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25th June 2019

Decisions made about Church Street Sites A, B and C, Gayhurst House and 6-12 Lilestone Street

We recently presented you with re-development options for four sites in the Church Street area. We also extended the timeframe to receive your feedback because we were keen to hear your views about the options. Thank you for taking the time to tell us what you think. We value the fact that so many residents responded, as well as the Neighbourhood Forum and local ward Councillors. The Council has used your views, alongside technical and financial assessments, to make the following decisions:

Church Street Sites A, B and 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.

The proposal we presented creates 1,167 new homes (this number may change slightly as the design develops). As we have already promised, we will provide at least 622 affordable homes, but our ambition is to go much further to create opportunities for people to stay in the neighbourhood. The proposal includes new space for community facilities, shops, enterprise space and an improved market, including storage and parking.

Gayhurst House and 6-12 Lilestone Street

Three options were presented for these homes and **Option 3, full redevelopment** has been selected. The designs will see Gayhurst House and 6-12 Lilestone Street replaced with new homes. The proposal we presented to you creates 73 new homes (which may change slightly as the design develops). A minimum of 35% of these homes will be affordable and we will take every opportunity to increase this number.

During the consultation we also presented the emerging plans for the rest of Lilestone Street and Orchardson Street. All of your comments will help inform the next stage for these sites.

You can find all the consultation booklets and reports at churchstreet.org



Help shape your neighbourhood

We are finalising plans for sharing the designs and gathering your feedback. You don't have to commit a lot of time, but your support will really help to shape the future of your neighbourhood. If you are not sure which site you live on, please refer to the site map below.

We plan to start work on **site A** first, so we will initially have conversations with people who live in site A about our proposals, including our plans for rehousing. The dates for drop-ins and workshops are in the Q & A document included with this letter.

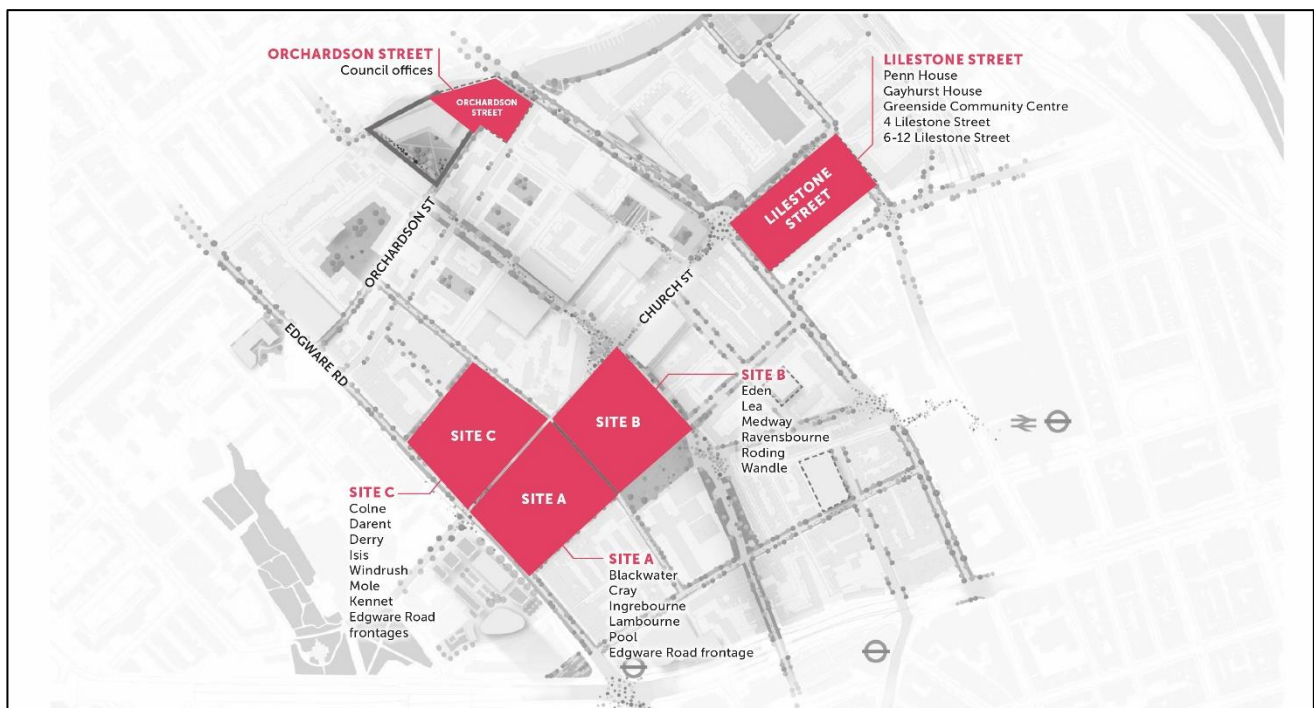
If you live in sites B, C, Gayhurst House or 6-12 Lilestone Street and have any questions please come to our exhibition at 31-33 Church Street – see dates and times in accompanying document. Please also feel free to visit us at the Regeneration Base or contact us using the details on page 3 of this letter.

This is such an exciting stage of the regeneration programme and I look forward to working with you to shape the designs for your neighbourhood.

Yours sincerely,

Councillor Rachael Robathan

Cabinet Member for Finance, Property and Regeneration
Westminster City Council





Contact us

If you live in the Church Street Ward and are affected by the proposals, you can contact PPCR, the independent advice service. You can call them on freephone 0800 317 066, or 020 7407 7452, or email info@ppcr.org.uk

If you are a residential leaseholder, you can contact Westminster Community Homes with any questions about selling your home to the council. Please contact Anton Robinson on 0207 641 4372 or email arobinson3@westminster.gov.uk

For any commercial tenants within sites A, B and C, we are working with local businesses to develop a Commercial Strategy and Commercial Leaseholder Policy which will set out how we will work with businesses affected by the regeneration. Please contact Dev Zarif on 020 7641 4729 or email dzarif@westminster.gov.uk.

Alternatively, you can also visit the Church Street Regeneration Base at 99 Church Street NW8 8EY on weekdays between 9am and 5pm. You can also call us on 020 7641 2968 or email churchstreet@westminster.gov.uk

Translations

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 on page 1.

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 دتھەمۆیت وەرگێڕیک یارمەتیت بدات بۆ خوێندنەوەی ئەم نامەیە یان لە گفتوگۆیەک دا تەرجومەت بۆ بکات بۆ وەلامدانەوەی پرسیارەکان، تکایە لەڕێگەی ئەو ناوێشانانەی سەر مۆه پەيوەندی بکە.

YOUR DATA: This letter has been sent to keep you up-to-date with information about the Church Street consultation. However, if you would prefer not to receive this information you can let us know by emailing UNSUBSCRIBE/CHURCH STREET to churchstreet@westminster.gov.uk

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