



Cabinet Member Report

City of Westminster

- Meeting:** Cabinet Member for Finance, Property and Regeneration
- Date:** 13th March 2019
- Classification:** General Release but that Appendix A 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:** Churchill
- City for All:** This proposed estate renewal will meet the Council's City for All objectives. **A City that Celebrates its Communities** and includes a transparent engagement process with residents at its centre and which has established the Community Futures Group (CFG) to consult on all options and scenarios being considered. Renewal will promote **A City of Opportunity** 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 **Healthier and Greener City** through creating high quality homes and a healthier, greener environment that connects better to surrounding communities and the wider area.
- Key Decision:** Yes
- Financial Summary:** The proposals result in additional expenditure and income within the HRA. This is in line with the net budget approved in the 2019/20 Housing Revenue Account (HRA) Business Plan however the profiling of expenditure and receipts does impact on HRA resources by the end of the 30 year Business Plan period. The expenditure by WHIL can be accommodated within the current Westminster Housing Investments Limited (WHIL) Business Plan and associated funding allocation within the General Fund. A further report is proposed in respect

of Ebury Phase 2 but, at this stage, the work undertaken demonstrates that the overall Business Case for the scheme as a whole remains sound.

Report of: Barbara Brownlee, Executive Director, Growth Planning and Housing

1. Executive Summary

- 1.1. The regeneration of the Ebury Bridge estate will provide more affordable housing and bring about the long-term physical, economic and social sustainability of the neighbourhood. The Council will continue to work with Ebury Bridge residents to create a high quality neighbourhood that offers an attractive mix of homes including affordable homes for rent and sale meeting a range of housing needs as well as shops, public realm and community facilities.
- 1.2. Renewal proposals to date for Ebury Bridge culminated in the approval by Cabinet of a preferred scenario (Scenario 7) on 10th July 2018 which involved the full demolition, re-provision and enhancement of housing opportunities on the estate.
- 1.3. Ebury Scenario 7 approved by the Cabinet in July 2018 creates a minimum of 750 residential units. Within this total it re-provided the existing 198 social rented homes on-site with modern, high quality replacement homes. It further delivered at least 144 affordable homes in a mix of social and intermediate rental provision. The proposals also envisaged improvements to the public realm, ensuring the estate will be better connected to the local area, creation of community facilities and a contemporary mix of shops. The Council would retain ownership of all social and intermediate units within the development. Scenario 7 also included 408 homes designated for private ownership. These were proposed as homes for sale that would also rehouse all leaseholders that wished to remain.
- 1.4. In approving Scenario 7 as the preferred option, Cabinet agreed that further evaluation of potential delivery options should be undertaken. The results of the initial appraisal of delivery options was reported to Cabinet on 25th October 2018 and Cabinet agreed the preferred regeneration delivery option via Council led delivery utilising the HRA and the Council's wholly owned housing company, WHIL. This option was most likely to enable delivery of our regeneration ambitions for Ebury and ensure deliverability giving the current challenging market conditions. One of the benefits of this option was the flexibility it provided to amend the tenure mix of the market sale element of the scheme and to create hybrid delivery options, which would enable more varied participation by the private sector.

- 1.5. Since October possible hybrid delivery options have been explored in more detail through an extensive market engagement exercise last from December 2018 into January 2019. The Ebury Community Futures Group has also been appraised of the range of delivery options. The market consultation showed that there is currently little interest in an opportunity to develop 408 homes for sale as part of the Ebury regeneration. The preferred market option is for the majority of the 408 market sale homes to be market rental housing. There is also interest in developing a mid-range of rental housing above intermediate rent levels. This market response also fits well with the Council's desire not to sell Ebury land and also with the Council's ambition to create a range or ladder of housing opportunity (from social and intermediate through to market rent) for all those living and working in Westminster.
- 1.6. In response to this strong market response a revised tenure mix has been developed which now includes market rental homes that complement the sale housing as set out in the section on tenure mix below. This mix will facilitate involvement of the private rented sector (PRS) market, including PRS investors and providers.
- 1.7. At the same time excellent progress has been made with rehousing, including the commencement of early enabling works. This will facilitate a fluent approach to the phasing of the delivery of new homes and is important in sustaining overall regeneration delivery momentum.
- 1.8. The proposal is that the Council will build out a first phase of 216 new social, intermediate rent and market sale homes together with associated public realm improvements as further detailed below. The housing in this phase along with adjacent public realm investment will frame the overall regeneration objectives by setting the quality standard for the remainder of the Ebury scheme. The first phase will also offer re-housing to all those tenants and resident leaseholders wishing to stay or return. It is proposed that this first phase will be funded using the Council's recent ability to increase its borrowing in the HRA and the General Fund will provide funding for WHIL in relation to the intermediate housing. Further information on the financial implications is set out in Section 10 and Appendix A.
- 1.9. Delivering 216 new homes in Phase 1 will enable the vast majority of residents in the Ebury Phase 2 blocks to have a single rehousing option with the exception of a number of one bed households where, because of the number of one bed households other second move options will be required and also for leaseholders expressing a strong site specific new build relocation outside Phase1. These requirements will be confirmed via an Ebury Phase1 Local Lettings Plan. Phase 1 will therefore de-risk and simplify the delivery of Phase 2 vacant possession. Work is being undertaken to assess how best to capitalise on this and involves review of various hybrid

delivery options with different levels and mix of private sector involvement. At this stage these have enabled testing of the overall viability and affordability of the Ebury regeneration within the parameters of the OBC approved in July 2018. The delivery of Phase 2 will be the subject of a further report when more work has been undertaken to develop detailed proposals including the role of the private sector and procurement options.

2. Recommendations

- 2.1 That Appendix A of the report be exempt from disclosure 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).
- 2.2 That the Cabinet Member for Finance, Property and Regeneration:
- (i) Notes the increasing uncertainty in the London housing for sale market as evidenced by the strong feedback from the market sounding sessions for Ebury Bridge;
 - (ii) Approves the revised regeneration tenure mix proposals for Ebury Bridge estate, involving greater emphasis on rental housing and noting that this proposal supports the Council's desire to retain long-term ownership of the estate and create a wide range of housing opportunities for all households.
 - (iii) Approves the planning application approval approach and construction phasing approach for the regeneration of Ebury.
 - (iv) Approves the development of Ebury Phase 1 being delivered by the Council and funded through the HRA, and General Fund in respect of WHIL;
 - (v) Approves an additional budget allocation in the HRA of £24.24m over and above the provision within the 2019/20 HRA Business Plan to finance the Phase 1 changes set out in this report and notes that the General Fund's existing allocation to WHIL is sufficient for Phase 1;
 - (vi) Approves the changes to the OBC, as approved in July 2018, as set out in Appendix A,
 - (vii) Approves the appointment of the Arup Group to undertake and deliver the design development work required to deliver our overall planning strategy for Ebury and to support the delivery of Phase 1 directly by the Council.

- (viii) Approves the procurement of a Demolition Contractor and a Design and Build contractor to both enable and deliver Phase 1 construction works on behalf of the Council;
- (ix) Notes that further work is being undertaken to develop the proposal for delivery of Ebury Phase 2 and an appropriate selection and procurement of a partner to support the Council in the delivery of this phase.

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. Good progress has been made to date in enabling the scheme and the proposals in this report will maintain that momentum and commence delivery of the Council's promises to the existing community.
- 3.2 This proposal will help meet the Council's objectives for the regeneration which include:-
 - 1) The regeneration should be a Council led,
 - 2) The Council should retain long term ownership of the estate,
 - 3) The regeneration should produce a range of tenures or ladder of opportunity for people on different incomes to live and work in central London,
 - 4) Delivering the regeneration in a sensitive and inclusive way, setting a standard for quality and place making for this important Westminster neighbourhood.
- 3.3 The market sounding exercise has confirmed the preferred delivery route set out in the 25th October Cabinet report for a Council led hybrid delivery model, which now includes more rental housing.
- 3.4 The early delivery of Phase 1 by the Council will support the delivery of the Council's affordable housing target to deliver 1,850 homes by the end of 2022/23.

4. Resident Engagement

- 4.1 Since the Cabinet decision in July 2018, the resident-led steering group, the Ebury Bridge Community Futures Group, has continued to make important

contributions to the direction of the project. The Group have been provided with information on the delivery options and have expressed a preference for the Council led delivery models. They have an early understanding of the role a Council wholly-owned company could play in the delivery of homes and at a range of rent levels.

- 4.2 All members of the Community Futures Group were invited to attend the Market Testing event and one member took up the invitation and represented the Group on the day. This involvement provided potential partners with the opportunity to talk to a resident of the estate and understand better both the community and her own aspirations. The Group will continue to play a key role in both the pre-planning design consultation and the procurement of a construction partner to complete Phase 1 of the redevelopment. The Group are very supportive of the current proposals for a Phase 1 that will allow all households that wish to stay to be permanently or temporarily rehoused.
- 4.3 The onsite engagement team have continued to provide support to estate residents and neighbours living in the local area. A monthly newsletter is issued to all residents living on the estate and in adjacent neighbourhoods in the area. In total around 700 households receive up to date information about the renewal project. The team are also launching a new online engagement platform, Commonplace, which will enable residents to provide feedback on elements of the project in an easily accessed web based portal.
- 4.4 Throughout the autumn of 2018 secure tenants and leaseholders living in the additional blocks for redevelopment were interviewed by council officers and indicated their rehousing preferences. This data has been used to inform the construction phasing plan and the indicative tenure mix in each new block. All residents will be provided with further opportunities to confirm their intentions and shape more detailed designs of homes and blocks through a series of consultation workshops scheduled to be held throughout the spring.
- 4.5 Following the approval of the planning application to commence the levelling of Edgson House, plans are being developed for the creation of temporary or meanwhile facilities to benefit the local community as all the changes take place. Industry leading creators of meanwhile spaces have been engaged to work with residents in bringing this particular project to fruition.
- 4.6 The Ebury Bridge project team have continued to hold monthly meetings with the Churchill Ward Councillors. This has given councillors the opportunity to comment on the emerging phasing and scheme delivery options. Councillors have welcomed the approach of using the council's wholly owned company as the vehicle for the delivery of new homes. These sessions have also allowed councillors to raise any individual concerns that residents have brought to their attention and seek resolutions from officers.

- 4.7 In addition to the regular regeneration meetings, a briefing note outlining the contents of this report was issued to ward councillors for them to provide comment. Churchill ward councillors sought clarification on anticipated timescales for phasing, the proposed tenure mix, the proposed bedroom size of homes and the configuration of new blocks. Whilst the tenure mix in phase 1 has been outlined in the paper, more details of the tenure mix for phase 2, anticipated rent levels, parking provision, local lettings and pre-planning consultation will be outlined in future cabinet member papers. Ward members also provided comment on the City Council's move towards a 60/40 ratio split of new intermediate and social provision of new affordable homes.
- 4.8 A Churchill ward councillor welcomed the move towards providing a large first phase allowing those residents to move away to return to the estate and for the majority of remaining residents to move once into their new home.

5. Scheme Progress - Land Assembly and Early Enabling Works

- 5.1 Maintaining delivery momentum is of importance to the Council and residents. The Council has made significant progress with the acquisition of leasehold interests across the site and the rehousing and vacant possession of the Phase 1 priority blocks to enable early commencement of new home construction.
- 5.2 Of the Phase 1 blocks to be removed Edgson House has been totally vacated and will be demolished in the first half of 2019. This site will not only create the access for new development but will provide the 'meanwhile use' provision for the estate which residents are helping to determine and detail with specialist providers.
- 5.3 The other existing blocks in Phase 1, Wellesley, Wainwright, Hillersdon and Dalton have very low levels of occupancy and can all be vacated by May 2020 and the commencement of Phase 1 construction works

6. Market Consultation

- 6.1 A Council led scheme was approved as the preferred option of delivery in October 2018. In advance of formal procurement the participation and involvement of the housing funding, development and construction market is essential to test market opinion on the Ebury project viability. The Council presented the new Ebury Bridge Estate Regeneration scheme to the market on 10th December 2018. The event welcomed 63 attendees representing 40 organisations including potential investment partners, developers, main contractors, registered providers and service providers.

6.2 In addition to the main consultation event, a cross section of attendees were invited to an individual session that enabled a more detailed discussion on specific areas identified as being important to consider in depth to assist in the shaping of the scheme, partnership opportunities and overall route to market as follows:

- 1) Design and planning: exploring the preferred strategy in relation to design and planning of the project;
- 2) Phasing: understanding participants perceptions of the proposed phasing of the project and Council delivery of an initial phase;
- 3) Funding: exploring the attractiveness of the project to a potential investment partner and any parameters and requirements that would need to be met for such funding;
- 4) Market sale risk: given the current market conditions and experience on other projects within Westminster, understanding the market's appetite for sales risk on Ebury;
- 5) Market and private rent: establishing the desirability from potential partners for this tenure on Ebury and how best to secure their involvement and any potential considerations on land transfer or length of leaseholder interest. Importantly, exploring the market's appetite and experience in offering sub-market rental products to provide a 'ladder of opportunity';
- 6) Management services: exploring with participants how a single, mixed tenure management solution may work in practice on Ebury and the key components and financing arrangements for such a solution.

6.3 While the event was very well attended and there was significant interest in the Ebury opportunity no single provider or potential partner could easily satisfy all requirements of the project. This conclusion re-affirmed the case for a Council led and hybrid delivery approach.

6.4 Key points which emerged from the market engagement were as follows:

- 1) There is very little appetite for market sales risk in the current London housing market and certainly not at the levels that have previously been modelled for Ebury. This may change over time and as the market improves and a preference for flexibility between market sale and market rent to manage the ongoing sales risk was recommended;
- 2) The market responded well to the introduction of a market rent tenure within the project and many advocated a 100% conversion from Market sale to market rent for Ebury;
- 3) The providers delivering market rental homes responded well to the Council's desire for a range of discounted rents above the intermediate

rent level and further work on eligibility criteria will be necessary to test deliverability further;

- 4) When considering leasehold options, the market generally supported long leasehold options (125 years and above). Some participants indicated shorter payback periods of between 40 to 70 years depending on the level of discounted rents offered and the overall market rent economics;
- 5) The Council's proposed approach to securing outline planning for the entire estate with detailed planning for Phase 1 delivery was well supported. Partners, particularly developers and contractors, were keen to ensure that they were able to 'add value' and determine quality, buildability and underlying development costs in Phase 2. It was suggested that a Design Guide, which could sit alongside the outline planning consent and be adopted on future phases would be helpful;
- 6) Partners were supportive of the Council delivering Phase 1 to maintain momentum of delivery on site and there was a preference for a two-stage design and build approach with the opportunity to roll forward to future phases;
- 7) Partners were keen to stress the importance of an efficient and timely procurement process to reduce their exposure to high and potentially abortive bid costs.

7. Tenure Mix

7.1 In response to the impact of the depressed sale housing market and the results of the housing needs assessments the tenure mix for the regeneration of the Ebury Bridge estate has been reviewed. Revised proposals now include opportunities for a greater proportion of rental housing in addition to housing for sale. It is considered this will allow earlier regeneration programme delivery and a more sustainable regeneration tenure mix for the new Ebury.

7.2 The revised tenure proposals are set out below:

Tenure	July 2018 Cabinet Report	Current Proposal
Replacement Social Rent Homes	198	198
New Affordable Rent Homes (Social & Intermediate)	144	145
Market & Discounted Rent Homes	0	253
Sale & Discounted Sale Homes	408	156
Total Homes	750	752

7.3 This mix reflects the market consultation which showed little appetite to develop 408 sale homes but significant interest in developing market rent housing.

8. Ebury Phasing Strategy

8.1 The construction phasing proposed in this report has developed quickly over recent months as household rehousing preferences have crystallised and following that as several of the existing blocks have become less and less occupied. With the demolition of Edgson and the low occupancy levels in Hillersdon, Wainwright, Wellesley Houses and also now Dalton House a Phase 1 that includes two new housing blocks is now possible. These two new blocks of homes will absorb all of the offsite household needs that wish to return as well as all the onsite households who wish to stay. To ensure a balanced distribution of one bed homes and to allow for site specific preferences a small number of Phase 1 homes will be used twice. These requirements will be confirmed via an Ebury Phase1 Local Lettings Plan. This enhanced Phase 1 proposal keeps the May 2020 vacant possession date allowing Phase 1 construction to commence immediately following.

8.2 The proposal is for a first phase comprising c. 216 units in two buildings of 14 and 15 storeys, together with a new high quality public square. This is illustrated in the diagram below.



8.3 The other advantages to this proposal are:-

- 1) There also will be significant scope for a balanced distribution of tenures in the Phase 2.

- 2) It will enable the Council to fulfil its promises to all of those residents who have a 'right to return', including returning leaseholders, in the first phase.
- 3) It will maintain the vacant possession plan for Phase 2 of August 2023.
- 4) It will begin to create a cohesive new community and sense of place for the new Ebury at the same time setting strong quality standards.
- 5) Technical advisers have confirmed that it creates an attractive Phase 2 construction solution which is a more straightforward and more attractive proposition to potential partners.

8.4 The phasing and tenure distribution now proposed is as follows:-

Tenure	Phase 1	Phase 2	Total
Replacement Social Rent Homes	130	68	198
New Social Rent Homes	0	58	58
New Intermediate Rent Homes	30	57	87
Market & Discounted Rent Homes	0	253	253
Sale & Discounted Sale Homes	56	100	156
Total Homes	216	536	752

8.5 In line with the decision at the 25th October 2018 Cabinet meeting for the Council to lead delivery, the proposal is that Phase 1 will be delivered by the Council and its wholly owned housing company, WHIL.

8.6 Detailed consideration will now be given to the delivery and tenure mix for Phase 2. The intention is that the Council will continue to take the lead but will seek a private sector partner who is able to help develop, fund and provide a mix of homes in a hybrid delivery approach. Options regarding this are being explored and will be the subject of a further report.

9. Ebury Planning Approval Applications and Construction Programme

9.1 Following market consultation and evidence from successful regeneration partnerships a three-fold approach is being taken to the submission of planning applications for the development. This involves:-

- 1) Outline planning consent with reserved matters for the whole site Master Plan for Ebury with some additional detail around the sensitive areas such as height and mass of the residential blocks, particularly opposite the Conservation Area. This will establish the overall quantum and massing of the development and establish the parameter plan dealing with matters

such as materials for the facades, public realm, parking, retail and community.

- 2) A detailed planning application for Phase 1. This permission will allow works to commence to deliver 216 homes as described above and for Ebury to contribute 175 homes to Westminster's 1,850 affordable homes target.
- 3) A separate planning application to demolish the remaining blocks on the site in phases to enable continued momentum in on-site delivery and provide cleared sites for our Phase 1 design and build contractor and our Phase 2 delivery partner.

9.2 During the market engagement in December and January, potential partners saw the value in de-risking the statutory planning approval position and supported the Council taking the lead on this aspect. The value of establishing the overall capacity of at least 750 units will provide confidence to the market. Nevertheless, there was a very clear message that potential partners would want to influence the detailed design and internal layouts of Phase 2 in order to fit the requirements of their market, their own particular house style or business model.

9.3 Following approval of this report, the Ebury design team will commence further work on the outline design (RIBA Stage 2) for the Master Plan and detailed design for Phase 1 (RIBA Stage 3) to fully support the above planning strategy.

9.4 Assuming this report is agreed, the options for procurement of a Phase 1 construction partner have been assessed against criteria including high quality design and build, including whole life principles, achievement of programme, attractiveness to the contractor market and best value. Procurement of a two-stage design and build contractor is proposed.

9.5 Given the excellent progress with acquisitions the programme assumes a negotiated settlement for vacant possession by May 2020 when demolition to make way for Phase 1 construction will commence.

9.6 An Equalities Impact Assessment (EqIA) was completed for the recommendations contained in the July 2018 Cabinet Masterplan report. A further EqIA will be completed following the completion of the Housing Needs Assessments and will form part of the planning submission described above.

10. Financial Implications

10.1 The proposals described in this report impact on the Business Case approved in July 2018 and the budgets approved by Council in March 2019. These

implications are set out in more detail in Appendix A. It should be noted that these changes emanate directly from external market forces and, in particular, the market's lack of appetite to develop sale housing shows that the c 50% sale housing, set out in the 10th July 2018 Cabinet report, is no longer tenable.

- 10.2 In relation to phase 1, the revised proposals result in additional expenditure and income in the HRA which will require amendments to the budget allocation for the Ebury scheme. However, the overall net spend is £4m lower than approved within the overall HRA Business Plan 2019/20 Budget. In relation to the role of WHIL there is sufficient allocation within the WHIL Business Plan to incorporate the increased expenditure requirements.
- 10.3 In relation to the General Fund (GF) funding to WHIL, initial assessments for WHIL show the Ebury acquisitions will meet the WHIL Business Plan parameters.
- 10.4 For the HRA, a key issue is that the upfront enabling costs which have been and are being, incurred (the most significant of which are acquisition costs of leaseholder properties) to enable regeneration to proceed, will not be recovered in full from capital receipts from the development. Additional overall budget provision for the scheme which is required within the HRA will require additional borrowing and associated funding costs to be recovered over a much longer term from rental income.
- 10.5 Delivery of the subsequent phase/(s) is assumed to involve procurement of a private sector partner in a hybrid delivery model as proposed in the October 2018 Cabinet report. At this stage, options involving different levels and mix of private sector involvement have been assessed for the purpose of testing that the overall viability and affordability of the OBC remains valid and that it is appropriate to proceed with phase 1. However, the subsequent phase/(s) will be the subject of a further report when more work has been undertaken to assess detailed proposals, including how the ladder of housing opportunity might be developed, and procurement approaches.
- 10.6 Further details are set out in Appendix A.

11. Legal Implications

- 11.1 Section 17 of the Housing Act 1985 authorises the Council to acquire:
 - 1) land as a site for the erection of houses
 - 2) houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings
 - 3) land proposed to be used for any facilities provided in connection with housing accommodation

- 4) land in order to carry out on it works for the purpose of, or connected with, the alteration, enlarging, repair or improvement of an adjoining house.
- 11.2 Section 9 of the Housing Act 1985 authorises the Council to provide housing accommodation by erecting housing.
- 11.3 Under Section 1 of the Localism Act 2011, the Council has a general power of competence to do anything that an individual may do subject to the restrictions and/or limitations which are specified in the Act. In addition, section 111 of the Local Government Act 1972 gives a local authority power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions.
- 11.4 The Design and Build contractor for phase 1 of the scheme will be procured using a fully compliant procurement process and will be undertaken in accordance with the Public Contracts Regulations 2015 and the Council's Contract Procedure Rules.
- 11.5 Local Government Act 2003 (c.26), Part 1, Chapter 1 gives a local authority power to borrow or invest for any purpose relevant to its functions under any enactment or for the purposes of the prudent management of its financial affairs; requiring local authorities to self-regulate their capital finance, borrowing and investment activities. Statutory Instrument (SI) 3146/2003—the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003—develops the controls and powers in the Act and requires local authorities to have regard to the CIPFA Prudential Code for Capital.
- 11.6 The Council has undertaken consultation under Section 105 Housing Act 1985 in relation to the proposed works.

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

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Appendices

A. Financial Implications and Revisions to the Business Case, **Exempt, not for publication.**

Background Papers

1. Cabinet Report 10th July 2018, Ebury Bridge – Estate Renewal
2. Outline Business Case (Part 1) **Exempt, not for publication**
3. EQIA
4. Cabinet Report 25th October 2018.

For completion by the **Cabinet Member for Finance, Property and Regeneration**

Declaration of Interest

I have <no interest to declare / to declare an interest> in respect of this report

Signed: _____ Date: _____
**Councillor Rachael Robathan, Cabinet Member for Finance,
NAME: Property and Regeneration**

State nature of interest if any

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(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)

For the reasons set out above, I agree the recommendations in the report entitled **Ebury Bridge Estate Renewal** and reject any alternative options which are referred to but not recommended.

Signed

Councillor Rachael Robathan, Cabinet Member for Finance, Property and Regeneration

Date

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

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If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, the City Treasurer and, if there are resources implications, the Director of People Services (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision

and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.