



Church Street Q&A: June 2019

Next steps for Church Street sites A, B & C, Gayhurst House and 6 – 12 Lilestone Street

Q: What is happening on Church Street sites A, B & C?

Four options were presented for these three sites, and following your feedback **Option 3, partial redevelopment** has been selected. This means that most of the buildings on the three sites will be replaced with new residential blocks (with commercial and community uses at ground floor). Kennet House and the buildings on Edgware Road between Broadley Street and Church Street will remain in place.

Having carefully reviewed the plans, and in a change to what was presented in the consultation, we have decided to explore whether we can include the buildings on Edgware Road between Church Street and Boscobel Street. This includes all properties to the west of Venables Street which are in poor condition. We will continue to investigate this and will update you as soon as we can.

Works on these sites would begin with site A

Q. What is on site A?

Blackwater House, Cray House, Ingrebourne House, Lambourne House, Pool House, commercial properties on Church Street (and market pitches in front of these buildings on Church Street). This includes; No's 125 – 127 and 129 Church Street and No's 382–386 Edgware Road.

Q. What is on site B?

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

Q. What is on site C?

Colne House, Darent House, Derry House, Isis House, Windrush House, Mole House, commercial properties on Church Street (excluding those at the foot of Kennet House), Edgware Road, the west side of Venables Street and market pitches in front of these buildings on Church Street.

Q. What is happening to Gayhurst House and 6-12 Lilestone Street?

Three options were presented in the consultation for these properties. More detailed designs will be drawn up for Option 3, full redevelopment, which will see Gayhurst House and 6 – 12 Lilestone Street replaced with new buildings.

During the consultation we also told you about the emerging plans for the rest of Lilestone Street and Orchardson Street. We have listened to your comments for these areas and they will inform the next stage of design development. We will let you know about next steps for these projects in due course.

Q. What will happen to the library?

The consultation revealed a desire to preserve a library facility and community space at Church Street. We therefore need to think more about what the best arrangement for the two sites may be. We will continue to work with the community to shape these parts of the plans.

Q. What are the plans for open space?

The consultation also revealed a desire to preserve and enhance the open space in the ward. We will work with the community to further develop plans for open space and its uses.



Q. What happens next?*

- **Summer 2019:** Design and planning work with community to develop the 'stage 2' designs
- **2019 – 2020:** 'Stage 2' designs reviewed. If approved 'stage 3' designs begin
- **2020 – 2021:** Planning application made (this includes consultation)
- **2021 – 2024:** Construction of the Community, Health and Wellbeing Hub at Lilestone Street
- **2022 – 2027:** Works on site A
- **2024:** Work begins on residential parts of Lilestone Street (including Gayhurst House and 6-12 Lilestone Street) and Orchardson Street
- **2027 – 2032:** Works on site B
- **2032 – 2037:** Works on site C

**These dates are outline plans and are subject to change.*

Q. How might my home be affected?

All secure tenants and resident leaseholders are guaranteed a right to return to a new home in the ward. Anyone who needs to move would be fully supported by Westminster City Council. We'd work with you to find you a suitable home and give you financial compensation for the inconvenience.

Information for secure tenants and resident leaseholders is available at: westminster.gov.uk/housing-strategies

Q. How would leaseholders be affected?

Resident leaseholders 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

Our leaflet 'Leaseholders: Your options' is available at the Regeneration Base at 99 Church Street.

Q. How would tenants be affected?

Secure council tenants 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 PPCR, the independent advisor for residents
- Home loss payment which is currently £6,300 (this is set by the Government and is subject to change)
- Arrangement/reimbursement of reasonable costs incurred such as redirection of mail, removal costs from current home to new home, and disconnection and reconnection of white goods
- Extra support for vulnerable residents, for example furniture packing and unpacking and transport to new property



Q. How might my business be affected?

Church Street's local businesses are at the heart of the community, bringing employment and services in to the ward. With these businesses, we are developing a Commercial Strategy and Commercial Leaseholder Policy to clearly explain how we will work with businesses affected by regeneration.

We will consult on the draft strategy and policy shortly, but if you would like an informal chat about it please speak to Dev Zarif in the Regeneration Base. Updates will also be shared with the Church Street Business Forum regularly, and all businesses in the ward are welcome to join.

businessforum@westminster.gov.uk

Q. I live on Site A, how can I find out more about what's happening where I live?

As part of our proposals and as noted in the options consultation, we will begin work on site A first. We want to speak to people who live in Site A at an early stage about the detailed plans for new homes, including our proposals for rehousing.

Everyone who lives in **Site A** is invited to attend one of the following **drop-ins** to talk to our specialist teams about your options and how we will support you:

- Monday 1 July 2-8pm
- Saturday 6 July 1-4pm
- Tuesday 9 July 12.30-4pm
- Wednesday 10 July 3.30-6pm
- Tuesday 16 July 12-4pm

Everyone who lives in **Site A** is invited to attend the following **workshops** to discuss and feedback on the designs:

- Layout of the new homes on Site A: Wednesday 3 July 6.30-8pm and Monday 8 July 10.30-12pm
- Moving around site A: Saturday 6 July 11am-12.30pm and Wednesday 10 July 6.30-8pm

If you live in **Blackwater House**, please contact Sarah Crampton, 020 7641 5097 to book an appointment to speak about your next steps, and how we will support you. If you live in **Lambourne House**, we will be in touch with you shortly to tell you about meetings to explain your options and how we will support you.

If you are not sure which site you live in, have a look at the lists on the first page of this Q&A.

Q. How can I find out more about the designs?

Everyone is invited to attend our **exhibition** at 31-33 Church Street which you can see the next stage of the designs.

- Tuesday 2 July 2-8pm
- Thursday 4 July 10am-4pm
- Monday 8 July 2-8pm
- Friday 12 July 10am-4pm

We are also running a **workshop** to explore the first of specific issues raised in the consultation:

- Open space in the Church Street ward: Thursday 11 July 6.30-8pm

Please note that further opportunities to meet the team in July will be made available and you will be informed directly of the dates.



Q. How can I get in touch with the Church Street regeneration team?

Come and visit us at the Regeneration Base, 99 Church Street, London NW8 8EY

Call us on 020 7641 2968

Email us at churchstreet@westminster.gov.uk

Or visit us at churchstreet.org or facebook.com/mychurchstreet

Q. Is there someone I can speak to independently?

Yes, PPCR are the residents' independent advisor and can provide help and support for anyone who lives in the ward and is affected by the regeneration. You can contact them by calling 0800 317 066 (Freephone) or emailing info@ppcr.org.uk

PPCR also hold drop-in sessions at the Regeneration Base on the second and fourth Thursday of the month between 3 – 7pm.

Q. Can I get this information translated?

If you would like a translator to help you with reading this letter or translating in a discussion to answer your questions, please get in touch using the contact information.

إذا كنت ترغب في أن تتلقى مساعدة من مترجم لقراءة هذا الخطاب أو الترجمة أثناء إجراء مناقشة للإجابة على أسئلتك، فيرجى التواصل

باستخدام معلومات جهة الاتصال الواردة أعلاه.

এই চিঠি পড়তে অথবা কোনো আলোচনার সময় আপনার প্রশ্নগুলোর উত্তর দিতে অনুবাদের জন্য আপনার একজন অনুবাদকের সাহায্য প্রয়োজন হলে, অনুগ্রহ করে উপরে দেয়া যোগাযোগের তথ্য ব্যবহার করে যোগাযোগ করুন।

ئەگەر دەتەهەوئیت وەرگێڕێک یارمەتیت بدات بۆ خویندنهوهی ئەم نامەیه یان لە گفتوگۆیه ک دا تەرجومەت بۆ بکات بۆ وەلامدانەوهی پرسیاره کانت، تکایه لەرێگه ی ئەو ناوئیشنانەه ی سەرەوه په یوهندی بکه.