!
Tell us what you think & help shape Ebury	Youth spaces within the community offer
	Shop keepers should be engaged separately
	Importance of the chemist – real asset/ want to come back. Can shopkeepers be on the Futures Group?
	Better youth offer required
	Café – integrated to be a meeting point
	More car parking – car club
	Kids antisocial behaviour from other estates
	Allotments good for children
	Shops ok that are here at the moment – antique shops here due to cheap rents
	Sports offer on to of MUGA
	Shopkeepers were never considered or part of the previous scheme (estate agent in Ebury Bridge Road) The 3 scenarios are a waste of time as we know they don't work!
	Communal hall on roof?
	Keep pharmacy
	MUGA not being used – expectation is should work
	Independent retailers are a preference
	Play area on roof top – can be very noisy
	Estate agents take up valuable retail space – in favour of local retailers
	Chelsea football do occasional training
	MUGA under used – contract out the play area instead of spending money on security
	Café for residents to see high and far i.e. not on ground
	Community hall needed – existing one is not big enough
	Great to have cafes and retail spaces integrated
	Appreciate the retail shops already there
	Safe and secure – dark needs more lights
	Enjoy communal spaces bring community together
	Prefer on the ground pitch
	What is the average size of a shop – how many would there be. It is a very road in terms of vehicles. How will you address that and help pedestrians and make them come to the shops.

Emerging Insights

1. Across both community drop-in sessions there has been a clear concentration from Doneraile. 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 once (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 these 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 once 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 25th & 27th January 2018
 Ebury Bridge community drop-in sessions
 Edgeson House, Youth Centre, Ebury Bridge Estate

Headline drop-in numbers

Ebury Bridge Attendee Stats			
	25 th January	27 th January	Combined
Total number of visitors	28	12	40
Households represented			
Bridge House	2	1	3
Bucknill House	2	1	3
Dalton House	1	0	1
Doneraile House	6	4	10
Edgeson House	0	0	0
Hillersdon House	2	0	2
Mercer House	0	0	0
Pimlico House	0	0	0
Rye House	1	1	2
Victoria House	1	1	2
Wainwright House	0	0	0
Wellesley House	0	0	0
Westbourne House	1	1	2
Total Residential	16	9	25
Community Groups	0	1	1
Business Units	1	0	1
Cheylesmore House	1	0	1
Unknown / Off-Site	6	0	6
Total	21	10	34

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 Ebury.
- 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 height 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 schemes that have been developed for each scenario are *illustrative* at this stage. They use a similar concept to compare the relative impacts of the different scenarios.
- There will be engagement on the design of the scenario(s) that are taken forward.
- In total 7 scenarios have been assessed and were featured in the recent newsletter, 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 Leaseholders would be required to make significant contributions to refurbishment costs.
- All housing issues will be answered by WCC staff and or the Residents’ Liaison officer who will be present at each event.

Feedback from the drop-ins

Themes	Feedback
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 tuck it behind the existing blocks? • Full demolition is a good idea. But retention of 4 blocks is better for the streetscape •
Design of the scheme	<ul style="list-style-type: none"> • The rotated blocks create large open space looks good. No overlooking and retain a sense of SW1 capturing the squares • Keeping Doneraile will lose too much if refurbished • What will the façade look like? • Like the water really strong idea. Like the amphitheatre seating in the square. • Concern: of the neighbouring block to Doneraile. How will it affect the overall look? • The building in scenario 7 (full demolition) is still large how is it going to get planning? • Very few with single aspect house nice views of Westminster? • I like the new development. Everything is dead at the moment, we need new homes. I love the courtyards and new spaces in the middle, Daylight analysis is very good. • Impressive • Likes the basement car park
Landscape	<ul style="list-style-type: none"> • All the landscape ideas are lovely who wouldn’t want that! • Likes open space
Relocation	<ul style="list-style-type: none"> • If I have to move I only want to move once, either off site or ideally within the estate (new build) • Happy with the process, wouldn’t mind rehousing • Don’t want to move (Bucknill) recognises it’s too small for other tenants

	<ul style="list-style-type: none"> • Voted no to previous scheme, however, if relocation is successful more open to idea of new homes now • Lots of my elderly neighbours are terrified about relocation • Knowing where you're being decanted to?
Refurbishment	<ul style="list-style-type: none"> • Refurbished No good <ul style="list-style-type: none"> ○ Heating required ○ Double glazing ○ Preferred the scenario 4 ○ Want to be relocated to the same flat/position on site
General comments	<ul style="list-style-type: none"> • Sentimental value of existing home • Access to GP, hospital? Relocation and return (Westbourne) • When we moved into Doneraile 40 years ago the estate was in good state – now we suffer from damp, poor insulation, poor water pressure. • Keen to know timescales. Supportive of proposals, very optimistic but the impact on his business? But can see benefits! • I drive a car for my work but I wouldn't mind a care free scheme so kids can play free. • Under previous scheme it was guaranteed I would get housed • Concern – noise and disturbance during demolition and construction • Inflation and interest cost? What happens to the figures for leaseholders?
Comments from the survey	<ul style="list-style-type: none"> • Keen to hear more about Doneraile • I would like the next new buildings to be good for everyone and the new Cafe must be A3 use, or what it is now • Same concerns as most people on the estate "how long before we actually know the final plans" • Mum is really frustrated about is going on. Changing furniture, carpet been waiting since • 2009, so in limbo since then. Mum is disabled but is informed by newsletters

Summary of 28 February & 6 March 2018
 Ebury Bridge Refurbishment & Viability workshops
 Ebury Bridge Regeneration Base, Ebury Bridge Road

Attendance

Ebury Bridge Attendee Stats			
	28 February	6 March	Combined
Total number of visitors	16	18	34
Households represented			
Bridge House	0	0	0
Bucknill House	2	3	5
Dalton House	0	0	0
Doneraile House	5	3	8
Edgson House	0	4	4
Hillersdon House	1	0	1
Mercer House	0	1	1
Pimlico House	0	0	0
Rye House	1	0	1
Victoria House	3	1	4
Wainwright House	0	1	1
Wellesley House	0	0	0
Westbourne House	0	1	1
Total Residential	12	14	26
Community Groups			
Business Units			
Cheylesmore House			
Unknown / Off-Site			
Total			

Post-engagement 'temperature check'

- Optimistic 6.86 (workshop 1) 6.64 (workshop 2) 6.76 (combined)
- Involved 6.93 (workshop 1) 7.55 (workshop 2) 7.2 (combined)
- Informed 7.57 (workshop 1) 8.0 (workshop 2) 7.76 (combined)

(Mean rank)

Engagement summary

The workshops were an opportunity for residents to understand how the refurbishment of all or some of Ebury Bridge is being considered in the assessment of a range of possible scenarios for the renewal of the estate. The workshop enabled leaseholders, in particular, to better understand and

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

Input sought from residents included questions on both refurbishment and viability and, through an interactive challenge, feedback on the elements currently included in level of refurbishment being used to assess the scenarios and which of the items currently excluded residents felt should in fact be included in the refurbishment assumption.

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 contradicted elsewhere by both individuals and groups.

Themes	Feedback
Windows	Some blocks had windows replaced 11-12 years ago
External spaces	Outside doesn't matter as much - inside homes more important
Security	'not bothered about security'

Residents were asked to look at what is not currently included in the refurbishment and prioritise 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 groups selections are below.

Groups	Top 3 priorities for refurbishment	Further comments
1	1) Noise insulation between floors 2) Heat insulation 3) Inflation/fees/contractor costs/contingency	<ul style="list-style-type: none"> De-prioritise security improvements and mechanical ventilation Roof replacement & below ground damp-proofing by block-by-block assessment Soundproofing important
2	1) Roof replacement 2) Sound proofing/noise insulation 3) Window replacement	<ul style="list-style-type: none"> Security is important for peace of mind Lift replacement a must – outside doesn't matter as much
3	1) Decant and relocation costs 2) Security improvements 3) Accessibility improvements	<ul style="list-style-type: none"> Lift needs refurbishment at least Inside homes more important – common areas looking maintained Conditions in 'pretty good nick', just need some TLC Need time to get organised Moving away is the biggest concern – lot of upheaval (schools, etc) Inflation hard to predict

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 needs ventilation – replace mechanical ventilation Electric showers (instead of boiler system) Upgrades to external areas Prioritise long term solutions
	1 Roof replacement 2 Security improvements 3 Full replacement of mech vent/Enviro improvements	<ul style="list-style-type: none"> Internal refurbishment – new kitchen/new bathroom/internal damp
	1 Full replacement of mech 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 – Doneraile Insulation and heating Water pressure Security Gates

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

Form of feedback	Detail
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 Plumbing and Pipework Heating systems, pipework and Radiators Soundproofing Damp Environmental improvements, Heat insulation Entry call system/intercom Double glazing (although is included) Upgrade estate lighting Sprinklers inside the flats Would like to stay in Wainwright, needs minor maintenance We assume roof doesn't need replacing Victoria: Most important to me – Lift replace Edgson – Repainting all entrances stairwells and corridors Edgson – 1. Security 2. Full replacement of mechn (sp.?) 3. Roof replace 4. Accessibility Depending on housing management service offered... A dedicated housing management office Sound insulation we improve with windows Victoria – Most important: Full replacement of vent system and accessibility Dedicated management office

	<ul style="list-style-type: none"> • Insulation and heating • Doneraile: New windows • Water pressure • Security gates • Internal refurbishment – new kitchen / new bathroom / internal damp • More smoke CM alarms • Emergency exits – more • Food garden each flat • Communal food and veg garden • Security needs to be improved • Plumbing and pipework • New bathrooms • Sound insulation
--	---

	<ul style="list-style-type: none"> • Will the new build have a communal gangway/deck access – 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 promised larger flats and balcony – will this promise be made in the new scheme?
--	--

Residents also asked a number of questions, which could be included as a Q&A in the next resident newsletter

Theme	Question
Process	<ul style="list-style-type: none"> • How much will the opposition of the people living in the conservation area delay the project – could we be waiting 10 years? • Will taller options affect light and receive complaints? • Will there be a residents’ ballot on the final scheme? • Does Doneraile have the highest concentration of leaseholders? • Forward looking cost-based scenario • Assuming it’s a cost going forward, but it’s a cost saving the council had • 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 backdate to spring 2010 • Why are we here if viability of refurb is not high? • I don’t understand why security should cost, it’s our right
Refurbishment	<ul style="list-style-type: none"> • How much will it all cost (when looking at adding items to refurb)? • How suitable for my needs is the inside? • 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 in the new build for tenant, leaseholder and private? • Can leaseholders sit with developers to choose layout of their own flats? • Does the £98 per sqft 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 preference?

Further comments made on post-engagement survey

- More members for the steering group please
- Hurry up
- 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.
- I think the council will do whatever in 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.
- Phasing etc
- More members for the steering group please
- Hurry up
- 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.
- I think the council will do whatever in their best interest despite what we have to say
- Still up in the air, difficult to envisage what it could look like and how long it will then take. Phasing etc
- The gate at the top is always open, residents with keys leave it open.
- The playground is used by people with dogs who don’t clean up after them.
- The new tenancy agreement - council should put that all tenants agree - 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 collating feedback constantly in general as well as on a more specific ad-hoc basis, e.g. questionnaires etc.
- More update on online. and the plans

Appendix 1

Workshop 1 combined notes

Community Workshop Event: Refurbishment and Viability – Wednesday 28 th February 2018	
Question: What matters to you?	
Table 1: Plumbing and Pipework Heating systems, pipework and Radiators 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 B very important? Design a new community hall? Does the £98 per sq include new build? What would the lease duration be? Options 3,4 & 5 affect light and will receive complaints Does Doneraile have the highest concentration of leaseholders Don't discount deck access Consented scheme promised larger flats & balcony Can leaseholders sit with developers to look at their own flats Flat size – what provisions for size Contingency cost separate What about the private blocks and conservation areas	
Question: What matters to you? Security is important for resident's peace of mind Lift replacement is a must ,outside doesn't matter as much	
Table 3:	
Question – These are the things not included – Order of priority, what matters to you? 1 -Decant 1-Roof 2-Security 2-Decant 3-Accessibility 3-Damp	

4- Environment	
Comments: Lift is temperamental and would need looking at Agree inside are more important Conditions are in pretty good nick, just need some TLC Damp is an issue that would need to be sorted How much will it all cost Need time to get organised Moving away is the biggest concern Living locally for 12 years Moving would be a lot of upheaval – schools ect How suitable for my needs is the inside Common areas looking maintained Kitchen and bathroom hasn't been done for 5 years Was included in the previous scheme Inflation et al are difficult to predict How long will it take If it goes ahead, what is the process	

Question: What matters to you?	
Table 4 : Electric Shower/water system Entry Call system/intercom Double glazing Sound proofing between apartment Roof replacement Upgrade estate lighting CCTV security Estate wide External lighting Heat insulation	
Question – These are the things not included – Order of priority, what matters to you? 1-Security 2- Roof Replacement 3-Upgades to external areas 4- replace mechanical ventilation	
Comments: Prioritise long term solutions Doneraile windows still need replacement Really cold – poorly fitted ,Damp , hot water boiler	



Refurbishment and viability feedback

<p>Security does need to be improved. How do we back date to a period Spring 2010?</p>	<p>Why are we here if the viability of refurb is not high?</p>	<p>I don't understand my security should be a cost, its our right.</p>	<p>PLUMBING + PIPEWORK</p>	<p>SOUND INSULATION</p>
<p><u>Internal Refurbishment</u> - new kitchen - new bathroom - internal Admp.</p>	<p><u>Dedicated management office.</u></p>	<p><u>Emergency exits -</u> <u>More -</u></p>	<p><u>Food garden each flat -</u> <u>Communal Food + Veg garden</u></p>	<p>Can we clarify who use chooses the final design?</p>
<p>If they can't look after my flat how can the refurbish or rebuild?</p>	<p>Depending on Housing Management service offered.... A dedicated Hsing/management office.</p>	<p>WATER PRESSURE</p>	<p>NEW WINDOWS + DOWNRAISE</p>	<p>SECURITY GATES</p>
<p>INSULATION + HEATING</p>	<p>- More smoke/CM Alarms</p>	<p>Sound installation we improve with windows.</p>	<p>forward looking cost based scenario <u>Environmental improvements.</u> <u>Back dating.</u></p>	<p>Assuming its a cost going forward, BUT Its a cost saving the council had.</p>

<p>Most important ^{Victoria} Full replace of m Vent. syst + Accessibility</p>	<p>^{Edgson.} 1. Security 2. Full replacement of mechn. 3. Roof replace 4. Accessibility</p>	<p>^{Edgson -} Re painting all entrances Stairwells and corridors.</p>	<p>^{Victoria} Most important to me Lift Replace</p>
<p>We assume roof doesn't need replacing</p>	<p>NEW BAT+ROOMS</p>	<p>Want like to stay but want night needs minor maintenance</p>	<p>Sprinklers inside the flats</p>











Community benefits workshop

Options for new play facilities

- What types of playspace 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 encourage more use?
- Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES
	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES
	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES
	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES









*What more...
Could they attach more things?*



Options for new community facilities

- What types and new uses would you like to see?
The community centre should have several rooms of different sizes so that different groups can use the centre at the same time.
- Where do you think they should be located?
Could there be a garden in the Community Centre?
- Who should co-ordinate the facilities?
WCC / CWH
- Are there any new uses you think are less good?
- Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES
	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES
	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES
	YES / NO <input checked="" type="checkbox"/> YES		YES / NO <input checked="" type="checkbox"/> YES

Could health fitness happen in the Community Centre?

Could there be a garden in the Community Centre?

Could they happen in the Community Centre?

depends on what other facilities there are in the area











Options for meanwhile uses

If there is a neighbourhood square, then many of these features can be incorporated into the neighbourhood square.

- What new uses would you like to see?
- Where do you think they should be located?

Have we missed something? Tell us more...

	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO

Options for new outdoor spaces

- What new types of space would you like to see?

- Where do you think they should be located?

I can't say as we don't know what the design is # it depends on Active Boxing & Club?

- Should play involve risk and challenge?

Yes but have Actives that ~~will~~ involve Business ie Downward Lighting Animation music

	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO

Options for new outdoor spaces

- What new types of space would you like to see?

Green

- Where do you think they should be located?

- Should older and younger children play separately?

Yes

- Should play involve risk and challenge?

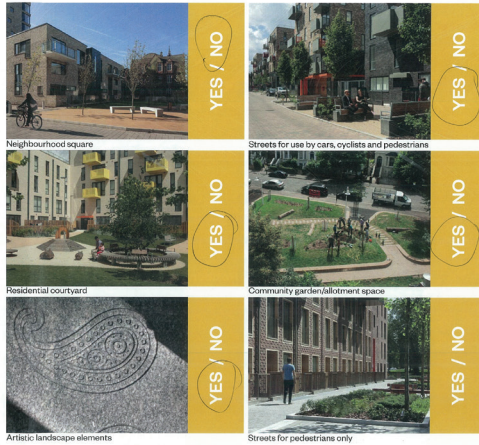
Yes

- What might encourage children to be more active?

Better facilities
Equipment in green areas.

Have we missed something? Tell us more...

Bee Club
"friendly playing"



Options for new play facilities

- What types of playspace would you like to see?

Ball area (Ball Court)
Football / Netball / Basketball

- Where do you think they should be located?

on the estate.

- Should older and younger children play separately?

No

- Should play involve risk and challenge?

Yes.

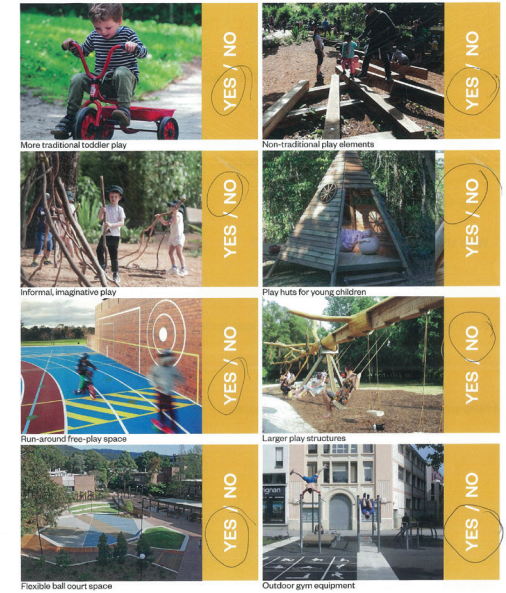
- What might encourage children to be more active?

outdoor

- How could the existing court encourage more use?

Better Design

Have we missed something? Tell us more...



Options for new community facilities

- What types and new uses would you like to see?

Community Centre you can rent out.

- Where do you think they should be located?

on street blocks









- Who should co-ordinate the facilities?

Local community council

- Are there any new uses you think are less good?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

 Community centre	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 Health/fitness	<input checked="" type="radio"/> YES / <input type="radio"/> NO
 Community kitchen/cafe	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 Arts/education	<input checked="" type="radio"/> YES / <input type="radio"/> NO
 Hotell	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 Youth centre	<input checked="" type="radio"/> YES / <input type="radio"/> NO
 Adult day care centre	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 Children's nursery/day care	<input checked="" type="radio"/> YES / <input type="radio"/> NO

Options for meanwhile uses

- What new uses would you like to see?









Art walls to distract from building works to hide from view as much as possible
Beside building works areas.

- Where do you think they should be located?

Have we missed something? Tell us more...










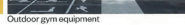
Old/young get together.
open air cinema ☺

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

 Structures for sitting and gathering	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 Event spaces	<input checked="" type="radio"/> YES / <input type="radio"/> NO
 Temporary cafe space	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 Allotment growing	<input checked="" type="radio"/> YES / <input type="radio"/> NO
 Outdoor eating/looking	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 Workshop and community group spaces	<input checked="" type="radio"/> YES / <input type="radio"/> NO
 New temporary landscape features	<input checked="" type="radio"/> YES / <input type="radio"/> NO	 New community groups	<input checked="" type="radio"/> YES / <input type="radio"/> NO

Options for new play facilities

- What types of playspace 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 encourage more use?
- Have we missed something? Tell us more...









	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO
	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO
	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO
	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO
	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO

Options for new community facilities

- What types and new uses would you like to see?
*Start Stand-alone
Community centre*
- Where do you think they should be located?
- Who should co-ordinate the facilities?
*RA management with
Volunteers*
- Are there any new uses you think are less good?

Have we missed something? Tell us more...

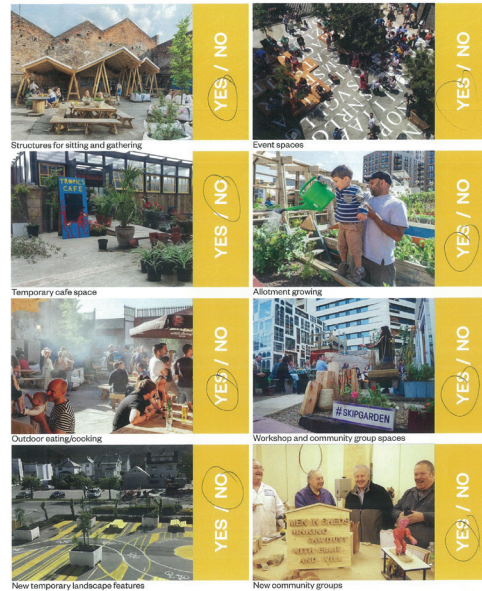
Toy Library

	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO
	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO
	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO
	YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO		YES / NO <input checked="" type="radio"/> YES <input type="radio"/> NO

Options for meanwhile uses

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

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18



Options for new outdoor spaces

- 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 play involve risk and challenge?
- What might encourage children to be more active?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

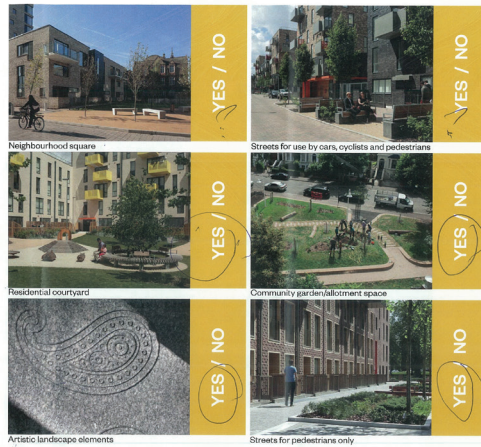


Options for new outdoor spaces

- What new types of space would you like to see?
Community centre for all age groups
- Where do you think they should be located?
Separate building - space permitting
- Should older and younger children play separately?
Yes
- Should play involve risk and challenge?
—
- What might encourage children to be more active?
Having a safe play area.

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

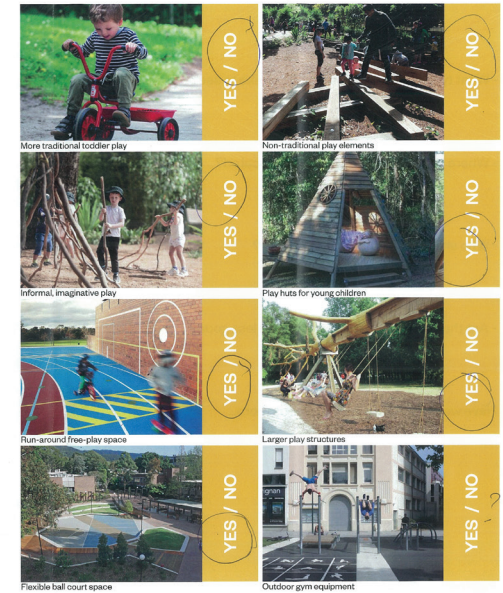


Options for new play facilities

- What types of playspace 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 encourage more use?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18



Options for new community facilities

- What types 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 less good?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

 Community centre	YES / NO	 Health/fitness	YES / NO
 Community kitchen/cafe	YES / NO	 Arts/education	YES / NO
 Retail	YES / NO	 Youth centre	YES / NO
 Adult day care centre	YES / NO	 Children's nursery/day care	YES / NO









Options for meanwhile uses

- What new uses would you like to see?

- Where do you think they should be located?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18









 Structures for sitting and gathering	YES / NO	 Event spaces	YES / NO
 Temporary cafe space	YES / NO	 Allotment growing	YES / NO
 Outdoor eating/looking	YES / NO	 Workshop and community group spaces	YES / NO
 New temporary landscape features	YES / NO	 New community groups	YES / NO

Options for new play facilities

- What types of playspace 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 encourage more use?

Have we missed something? Tell us more...











	YES / NO		YES / NO
More traditional toddler play		Non-traditional play elements	
	YES / NO		YES / NO
Informal, imaginative play		Play huts for young children	
	YES / NO		YES / NO
Run-around free-play space		Larger play structures	
	YES / NO		YES / NO
Flexible ball court space		Outdoor gym equipment	

Options for new community facilities

- What types 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 less good?

Have we missed something? Tell us more...



	YES / NO		YES / NO
Community centre		Health/fitness	
	YES / NO		YES / NO
Community kitchen/cafe		Arts/education	
	YES / NO		YES / NO
Retail		Youth centre	
	YES / NO		YES / NO
Adult day care centre		Children's nursery/day care	





Options for meanwhile uses

- What new uses would you like to see?

- Where do you think they should be located?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO




Options for meanwhile uses

- What new uses would you like to see?

- Where do you think they should be located?

Have we missed something? Tell us more...









Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO

Options for meanwhile uses

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

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO

Options for new outdoor spaces

- 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 play involve risk and challenge?
- What might encourage children to be more active?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18









	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO

Options for new play facilities

- What types of playspace 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 encourage more use?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18









	YES / NO		YES / NO
More traditional toddler play		Non-traditional play elements	
	YES / NO		YES / NO
Informal, imaginative play		Play huts for young children	
	YES / NO		YES / NO
Run-around free-play space		Larger play structures	
	YES / NO		YES / NO
Flexible ball court space		Outdoor gym equipment	

Options for new community facilities

- What types 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 less good?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

	YES / NO		YES / NO
Community centre		Health/fitness	
	YES / NO		YES / NO
Community kitchen/cafe		Arts/education	
	YES / NO		YES / NO
Retail		Youth centre	
	YES / NO		YES / NO
Adult day care centre		Children's nursery/day care	

Options for new outdoor spaces

- 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 play involve risk and challenge?
- What might encourage children to be more active?

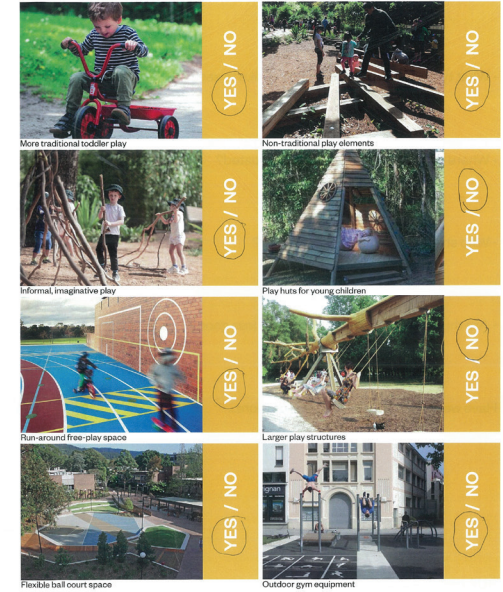
Have we missed something? Tell us more...



Options for new play facilities

- What types of playspace 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 encourage more use?









Have we missed something? Tell us more...



Options for new community facilities

- What types 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 less good?

Have we missed something? Tell us more...

	YES / NO		YES / NO
Community centre		Health/fitness	
	YES / NO		YES / NO
Community kitchen/cafe		Arts/education	
	YES / YES		NO / YES
Retail		Youth centre	
	YES / NO		YES / NO
Adult day care centre		Children's nursery/day care	

Options for new outdoor spaces

- 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 play involve risk and challenge?
- What might encourage children to be more active?



Have we missed something? Tell us more...

	YES / NO		YES / NO
Neighbourhood square		Streets for use by cars, cyclists and pedestrians	
	YES / NO		YES / NO
Residential courtyard		Community garden/allotment space	
	YES / NO		YES / NO
Artistic landscape elements		Streets for pedestrians only	

Options for new outdoor spaces

- 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 play involve risk and challenge?
- What might encourage children to be more active? *Yes*









Have we missed something? Tell us more...

	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO

Options for new play facilities

- What types of playspace 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 encourage more use?

Have we missed something? Tell us more...

	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO
	YES / NO		YES / NO

Options for new community facilities

- What types and new uses would you like to see?

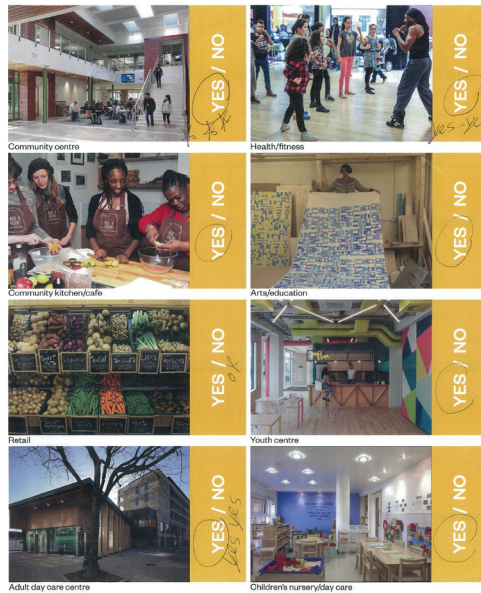
- Where do you think they should be located?

- Who should co-ordinate the facilities?

- Are there any new uses you think are less good?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18



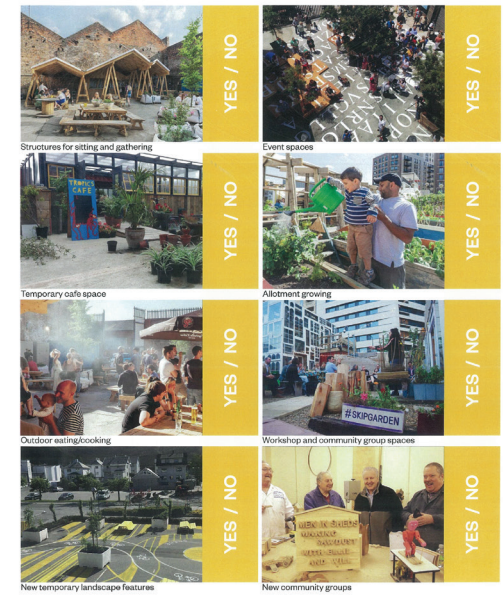
Options for meanwhile uses

- What new uses would you like to see?

- Where do you think they should be located?

Have we missed something? Tell us more...









Ebury Estate Resident Workshop: Community Opportunities | 19.04.18



Options for new play facilities

- What types of playspace 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 encourage more use?









Have we missed something? Tell us more...

	YES / NO		YES / NO
More traditional toddler play		Non-traditional play elements	
	YES / NO		YES / NO
Informal, imaginative play		Play huts for young children	
	YES / NO		YES / NO
Run-around free-play space		Larger play structures	
	YES / NO		YES / NO
Flexible ball court space		Outdoor gym equipment	

Options for new community facilities

- What types 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 less good?

Have we missed something? Tell us more...

	YES / NO		YES / NO
Community centre		Health/fitness	
	YES / NO		YES / NO
Community kitchen/cafe		Arts/education	
	YES / NO		YES / NO
Retail		Youth centre	
	YES / NO		YES / NO
Adult day care centre		Children's nursery/day care	

Options for new outdoor spaces

- 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?
↳ Yes

- Should play involve risk and challenge?
↳ for older children

- What might encourage children to be more active?

Have we missed something? Tell us more...

Ebury Estate Resident Workshop: Community Opportunities | 19.04.18

	YES / NO <i>YES</i>		YES / NO <i>YES</i>
	YES / NO <i>YES</i>		YES / NO <i>YES</i>
	YES / NO <i>YES</i>		YES / NO <i>YES</i>

Grosvenor Waterside =
Sense of privacy next to the
water - ability to be in
a 'different place'

Grosvenor waterside -
more tranquil
than Ebury.

Childrens play space should
be well designed and
encourage supervision.



Meanwhile use workshop

DICE GAME (Just for fun)

- 1. SELF DEFENCE
- 2. CLASSES
- 3. OUTSIDE
- 4. DEDICATED SPACE

- 1. SECURITY CAMERAS
- 2. VISIBLE
- 3. _____
- 4. _____

- 1. BIKE POWERED
- 2. MICRO BREWERY
- 3. PEDDLE POWER
- 4. CRUSHED APPLES/
GRAPES

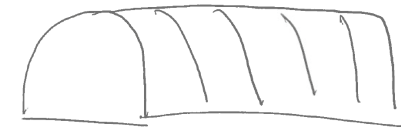
DICE GAME (Just for fun)

- 1. BASKETBALL
- 2. LESSONS
- 3. URBAN
- 4. UNDERCOVERS
ENVIRONMENT



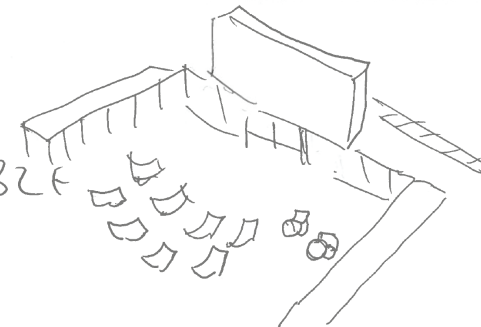
FLOODLIGHTS

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




ARCHWAY OVER COURT

- 1. CINEMA
- 2. NIGHTIME
- 3. ACCESSIBLE
- 4. REST



DICE GAME (Just for fun)

1. <u>DANCE</u>	 <p>OUTDOOR DANCE VENUE</p>
2. <u>SUMMER</u>	
3. <u>FAMILY</u>	
4. <u>URBAN</u>	

1. <u>ART</u>	<p>CHILDREN PROJECT CREATIVE GROW WITH TALENTS</p>
2. <u>BABIES</u>	
3. <u>SUMMER</u>	
4. <u>FLOWER</u>	

1. <u>MUSIC</u>	<p>INDOOR MUSIC VENUE WITH RECORDING STUDIO</p>
2. <u>EDUCATION</u>	
3. <u>INDOOR</u>	
4. <u>FRUITS</u>	

DICE GAME (Just for fun)

1. <u>POP UP MUSICAL RAROCAKE BAR FOR KIDS.</u>	
2. <u>WILLOW FARM FOR WEAVING-</u>	
3. <u>CHELSEA MARKET BARAZKS VIEWING TOWER.</u>	
4. <u>LYNE SHOP ^{MARKET} COMBINED WITH MICROBREWERY.</u>	

1. _____	<p>security element how do we protect this stuff. <hr/>set up <u>video cam.</u> video entry</p>
2. _____	
3. _____	
4. _____	

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

3. CYCLISTS PEOPLE CAN

4. COLD STUDY AND KEEP
OUT OF THE
COLD

1. MUSIC UNDERCOVER

2. BENCH REST AREA

3. DISABLED WITH OPPORTUNITY

4. COLD TO LISTEN TO
MUSIC

1. MUSIC TEMPORARY ACCESSIBLE

2. BENCH SUSTAINABLE

3. DISABLED COMMUNITY CENTRE

4. COLD ~~WATER~~
FOR MUSIC
LESSONS

DICE GAME (Just for fun)

1. <u>Music</u>	PROMS IN THE PLAYGROUND 'AT NIGHT'
2. <u>Family Park</u>	
3. <u>Family</u>	
4. <u>Night</u>	

1. <u>Music</u>	SUSTAINABLE MUSIC VENUE FOR FAMILIES RE-USED TIMBER SUSTAINABLE
2. <u>Park</u>	
3. <u>Family</u>	
4. <u>Night</u>	

1. <u>Music</u>	LARGE MUSICAL VENUE/INSTRUMENT THAT FAMILIES COULD PLAY
2. <u>Park</u>	
3. <u>Family</u>	
4. <u>Night</u>	

DICE GAME (Just for fun)

1. <u>Ball</u>	Apple trees	Paper-wind
2. <u>Apples</u>	windfall.	Kids.
3. <u>Bike</u>		Kite Surfing
4. <u>Wind</u>		Flying

1. <u>Disabled</u>	Library for disabled	Centre
2. <u>Library</u>	Reading club.	
3. _____	Nice Quiet Reading	
4. _____	area.	

1. _____	Computer lessons
2. _____	Dance lessons.
3. _____	Disability Sports.
4. _____	Community Centre - Level access for disabled

DICE GAME (Just for fun)

1. Wind	CRECH.	Security Guard
2. Beach Ball	Cooking classes	
3. APPLE		
4. Baby's Bottle		

1. CAMERA	OPEN AIR Cinema,
2. Wind	Neighbourhood watch.
3. Beach	See camera on TV.
4. FAMILY	

1. Snow	making ice lollies
2. Painting	Art Studio
3. Flower	Community Radio
4. Bypick	Clubbing frame " " " " " " " "

DICE GAME (Just for fun)

Kanim

1. Wind	Volunteers - CCTV + Security	Security Volunteers
2. Beach ball	temp beach wind breakers	Creche + Youth Club
3. Apple	Money into Community	Crawling food
4. Baby		Healthy Cooking classes

1. Beach	Security Camera	Theatre group
2. Camera	Open air cinema or theatre	trains
3. Families	Woods end - Community Cinema	Wind sitting area boxes
4. Wind	Wind powered	

1. Snow/Cold	Ice skating	Kids messy
2. painting	Ice lollies making	Space Bike + paint
3. flower	Painting Art Studio	Flowers - different colours
4. Cycling	Flower garden	Kids digging up -

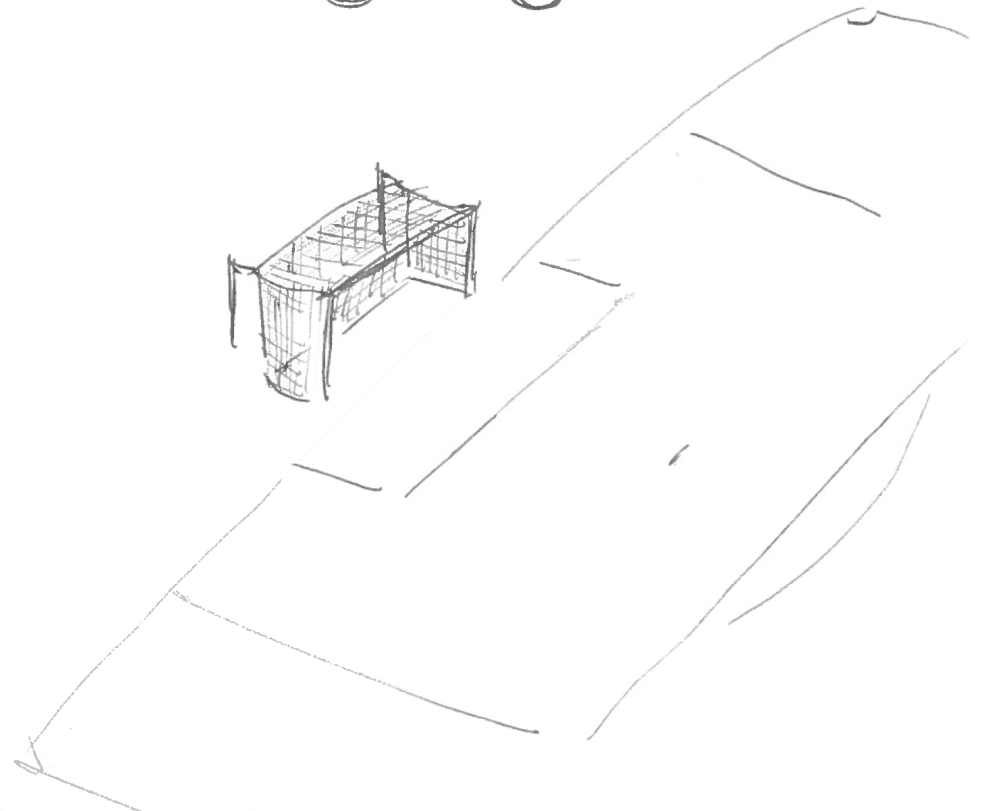
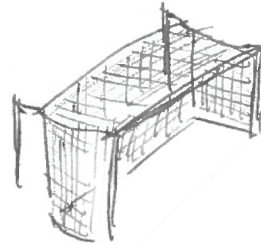
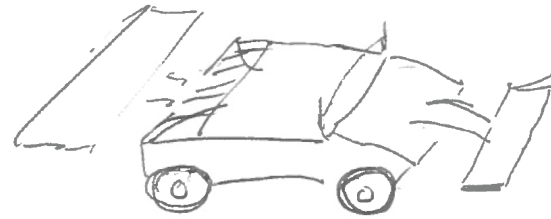
(we need Security CABIN)

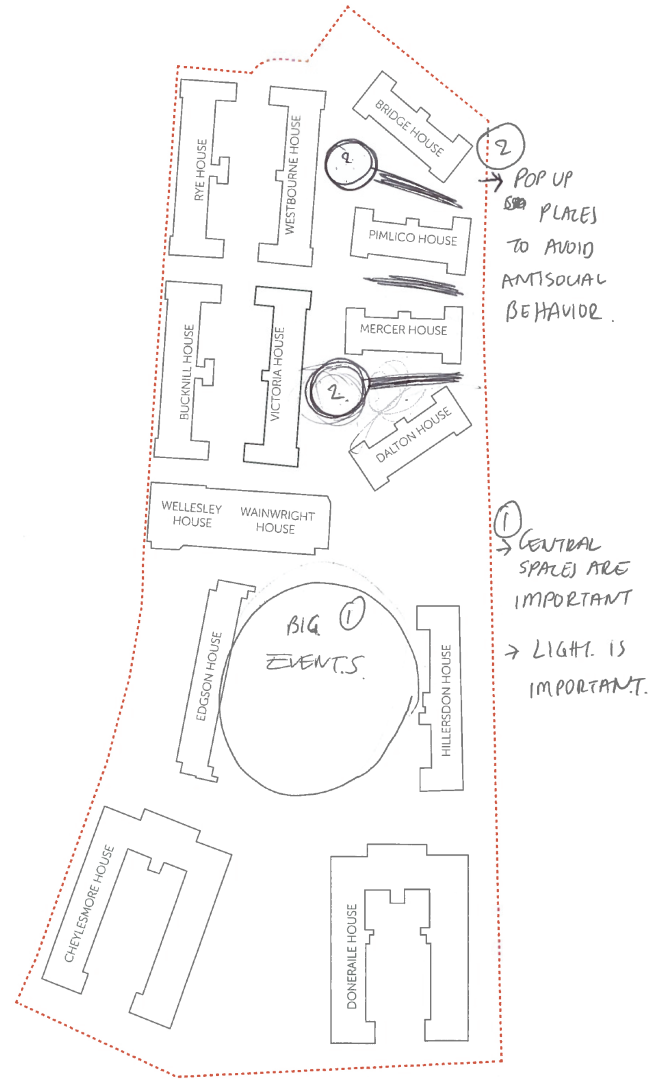
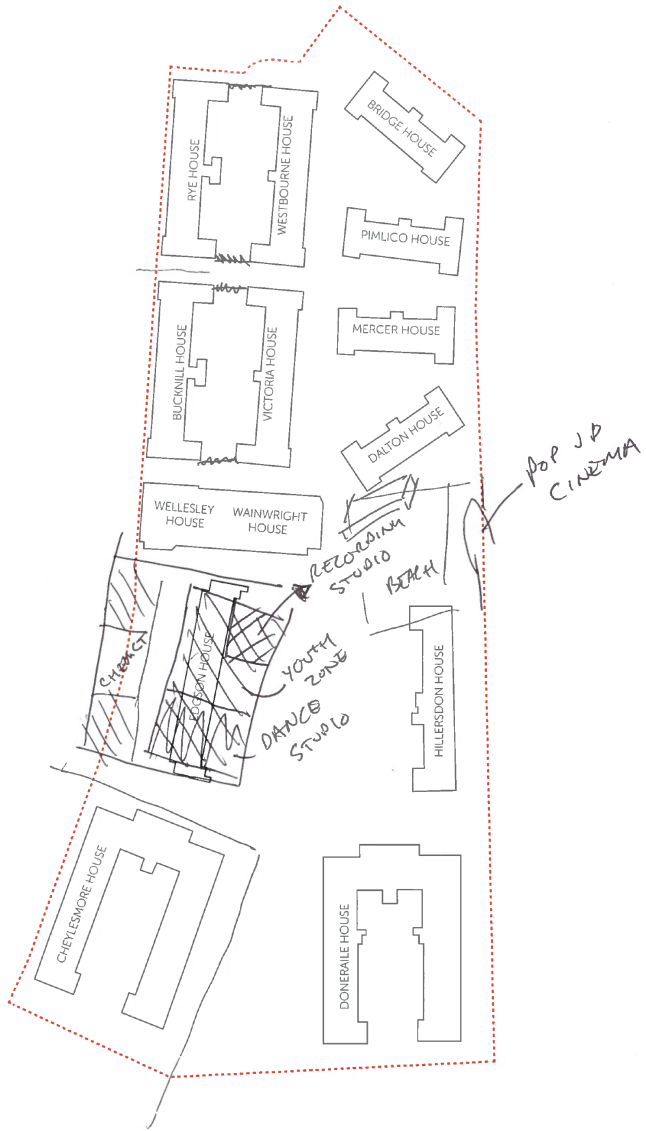
Youth Club on the
bikeshed area

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%

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

Rank value	Option	Count
1	Secure council tenant	7
2	Resident Leaseholder	5
3	Non-resident leaseholder	3
4	Private rental	0
5	Business tenant	1
6	Offsite returnee	0
7	Temporary Council Tenant	0
8	Non-resident	0
9	Other	1

Mean rank	2.35
Variance	3.88
Standard Deviation	1.97
Lower Quartile	1
Upper Quartile	3

1.a If you selected Other, please specify:

Showing 1 response	
Chelysmore House	329850-329842-29415207

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

2.1 Not very optimistic vs Very Optimistic

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

Mean rank	6.47
Variance	5.19
Standard Deviation	2.28
Lower Quartile	5
Upper Quartile	8

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

3.1 Not very involved vs Very involved

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

Mean rank	6.71
Variance	4.68
Standard Deviation	2.16
Lower Quartile	5
Upper Quartile	8

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

4.1 Not very well informed vs Very well informed

Rank value	Option	Count
1	1	0
2	2	0
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	4.83
Standard Deviation	2.2
Lower Quartile	6
Upper Quartile	9

5 Do you have any further comments or feedback?

Showing 5 of 12 responses	
Keen to hear more about Doneraile	329850-329842-29414841
No at the moment	329850-329842-29415001
I would like the next new buildings to be good for everyone and the new Cafe must be A3 use, or what it is now	329850-329842-29415045
Same concerns as most people on the estate "how long before we actually know the final plans"	329850-329842-29415099
Mum is really frustrated about is going on. Changing furniture, carpet been waiting since 2009, so in limbo since then. Mum is disabled but is informed by newsletters	329850-329842-29457187



Ebury Bridge design engagement - February door-to-door

Showing 76 of 76 responses

Showing all responses

Showing all questions

Response rate: 76%

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

Rank value	Option	Count	Mean rank	Variance	Standard Deviation	Lower Quartile	Upper Quartile
1	Secure council tenant	44	2.68	5.74	2.4	1.0	4.5
2	Resident Leaseholder	9					
3	Non-resident leaseholder	0					
4	Private rental	4					
5	Business tenant	0					
6	Offsite returnee	7					
7	Temporary Council Tenant	12					
8	Non-resident	0					
9	Other	0					

1.a If you selected Other, please specify:

No responses

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

2.1 Not very optimistic vs Very Optimistic

Rank value	Option	Count
1	1	9
2	2	11
3	3	5
4	4	3
5	5	19
6	6	8
7	7	5
8	8	7
9	9	4
10	10	5

Mean rank	4.97
Variance	7.18
Standard Deviation	2.68
Lower Quartile	2.0
Upper Quartile	7.0

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

Mean rank	7.28
Variance	7.04
Standard Deviation	2.65
Lower Quartile	6.0
Upper Quartile	10.0

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

3.1 Not very involved vs Very involved

Rank value	Option	Count
1	1	14
2	2	8
3	3	9
4	4	5
5	5	7
6	6	5
7	7	4
8	8	9
9	9	3
10	10	12

Mean rank	5.12
Variance	10.34
Standard Deviation	3.22
Lower Quartile	2.0
Upper Quartile	8.0

5 Do you have any further comments or feedback?

Showing 5 of 18 responses	
More security on the estate (Didn't want to answer q4 at the moment - but required an answer)	334804-334796-30088873
Didn't want to answer q3, as he seemed agitated by this question. (Response provided to save results)	334804-334796-30089105
new resident renting just moved in	334804-334796-30283720
when is plan coming out?	334804-334796-30283970
Did not want to answer questions 3 & 4 as too busy and would prefer to make an appointment for a Saturday to view the design concept model	334804-334796-30284109

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

4.1 Not very well informed vs Very well informed

Ebury Bridge design engagement - Refurbishment & Viability workshops

Showing 25 of 25 responses

Showing all responses

Showing all questions

Response rate: 25%

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

Rank value	Option	Count
1	Secure council tenant	17
2	Resident Leaseholder	6
3	Non-resident leaseholder	0
4	Private rental	0
5	Business tenant	1
6	Offsite returnee	0
7	Temporary Council Tenant	0
8	Non-resident	0
9	Other	1

Mean rank 1.72

Variance 2.92

Standard Deviation 1.71

Lower Quartile 1

Upper Quartile 2

1.a If you selected Other, please specify:

Showing 1 response	
Arup	340645-340637-31832913

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

2.1 Not very optimistic vs Very Optimistic

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

Mean rank 6.76

Variance 8.74

Standard Deviation 2.96

Lower Quartile 5

Upper Quartile 9

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

3.1 Not very involved vs Very involved

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

Mean rank 7.2

Variance 5.52

Standard Deviation 2.35

Lower Quartile 6

Upper Quartile 9

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

4.1 Not very well informed vs Very well informed

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

Mean rank	7.76
Variance	2.82
Standard Deviation	1.68
Lower Quartile	7
Upper Quartile	9

5 Do you have any further comments or feedback?

Showing all 10 responses	
More members for the steering group please	340645-340637-31444079
Hurry up	340645-340637-31451951
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.	340645-340637-31457253
I think the council will do whatever in there best interest despite what we have to say	340645-340637-31457239
Still up in the air, difficult to envisage what it could look like and how long it will then take. Phasing etc	340645-340637-31457516
The gate at the top is always open, residents with keys leave it open.	340645-340637-31896596
The playground is used by people with dogs who don't clean up after them.	
The new tenancy agreement - council should put that all tenants agree - the council should have more power	340645-340637-31896714
Due to family commitments it is sometimes difficult to attend meetings. Sometimes the meetings aren't long enough	340645-340637-31896805
Social media could perhaps assist in sharing and collating feedback constantly in general as well as on a more specific ad-hoc basis, e.g. questionnaires etc.	340645-340637-31897612
More update on online, and the plans	340645-340637-31898382



Ebury Bridge design engagement - March door knock

Showing 41 of 41 responses

Showing all responses

Showing all questions

Response rate: 41%

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

Rank value	Option	Count
1	Secure council tenant	28
2	Resident Leaseholder	6
3	Non-resident leaseholder	0
4	Private rental	4
5	Business tenant	0
6	Offsite returnee	0
7	Temporary Council Tenant	3
8	Non-resident	0
9	Other	0

Mean rank	1.88
Variance	2.89
Standard Deviation	1.7
Lower Quartile	1
Upper Quartile	2

1.a If you selected Other, please specify:

No responses

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

2.1 Not very optimistic vs Very Optimistic

Rank value	Option	Count
1	1	4
2	2	0
3	3	1
4	4	2
5	5	13
6	6	2
7	7	5
8	8	5
9	9	3
10	10	6

Mean rank	6.2
Variance	6.74
Standard Deviation	2.6
Lower Quartile	5
Upper Quartile	8

Rank value	Option	Count
1	1	2
2	2	1
3	3	2
4	4	0
5	5	3
6	6	2
7	7	10
8	8	6
9	9	3
10	10	12

Mean rank	7.37
Variance	6.43
Standard Deviation	2.54
Lower Quartile	7
Upper Quartile	10

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

3.1 Not very involved vs Very involved

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

Mean rank	5.98
Variance	10.51
Standard Deviation	3.24
Lower Quartile	3
Upper Quartile	9

5 Do you have any further comments or feedback?

Showing 5 of 9 responses	
Don't know enough about whats going to happen - be good if you were open to speck to on a saturday	349275-349266-32789327
Wanted to attend meetings	349275-349266-32789733
Problems with water pressure	349275-349266-32789846
leasehold is aware of plans and proposals	349275-349266-32924687
Only moved in one month ago - 23/03/18	349275-349266-32924885

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

4.1 Not very well informed vs Very well informed

Ebury Bridge design engagement - March assessment exhibitions

Showing 12 of 12 responses

Showing **all** responses

Showing **all** questions

Response rate: 12%

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

Rank value	Option	Count
1	Secure council tenant	10
2	Resident Leaseholder	1
3	Non-resident leaseholder	0
4	Private rental	0
5	Business tenant	1
6	Offsite returnee	0
7	Temporary Council Tenant	0
8	Non-resident	0
9	Other	0

Mean rank	1.42
Variance	1.24
Standard Deviation	1.11
Lower Quartile	1.0
Upper Quartile	1.0

1.a If you selected Other, please specify:

No responses

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

2.1 Not very optimistic vs Very Optimistic

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

Mean rank	5.58
Variance	8.91
Standard Deviation	2.98
Lower Quartile	4.5
Upper Quartile	8.25

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

3.1 Not very involved vs Very involved

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	8.22
Standard Deviation	2.87
Lower Quartile	2.75
Upper Quartile	8.0

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

4.1 Not very well informed vs Very well informed

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

Mean rank	6.58
Variance	6.58
Standard Deviation	2.56
Lower Quartile	5.0
Upper Quartile	8.25

5 Do you have any further comments or feedback?

Showing 5 of 8 responses	
- Don't know when the decision will be made - Not sure of the plans of the Council	349305-349296-32964531
- don't know when the decision will be made - Not sure of the plans of the Council	349305-349296-32964457
Repeat of the meeting before - Do not feel optimistic but feel hopeful that it is going for the second time. Would like the redevelopment, but only want to move once.	349305-349296-32964615
not involved as was away	349305-349296-32964925
hopefully if the right decision is made	349305-349296-32964978



Ebury Bridge design engagement - March assessment exhibitions 2

Showing 6 of 6 responses

Showing all responses

Showing all questions

Response rate: 6%

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

Rank value	Option	Count
1	Secure council tenant	5
2	Resident Leaseholder	0
3	Non-resident leaseholder	0
4	Private rental	0
5	Business tenant	1
6	Offsite returnee	0
7	Temporary Council Tenant	0
8	Non-resident	0
9	Other	0

Mean rank	1.67
Variance	2.22
Standard Deviation	1.49
Lower Quartile	1.0
Upper Quartile	1.0

1.a If you selected Other, please specify:

No responses

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

2.1 Not very optimistic vs Very Optimistic

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

Mean rank	6.5
Variance	10.25
Standard Deviation	3.2
Lower Quartile	5.0
Upper Quartile	9.5

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

Mean rank	7.17
Variance	4.47
Standard Deviation	2.11
Lower Quartile	5.5
Upper Quartile	8.75

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

3.1 Not very involved vs Very involved

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

Mean rank	5.67
Variance	9.22
Standard Deviation	3.04
Lower Quartile	3.5
Upper Quartile	7.75

5 Do you have any further comments or feedback?

Showing all 2 responses	
Resident felt it should be totally refurbished	352039-352030-33044726
Don't now what is happening Which one of the plans the CFG steering group are interested in	352039-352030-33045438

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

4.1 Not very well informed vs Very well informed

Easter Egg Hunt and Activities

Showing 10 of 10 responses

Showing **all** responses

Showing **all** questions

Response rate: 10%

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

Rank value	Option	Count
1	Secure council tenant	9
2	Resident Leaseholder	1
3	Non-resident leaseholder	0
4	Private rental	0
5	Business tenant	0
6	Offsite returnee	0
7	Temporary Council Tenant	0
8	Non-resident	0
9	Other	0

Mean rank	1.1
Variance	0.09
Standard Deviation	0.3
Lower Quartile	1.0
Upper Quartile	1.0

1.a If you selected Other, please specify:

No responses

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

2.1 Not very optimistic vs Very Optimistic

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	1
9	9	3
10	10	3

Mean rank	7.2
Variance	11.56
Standard Deviation	3.4
Lower Quartile	5.75
Upper Quartile	9.75

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

3.1 Not very involved vs Very involved

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	3
10	10	4

Mean rank	7.4
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 renewal of Ebury Bridge Estate?

4.1 Not very well informed vs Very well informed

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

Mean rank	8.3
Variance	8.61
Standard Deviation	2.93
Lower Quartile	7.75
Upper Quartile	10.0

5 Do you have any further comments or feedback?

Showing 5 of 8 responses	
Not optimistic about the past events but looking forward to something happening .	358071-358062-34088856
I would like to see a youth club	358071-358062-34090478
Leaseholder was away when discussions were going on	358071-358062-34090573
Get on with it	358071-358062-34090654
When will you get a developer - what are the building timescales	358071-358062-34090683



Community benefits 18th/26th March

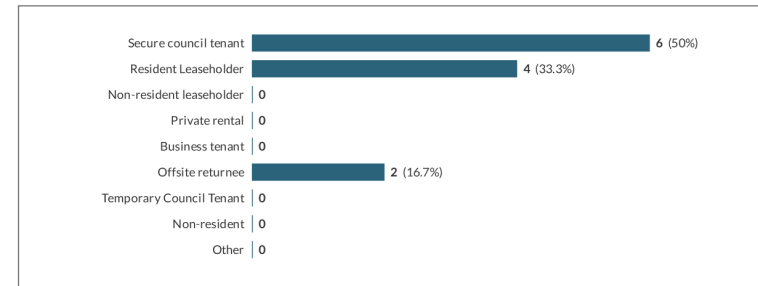
Showing 12 of 12 responses

Showing **all** responses

Showing **all** questions

Response rate: 12%

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

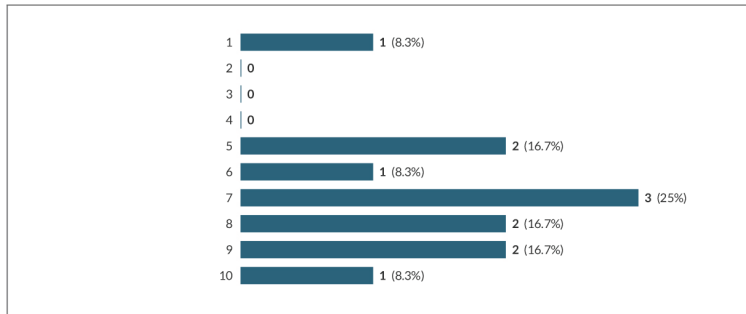


1.a If you selected Other, please specify:

No responses

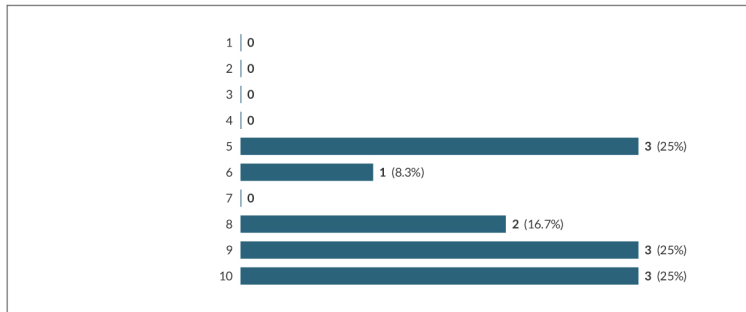
2 From 1-10, how optimistic are you currently feeling about plans for the renewal of Ebury Bridge Estate?

2.1 Not very optimistic vs Very Optimistic



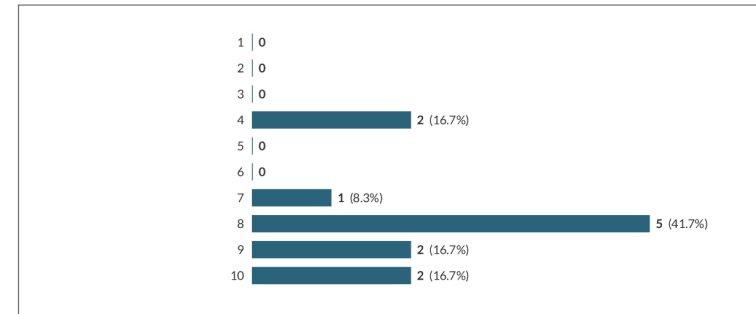
3 From 1-10, how involved do you feel in the plans for the renewal of Ebury Bridge Estate?

3.1 Not very involved vs Very involved



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

4.1 Not very well informed vs Very well informed



5 Do you have any further comments or feedback?

Showing 5 of 7 responses	
I am so glad to be part of the workshop and have an obvious ideas about the plans	358205-358196-34200063
long wait to return pushed to move but now there is a delay - currently living in a studio and was told that she would be back by now	358205-358196-34200149
thank you	358205-358196-34200230
Really enjoyed tonight session reconnected with some old neighbours. Would like more information on when they can come back - as they has'nt expected it to be so long. Very Keen to get involved	358205-358196-34200268
Maybe more input from elderly residents, young families etc	358205-358196-34509241



This page is intentionally left blank