

Our pledges to you

We will look after the Church Street community.



Anyone whose home may be directly affected by redevelopment can be assured that:

- ▶ A right of return for residents is guaranteed for all council 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
- ▶ Church Street will remain a council-owned estate
- ▶ Residents will be at the heart of developing a viable new scheme



The sites

We are consulting on:

A Church Street site A

Blackwater, Cray, Ingrebourne, Lambourne, Pool, commercial properties on Church Street, Boscobel Street and Edgware Road, and market pitches in front of these buildings on Church Street

B Church Street site B

Eden, Lea, Medway, Ravensbourne, Roding, Wandle, the Library, commercial properties on Church Street, and market pitches in front of these buildings on Church Street

C Church Street site C

Colne, Darent, Derry, Isis, Windrush, Mole, Kennet, commercial properties on Church Street, Penfold Street and Edgware Road, and market pitches in front of these buildings on Church Street

D Gayhurst House, 6–12 Lilestone Street

We also want to hear your views about:

E Greenside Community Centre*

The exhibition includes information about our plans for:

F Penn House, 4 Lilestone Street

Which will be home to a new Community, Health and Wellbeing Hub

G Orchardson Street

Where we plan to build new homes



*While Section 105 consultation does not require us to consult on the Greenside Community Centre site as it is not residential, we would welcome your views.

Tell us what you think

Consultation runs 7 March – 18 April

How well do the options meet the needs of the people and businesses who make up the Church Street community?

Use one of questionnaires to let us know what you think. Ask one of the team if you would like help to complete it. You can also submit your feedback online at churchstreet.org

Take part in an event

We are running a series of events to gather your feedback about each of the sites, giving you an opportunity to talk to the people behind the designs. Details are in the booklets, or you can speak to one of the team.

Join our Engaged Residents

If you live in one of the affected sites and would like to be more involved, you can join our group of Engaged Residents. It is open to everyone, and as a member you will be invited to:

- ▶ Take part in design workshops
- ▶ Discuss ideas with our development teams and architects for the project
- ▶ Be part of our focus groups

- ▶ Take trips to see other housing renewal projects in London
- ▶ Contribute to the outcome.

Ask one of the team for details

If you run a business in the area you are invited to join our Business Forum, just ask for information.

You can get in touch with the Church Street team:

📍 Church Street Regeneration Base

(Open between 9am and 5pm, Monday–Friday)

99 Church Street
London NW8 8EY

☎ 020 7641 2968

✉ churchstreet@westminster.gov.uk

This is a section 105 consultation which seeks views in particular from residents whose homes are located within the sites shown – sites A, B and C, Gayhurst House and 6-12 Lilestone Street.



You told us what's important to you

Last year, we asked you what matters most when thinking about how we could improve the area.



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| <p>Homes</p> <ul style="list-style-type: none"> ▶ More affordable homes ▶ Better quality and design ▶ Safe and secure ▶ Neighbourhoods designed to keep a sense of community ▶ Family sized homes ▶ Accessible for people with disabilities | <p>Health and wellbeing facilities</p> <ul style="list-style-type: none"> ▶ Better access to health services ▶ More and better public spaces ▶ Affordable exercise facilities ▶ Local health hub services ▶ Cleaner environment ▶ Age specific facilities and activities | <p>Shops and markets</p> <ul style="list-style-type: none"> ▶ Keep the market and make it better ▶ Greater range of stalls in the market ▶ Improve cleanliness of the market and improve its management ▶ Make it more affordable for local businesses to operate in the area | <p>Getting around</p> <ul style="list-style-type: none"> ▶ More cycle lanes ▶ Give pedestrians priority ▶ Reduced traffic ▶ More parking and better parking controls |
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We have used this to develop these priorities to measure the options against:

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| <p> Homes</p> <p>Does the option provide more homes, particularly more genuinely affordable homes in and around Church Street?</p> <p>Does the option deliver more good quality, well designed, affordable and safe housing?</p> <p>Is the housing easy for people with disabilities to use and is it energy efficient?</p> | <p> Health and wellbeing facilities</p> <p>Does the option improve people's health and quality of life?</p> <p>Does the option improve the local environment?</p> <p>Does it provide new or improved green space, and facilities for play and exercise?</p> | <p> Shops and markets</p> <p>Does the option deliver clean streets and a vibrant market on Church Street?</p> <p>Does it improve the current mix of stalls?</p> <p>Does the option allow for a more varied choice of local shops and affordable workspaces to create new jobs in the area?</p> | <p> Getting around</p> <p>Does the option make Church Street a better and safer place for pedestrians, cyclists and road users?</p> <p>Does the option improve the roads and pavements so that people can move around more easily?</p> |
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The Church Street sites

What we want to talk to you about

In 2017 we heard your views on our proposals for the whole of the Church Street area. We now have four options for homes, shops and other facilities on sites A, B and C.

The three sites are being consulted on together because they all need to be treated in the same way to make the plans work. One of the four options will be selected for all the three sites.

Your feedback will help us select options for the future of Church Street. After the options have been selected, we will continue to work with you over the summer as we develop the plans as they move forward.

If the options selected need buildings to be redeveloped construction work would take place over a period of time to keep disruption to residents and businesses to a minimum.



Sites A, B and C

Option 1 – Maintenance

‘Business as usual’, with maintenance continuing at current levels, and no change for leaseholders or tenants.



Westminster City Council’s ongoing maintenance programme would continue to include:

- ▶ Fire safety improvements, lifts and electrical works
- ▶ Heating, bathroom and kitchen works for tenants only
- ▶ Door, window, roofing works

How would leaseholders be affected?

Leaseholders would continue to contribute to major works and maintenance bills through service charges.

How would tenants be affected?

No change.

Homes

- ✓ No extra costs to leaseholders
- ✓ No changes to tenancies or leases
- ✓ Buildings continue to be maintained to the Government’s Decent Homes Standard
- ✗ No new homes
- ✗ No significant reduction in utility costs for tenants or leaseholders

Shops and markets

- ✗ No improvements to the market, shops or commercial space

Getting around

- ✗ No improvements to roads and pavements

Other

- ✓ Minimal disruption for tenants/leaseholders

Health and wellbeing facilities

- ✗ No change to health and wellbeing facilities



Sites A, B and C

Option 2 – Refurbishment



Option 2 would see all homes refurbished.

All council homes refurbished with a combination of the following, depending on need:

- ▶ Improvements to bathrooms
- ▶ Modernising heating systems
- ▶ Improving door entry systems where applicable
- ▶ Broadband and digital TV facilities for all residents
- ▶ Decoration of the outside of buildings, entrance lobbies and communal areas where necessary
- ▶ Lifts to be replaced where necessary
- ▶ Improving communal security



How would leaseholders be affected?

Leaseholders would continue to contribute to major works and maintenance bills through service charges. The amount contributed could be higher than Option 1.

How would tenants be affected?

No change.

Homes

- ✓ For tenants, kitchens and bathrooms replaced
- ✓ Less disruption for tenants/leaseholders than full redevelopment
- ✗ No new homes
- ✗ No significant reduction in utility costs for tenants or leaseholders

Health and wellbeing facilities

- ✗ No change to health and wellbeing facilities

Shops and markets

- ✗ No improvements to the market, shops or commercial space

Getting around

- ✗ No improvements to roads and pavements

Other

- ✗ Higher costs for leaseholders



Sites A, B and C

Option 3 – Part development, part refurbishment

Many buildings in sites A, B and C replaced, with the remainder undergoing refurbishment as in Option 2.

The building that would be refurbished is Kennet House. This is because fully redeveloping it is unlikely to deliver any more than the existing 60 homes.

The Edgware Road shop fronts and properties on the east side of Venables Street are not owned by the council. Under option 3 they would not be replaced or refurbished

All other buildings would be redeveloped.



How would leaseholders be affected?

Resident leaseholders in blocks selected for demolition would be guaranteed a new home in the Church Street area if they wished to return. Leaseholders in the blocks selected for refurbishment would contribute to the cost through service charges and major works bills. The amount paid would depend on the terms of their lease.

How would tenants be affected?

Council secure tenants in the blocks selected to be replaced would be offered a new home within the Church Street area that would be built to modern standards, economical to run and comfortable to live in.

The total number of new homes would be:*

- ▶ Replacement council homes: **358**
- ▶ New affordable: **264**
- ▶ Market value homes: **545**
- ▶ **Total new homes: 1167**
- ▶ **Of which affordable: 622 (53%)**



*These numbers are based on an indicative scheme and may alter once further design development work has been undertaken.

Homes

- ✓ 1,167 new homes, including 622 new genuinely affordable homes
- ✓ New, well-designed homes for current Church Street residents
- ✓ All council secure tenants would have a new, well-designed home
- ✓ All tenants and resident leaseholders that choose to return would benefit from homes with better insulation, increased energy efficiency and lower running costs
- ✓ Less disruption for tenants/leaseholders in Kennet House and for properties on the Edgware Road frontage than the full redevelopment proposed in Option 4
- ✓ Family-sized homes to deal with overcrowding
- ✗ Disruption to residents through re-housing
- ✗ Does not deliver as many new homes as Option 4
- ✗ Construction would take place over a number of years
- ✗ No significant reduction in running costs, or improvement in quality of accommodation, for tenants or leaseholders in Kennet House

Health and wellbeing facilities

- ✓ Better play areas, green spaces and other outdoors places for the community
- ✓ Potential for improvements to health facilities

Shops and markets

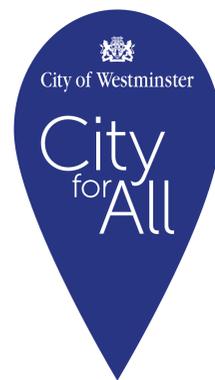
- ✓ New spaces for shops and other commercial activity
- ✓ Improved market layout with the creation of a 'market square' outside Eden House on site B
- ✓ Better storage and parking facilities, alongside enhanced water and electricity provision. Improved facilities should allow the market to be better managed, for the market and market traders, and therefore cleaner and more sustainable
- ✗ The opportunity to improve Edgware Road shop fronts is lost

Getting around

- ✓ Better roads and pavements which make it easier for cyclists, pedestrians and drivers to get around the area

Sites A, B and C

Option 4 – Full redevelopment



All of the homes and shops in sites A, B and C (including Kennet House and the Edgware Road properties) would be replaced. This is the approach we showed you in the Masterplan.

Residents would leave their current homes and move into new ones in the local area.

The new homes would be built to modern, high quality standards, making them economical to run and comfortable to live in. There would also be space for shops, workshops and offices.

This is the approach we showed you in the Masterplan and would create about 600 more homes than originally planned.



How would leaseholders be affected?

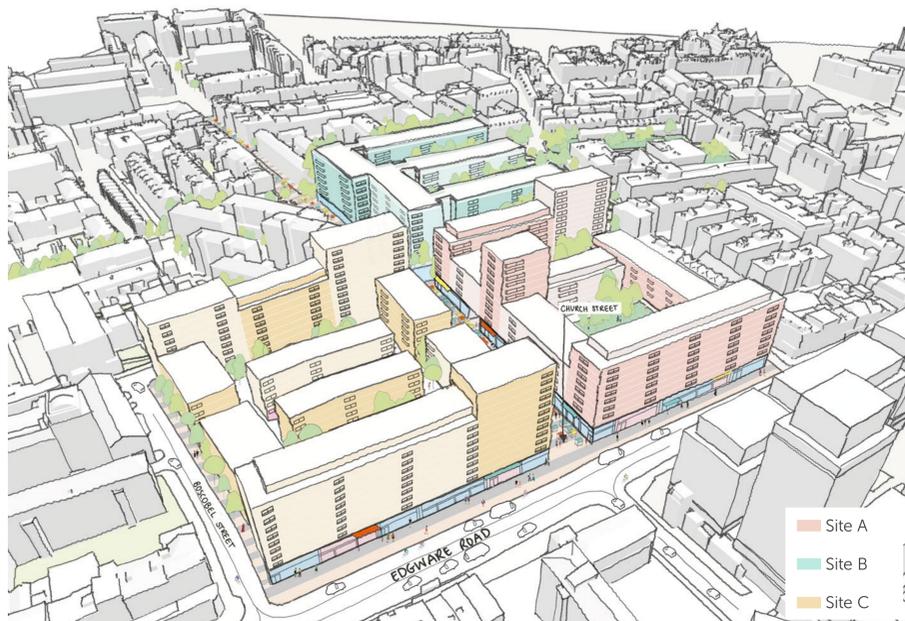
Resident leaseholders in blocks selected for demolition would be guaranteed a new home in the Church Street area if they wished to return.

How would tenants be affected?

Council secure tenants in the blocks selected for redevelopment would be offered a new home within the regeneration area that would be built to modern standards, economical to run and comfortable to live in.

The total number of new homes under option 4 would be:*

- ▶ Replacement council homes: **412**
- ▶ New affordable: **388**
- ▶ Market value homes: **801**
- ▶ **Total new homes: 1601**
- ▶ **Of which affordable: 800 (50%)**



Homes

- ✓ The full redevelopment of these sites would deliver 1,601 new and replacement homes – over 1,000 homes more than are currently located on these sites
- ✓ This includes 800 new genuinely affordable homes
- ✓ New, well-designed homes for Church Street residents
- ✓ All tenants and resident leaseholders that choose to return to a new home in the area would benefit from homes with better insulation, increased energy efficiency and lower running costs
- ✓ All council secure tenants would have a new, well designed and local home
- ✓ Provide more homes than anticipated in the Masterplan
- ✗ Everyone living in blocks on the three sites would need to move home

Health and wellbeing facilities

- ✓ New or enhanced play areas, green spaces and other outdoors places for the community
- ✓ Potential for improvements to health facilities

Shops and markets

- ✓ New spaces for shops, workshops and cafes
- ✓ Improved market layout with the creation of a 'market square' outside Eden House
- ✓ Better facilities for market traders
- ✓ Substantial improvements to the shop fronts on Edgware Road

Getting around

- ✓ Better roads and pavements which make it easier for cyclists, pedestrians and drivers to get around the area

Other

- ✗ Buying the Edgware Road properties could be complex and time consuming

*These numbers are based on an indicative scheme and may alter once further design development work has been undertaken.