

YOUR LISSON

WELCOME

Your Lisson is the publication that will keep local residents, businesses and other stakeholders up to date with any developments and activities happening around the Lisson Grove regeneration programme.

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The Lisson Grove regeneration programme aims to deliver much needed new homes, a new accessible health and wellbeing hub and high quality public spaces. This is part of our commitment to delivering a Fairer Westminster.

This first issue provides you with a summary of our vision for the Lisson Grove Programme, which areas could be included, next steps and how you can be involved. It's important we say that we are at the very early stages of the development process and we will work with you to draw up the latest proposals following the decision to redevelop the neighbourhood in 2019. This means there are lots of opportunities for you to get involved over the duration of the programme.



Thank you to users of Marylebone Bangladeshi Society, Mosaic Community Trust, One Westminster and local voluntary sector representatives for their contribution so far.



HAVE A QUESTION?

CONTACT

churchstreet@westminster.gov.uk

GO ONLINE

www.churchstreet.org

You can also visit us at Regeneration Base, 99 Church Street, NW8 8EY

Open from Monday to Friday, 9am to 5pm.



City of Westminster

TRANSFORMING LISSON GROVE

Since the approval of the Church Street Masterplan in 2017, blocks and public spaces in Lisson Grove have been identified as potential redevelopment sites. As well as providing new housing, the scheme is an opportunity to create a new health and wellbeing hub. From local research and census data, the Church Street community has an opportunity to benefit from an enhanced network of health, employment and support services. The health and wellbeing hub will aim to help address local challenges, build on strengths and look to improve residents health, wellbeing and quality of life.

- **21.2% of households** are estimated to be overcrowded in the area, double the average for Westminster and London.
- **Community Health and Wellbeing data** has told us that some local people live with long term illnesses such as diabetes, obesity and hypertension. The Health and Wellbeing Hub provides the opportunity to support these conditions.



WHICH PROJECTS ARE PART OF THE PROGRAMME



The programme consists of two Masterplan regeneration sites, Lisson Grove council offices on Orchardson Street and a cluster of buildings located on Lilestone Street (which include 6-12 Lilestone, Gayhurst House, Penn House and the Greenside Community Centre).

The vision for the sites is to include new homes on the site of the council offices on Orchardson Street and a mix of homes, public spaces and a health and wellbeing hub at Lilestone Street. Residents of Penn House will be moving to new fully accessible Community Supportive Homes on Lisson Grove Road.



VISION

Orchardson & Lilestone Street Residential

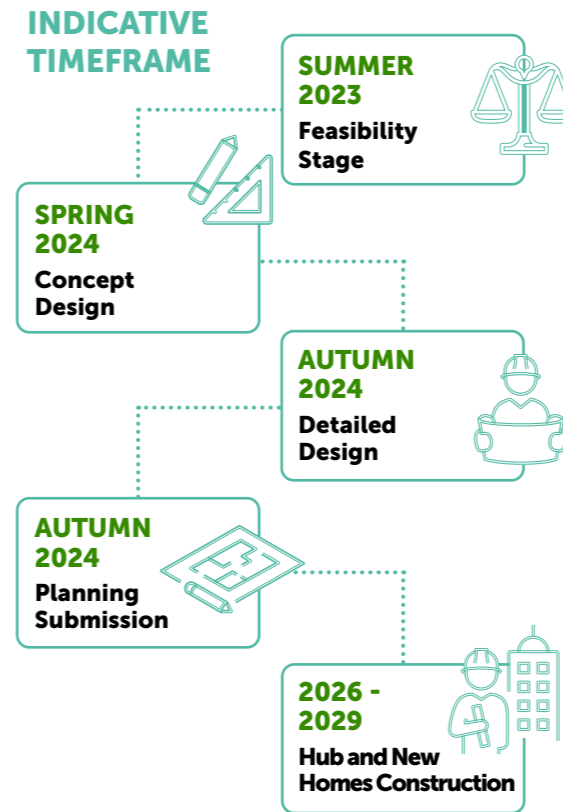
- To deliver new and improved, high-quality, affordable housing for existing and new residents.
- Improved public landscaping and connectivity.
- Replace existing council buildings with cleaner, greener and more sustainable buildings fit for the future which will help to achieve the council's vision of net zero emissions by 2030.

Health & Wellbeing Hub

- Provide a range of council, health and community services in one place.
- Develop a range of opportunities to improve health and wellbeing of residents and the local community.
- Improve the quality and accessibility of services including education, employment, housing, health and social services.

THE JOURNEY SO FAR

In 2017, the Church Street Masterplan set out the commitment to provide a new health and wellbeing hub in response to the results in all areas of The Well-Being Index. The Index measures outcomes relating to health, economic security, safety, families, accessibility and community. During 2019, extensive community consultation explored a range of development options for Lilestone Street. This led to the decision being made for the full redevelopment, including a right to return to a new home for resident leaseholders and tenants.

















WHERE ARE WE NOW?

Following the appointment of a professional team, we are now ready to begin developing proposals with the community. This includes exploring what can be achieved and what is most important. We also aim to build a picture of the existing needs and strengths of the community, to inform the health and wellbeing hub offer. We also need to understand what can and cannot be achieved across the area. We are also talking to our existing services including Westminster Adult Education Service, Housing, and the Greenside Community Centre to help inform the shared vision and develop future provision within the project. If you would like to get involved, please see the details on the back page.

MEET THE TEAM

If you see any of us around the area, please stop and talk to us about the progress of the project.

 James Green Director of Development	 James Bolton Senior Development Manager	 Lukas Holden Communications and Engagement Manager	 Ben Monteagle Architect Levitt Berstein
 Setareh Neshati Head of Development	 John Ndukuba Development Manager	 Diana Grisales Senior Engagement Coordinator	 Dan Hopewell Knowledge & Innovation Bromley by Bow Centre
 Natalie Thomas Church Street Programme Director	 Bayezid Ahmed Assistant Development Manager	 Stella Hales Stakeholder Engagement Officer	 Annikki Mair Senior Architect Levitt Bernstein
		 Trisha Husbands Engagement Coordinator	 Mark Harrod Kyma Consulting

WHAT IS OUR COMMITMENT TO EXISTING RESIDENTS?

All secure tenants and resident leaseholders of Gayhurst and 6-12 Lilestone Street have a right to return to a new home as part of the project. We will fully support you throughout the process. The project is in its early stages, so there is no need to move at this time. However, you can contact us at any time to arrange a 1-1 appointment. We will also be contacting you to hold sessions for tenants and leaseholders to update on what this means for you.

You can also access independent tenant and leaseholder advice through PPCR by contacting info@ppcr.org.uk.



SECURE TENANTS

- All secure tenants have a right of return to the Lisson Grove area
- You will receive a statutory home loss payment of £7,800 (as of October 2022), and be reimbursed for reasonable costs associated with your move.

LEASEHOLDERS

- Resident leaseholders have a right to return to Lilestone Street, including an opportunity to buy one of the new homes with an equity loan or on a shared equity basis.
- Receive a statutory home loss payment worth 10% of the market value of the property as well as a disturbance payment to cover all reasonable costs, including moving, stamp duty and legal fees.

HOW TO GET INVOLVED



Drop in to one of our pop-up information sessions, find out more about the project and tell us your priorities for health and wellbeing in Church Street.

Thursday 13 July (For families of under 5s)

Where: Portman Family Centre Playgroup, 12-18 Salisbury Street, NW8 8DE

Time: Morning 9.45am to 11.30am and Afternoon 1pm to 3.15pm

Saturday 15 July*

Where: Church Street Market (opposite 99 Church Street, NW8 8EY) **Time:** 11am to 2pm

*(Bengali & Arabic speakers available)

Tuesday 18 July

Where: Outside Lisson Grove Health Centre, Gateforth Street, NW8 8EG

Time: 10am to 12pm

Where: Broadley Street Gardens, Penfold Street NW1 6RX **Time:** 2.30 to 4.30pm

We will be doorknocking residents of Gayhurst House and 6-12 Lilestone Street and delivering tenant and leaseholder information sessions in the upcoming months. If you haven't heard from us or have any questions contact us at

churchstreet@westminster.gov.uk



Read more in our rehousing leaflet for tenants



Read more in our rehousing leaflet for leaseholders

Do you need...

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If you have difficulty reading this document because of a disability or because English is not your first language, we can help you. Please call us on **020 7641 2968**.