

The Lilestone 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 are now sharing options for some parts of the Lilestone Street site, and explaining our plans for a new Community, Health and Wellbeing Hub and new homes on other sites. See earlier map which identifies where each site is located.

Gayhurst House and 6-12 Lilestone Street

We have three options for Gayhurst House and 6–12 Lilestone Street (part of the Lilestone Street site). These options are maintenance, refurbishment and redevelopment.*

This exhibition explains what each option could mean for you and explains how you can find out more and tell us your views.

Late last year we asked you what your priorities are for the Church Street area. The feedback you gave us is summarised on the board “You told us what’s important to you”.

As well as describing each option, we also show how these options meet or do not meet the wider priorities you have given us.

Your feedback will help select one of these options for the future of Gayhurst House and 6–12 Lilestone Street.

After an option has been selected, we will continue to work with you over the summer as we develop the plans.

Greenside Community Centre

We would also like to hear your views about emerging proposals for the Greenside Community Centre which is part of our existing plans for the Church Street area.

A section 105 consultation does not require us to consult on this site because it is not residential. We would however welcome your views.

Orchardson Street, 4 Lilestone Street and Penn House

We will move the council offices from Orchardson Street to the Lilestone Street site. This will allow us to build new homes at Orchardson Street and a new community hub in Lilestone Street. The new hub will replace Penn House and 4 Lilestone Street. We consulted you about these sites previously.

*We did consider the potential to include an option of partial redevelopment and partial refurbishment – with some buildings retained and refurbished and others redeveloped. However, technical assessment concluded that it is not feasible to propose a partial redevelopment, partial refurbishment option on the Gayhurst House and 6–12 Lilestone Street site. It also found no additional benefit for the community in terms of additional housing if such an option were undertaken. This option has not therefore been included.

Gayhurst House and 6–12 Lilestone Street 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
- ▶ Doors, windows, 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 significant 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 in this part of the site
- ✗ This means no new homes for larger families
- ✗ No significant reduction in utility costs for tenants or leaseholders
- ✗ Disruption for people living in Gayhurst House and 6–12 Lilestone while the rest of the Lilestone Street site is developed, without the benefits of new homes

Health and wellbeing facilities

- ✗ No improvement to access to local health and wellbeing facilities*

Shops and markets

- ✗ No improvements to shops or workspaces

Getting around

- ✗ No improvements to roads and pavements

Other

- ✓ Minimal disruption for tenants/leaseholders
- ✗ Does not improve the wider Lilestone Street site
- ✗ Does not deliver the Church Street vision



*There will, however, be improvements made to health and wellbeing facilities as part of our plans for the Community, Health and Wellbeing Hub

Gayhurst House and 6–12 Lilestone Street 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 contribute to major work and maintenance bills through service charges. The amount contributed could be higher than in 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 on this part of the site
- ✗ This means no new homes for larger families
- ✗ No significant reduction in utility costs for tenants or leaseholders
- ✗ Disruption for people living in Gayhurst House and 6–12 Lilestone while other parts of the Lilestone Street site is developed, without the benefits of new homes

Health and wellbeing facilities

- ✗ No improvement to access to local health and wellbeing facilities*

Shops and markets

- ✗ No improvements to shops or workspaces

Getting around

- ✗ No improvements to roads and pavements

Other

- ✗ Higher costs to leaseholders
- ✗ Does not improve the wider Lilestone Street site
- ✗ Does not deliver the Church Street vision

*There will, however, be improvements made to health and wellbeing facilities as part of our plans for the Community, Health and Wellbeing Hub



Gayhurst House and 6–12 Lilestone Street Option 3 – Full redevelopment

Option 3 is the redevelopment of Gayhurst House and 6–12 Lilestone Street.

All of the homes in Gayhurst House and 6–12 Lilestone Street 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.

Total new homes at Gayhurst House and 6-12 Lilestone Street would be:*

- ▶ Replacement affordable homes: **28**
- ▶ New affordable: **16**
- ▶ Market value homes: **29**
- ▶ **Total new homes: 73**
- ▶ **Of which affordable: 44 (60%)**

Following consultation in 2017 we have developed plans for building new homes where the Greenside Community Centre is.

The facilities within the Community Centre would move to the new Community, Health and Wellbeing Hub on Lisson Grove.

Although these plans are not part of this Section 105 consultation, we would welcome your views.

Total new homes at Greenside Community Centre would be:

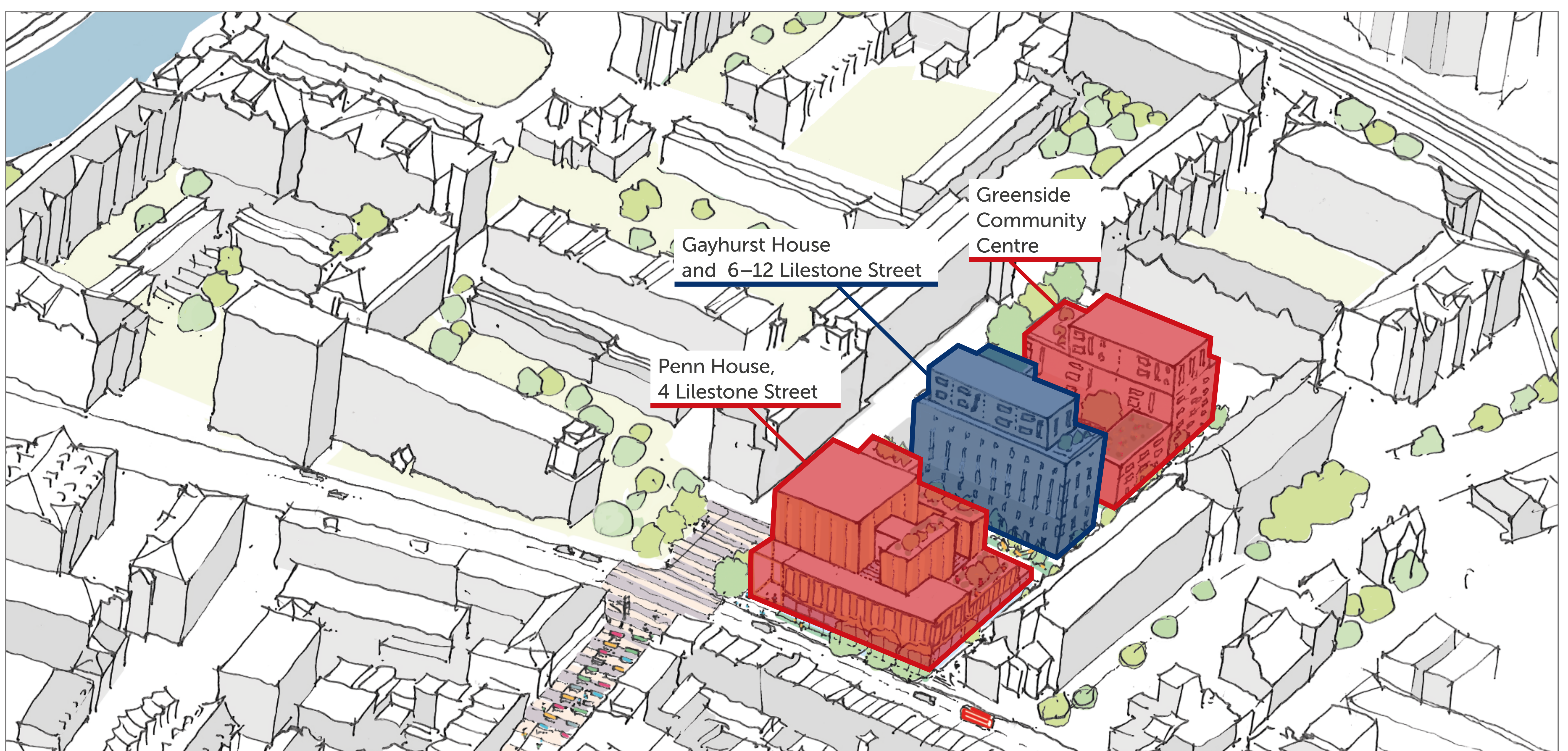
- ▶ New affordable: **20**
- ▶ Market value homes: **37**
- ▶ **Total new homes: 57**

If option 3 is selected for Gayhurst House and 6–12 Lilestone Street, and Greenside Community Centre is also redeveloped, this would deliver:

Total new homes for the Lilestone sites would be:

- ▶ Replacement affordable homes: **28**
- ▶ New affordable: **36**
- ▶ Market value homes: **66**
- ▶ **Total new homes: 130**
- ▶ **Of which affordable: 64 (49%)**

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



Gayhurst House and 6–12 Lilestone Street Option 3 – Full redevelopment



continued

Homes

- ✓ 73 new, well-designed homes on the Gayhurst House and 6-12 Lilestone Street site (plus 57 new homes on the Greenside site, bringing a total of 130 homes across the three sites)
- ✓ New, well-designed local homes for many current 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
- ✓ Provides more homes than anticipated in the Masterplan
- ✗ Everyone living in Gayhurst House and 6–12 Lilestone Street would need to move home

Health and wellbeing facilities

- ✓ Better outdoor space for the community
- ✗ No improvement to access to local health and wellbeing facilities*
- ✗ Construction would be ongoing for a number of years

Shops and markets

- ✗ No improvement to shops or workspaces

Getting around

- ✓ Better roads and pavements which make it easier for cyclists, pedestrians and drivers to get around the area
- ✓ Potential for a new footpath between Mallory Street and Lilestone Street, making it easier to get around the area

Other

- ✓ Improves the design of the wider Lilestone Street site, enhancing the overall area
- ✓ Improves on what we showed you in the Masterplan



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 area that would be built to modern standards, economical to run and comfortable to live in.

*There will, however, be improvements made to health and wellbeing facilities as part of our plans for the Community, Health and Wellbeing Hub

Lilestone Street Community, Health and Wellbeing Hub



The site currently occupied by Penn House and 4 Lilestone Street will be the location for a new Community, Health and Wellbeing Hub. This site was formally consulted on in 2011 and is included here for information only.

The community hub will be home to:

- ▶ Brand new health services
- ▶ A new library, moved from its current position on Church Street
- ▶ Westminster City Council offices which are currently at Lisson Grove on Orchardson Street
- ▶ A new Community Hub to replace the Greenside Community Centre

The secure tenants in Penn House will move to new homes in the Lisson Arches development, where work has already begun.



Orchardson Street site



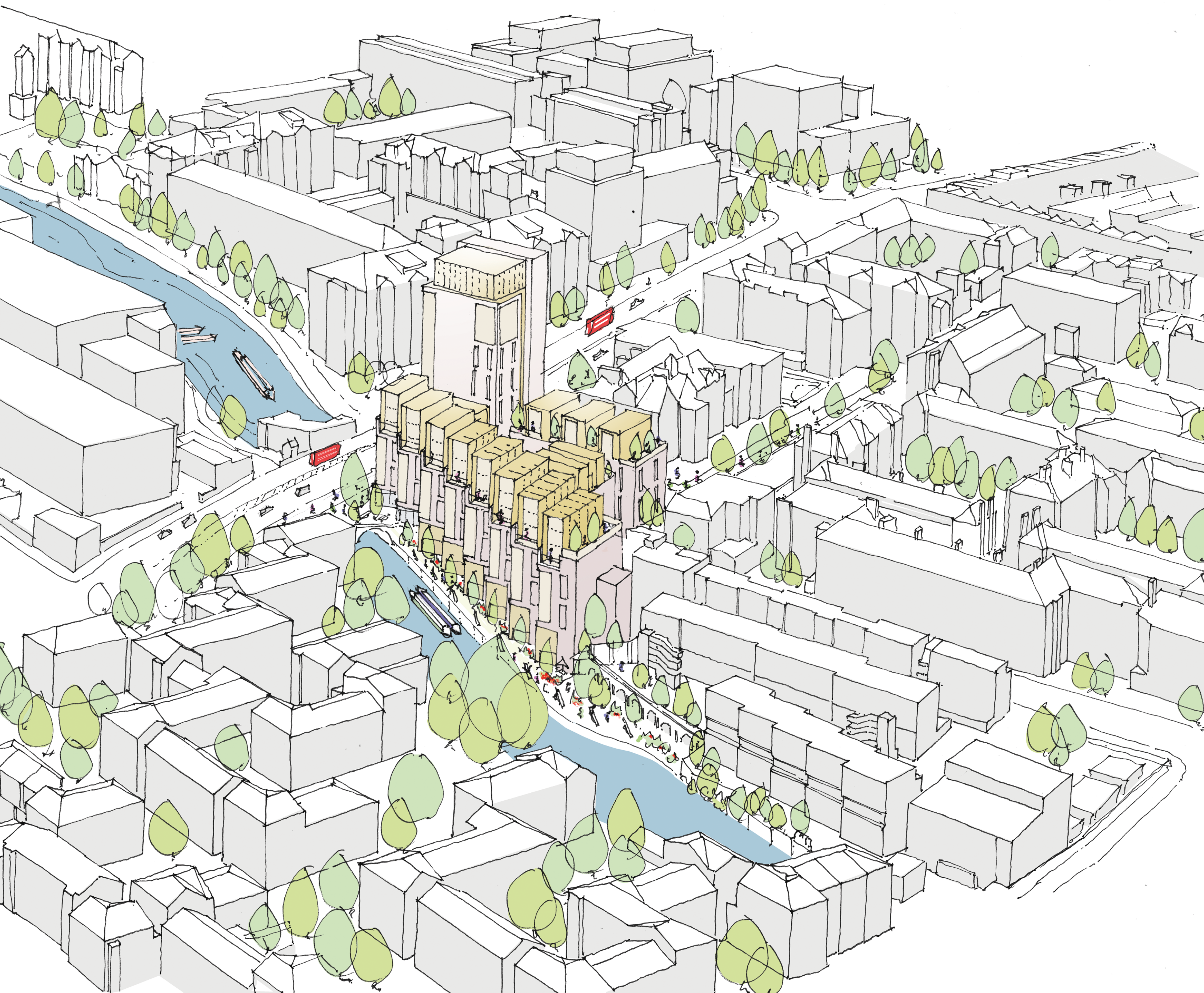
These plans are not part of the formal consultation, because no homes are affected. However, we welcome any feedback you may have.

We will move the council offices from Orchardson Street to the new Community Health and Wellbeing Hub on Lilestone Street.

This will allow us to build new homes in their place, with space available for shops and workspaces.

Moving the council offices from the Orchardson Street site will let us build:

- ▶ Market values homes: **123**
- ▶ Affordable homes: **67**
- ▶ Total homes: **190**
- ▶ Commercial / retail space: **800 sqm**



What will happen if you have to move?



A right to return to a new home in the area is guaranteed for all secure tenants and resident leaseholders.

Please be assured that if a redevelopment option is chosen, anyone who needs to move would be fully supported by Westminster City Council.

We would work with you to find you a suitable new home and give you financial compensation for the inconvenience.

If you are a secure council tenant, you would have the right to:

- ▶ One move within the Church Street area
- ▶ A brand new home under the same tenancy terms you have now
- ▶ The right size and type of housing based on your needs
- ▶ The option to move away from Church Street if you want to
- ▶ Free advice from the Residents' Independent Advisor
- ▶ Home loss payment which is currently £6,300
- ▶ Arrangement/reimbursement of reasonable costs incurred 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
- ▶ Extra support for vulnerable residents, for example furniture packing and unpacking and transport to new property

If you are a resident leaseholder, you would have the right to:

- ▶ Buy one of the brand new homes with an equity loan or on a shared equity basis, and have similar housing costs to now
- ▶ A range of other options for those who want to move away
- ▶ Free, independent advice and support to help you decide on the best option for you and your family
- ▶ Sell your property to the council (by agreement)
- ▶ Home loss payment of 10% of the market value of your home (currently capped at £63,000), which is set by the Government and is subject to change
- ▶ A disturbance payment to cover all reasonable costs including moving, stamp duty and legal fees

Your options are fully explained in our leaflet 'Leaseholders: Your options'. You can get a copy by visiting the Regeneration Base at 99 Church Street.