

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

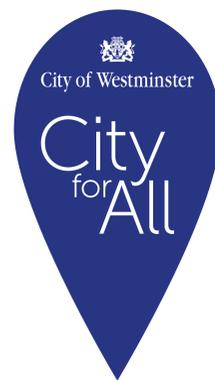
Health and wellbeing facilities

- ✗ 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

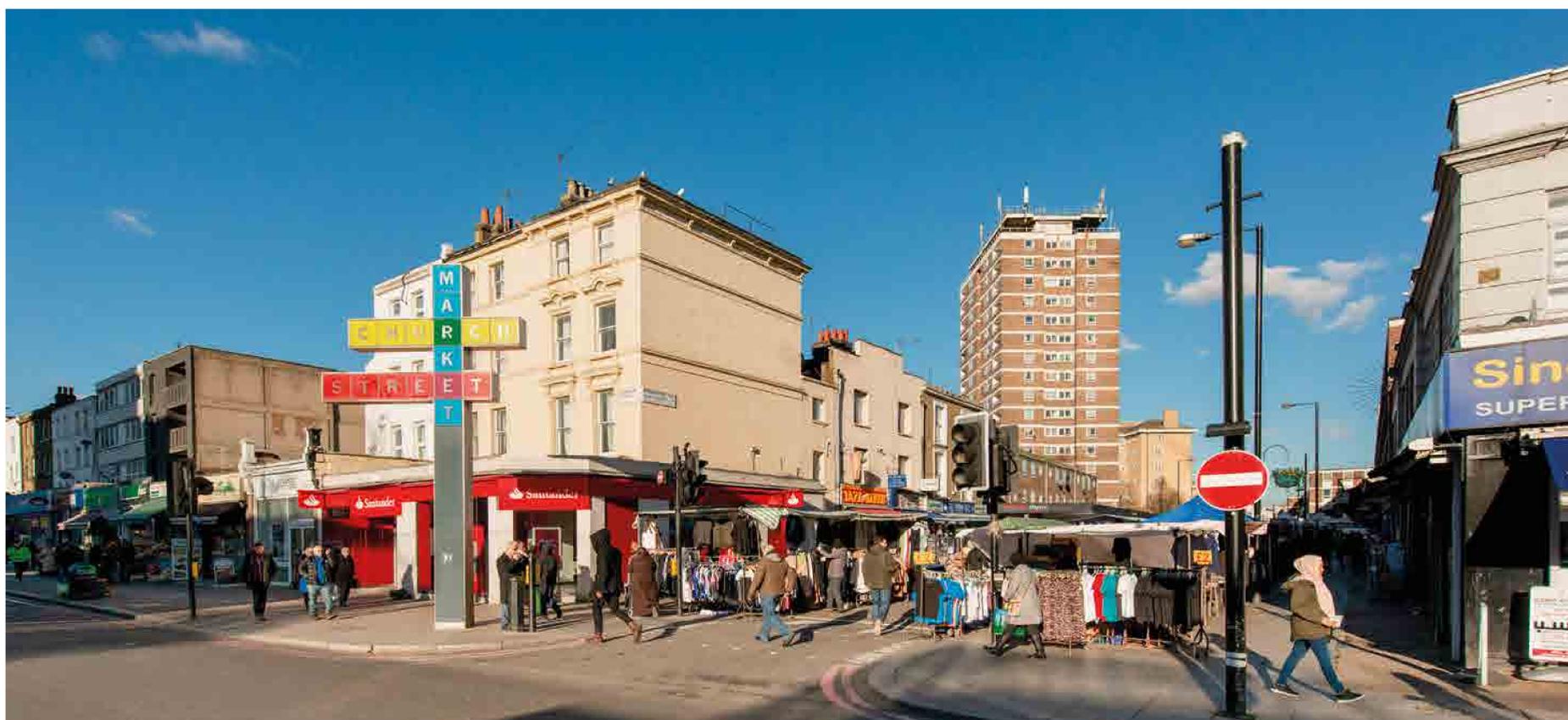
- ✗ No improvements to the market, shops or commercial space

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.

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 works 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

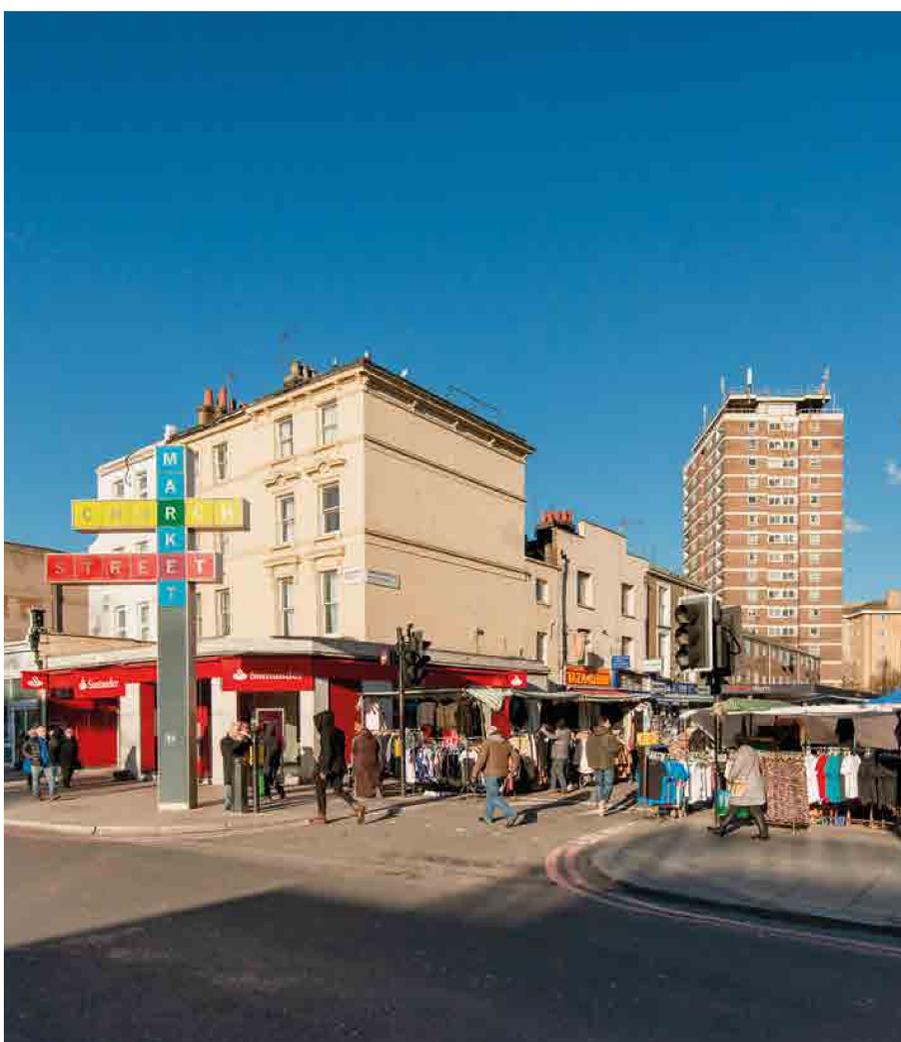
Getting around

- ✗ 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 Greenside Community Centre would be:

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

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.

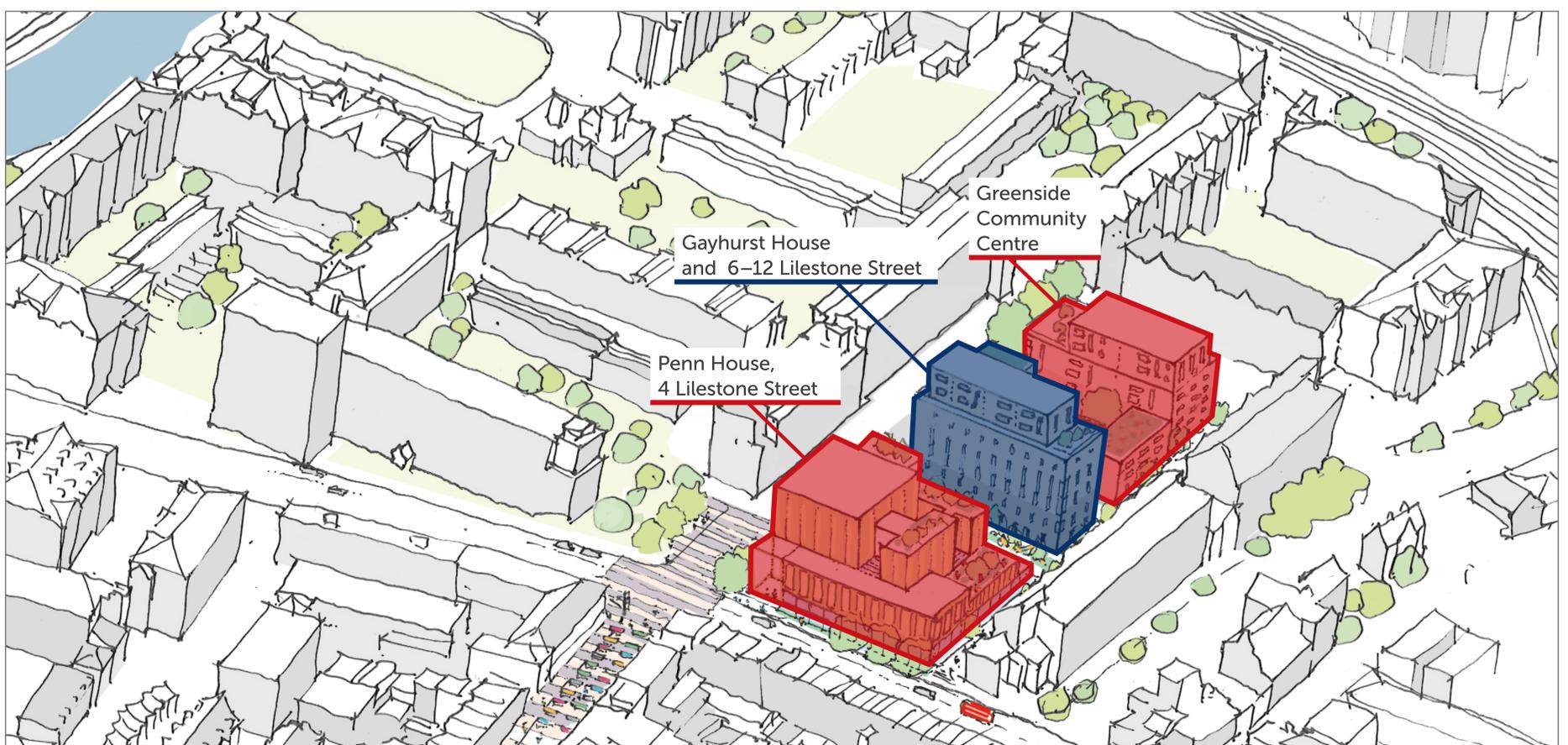
Although these plans are not part of this Section 105 consultation, we would welcome your views.

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

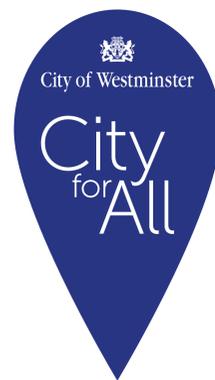
Total new homes for the Lilestone sites would be:

- ▶ 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