

Balmoral Castle and Darwin House Proposals
Our commitments to you
5 September 2019

After receiving a petition last year that asked for new community supported housing on the site of the Balmoral Castle pub, the council is speaking with the local community to understand what you would like to see happen on the site and the area around it on Churchill Gardens Road, between Maitland House and Grosvenor Road.

One of the options we are considering at this early stage is providing new, modern one-bedroom flats for older people to replace the current studio flats in Darwin House. We are also considering building more much-needed affordable homes which would be let to local people at social or intermediate rent. Social rent is the lowest cost form of rent in London, while intermediate rent is available to people who are not eligible for social rent but still cannot afford the full cost of renting in the private market.

We are exploring the potential for a 100% affordable housing for this site. While in other projects we often provide homes for private rent and sale, we recognise that this is not appropriate for this site. We do not intend to provide any homes for sale here.

We want to deliver affordable housing that provides opportunities for local people to live in Westminster.

Before we began speaking to residents and the wider community in July 2019, we made a series of pledges for any potential development on this site:

- There would be full replacement of all council homes
- We would provide the maximum possible affordable housing – we are exploring the potential for a 100% affordable scheme
- We would support all residents through the moving process
- We are committed to asking residents to only move once
- We would phase works to minimise disruption to residents
- All new homes would be covered by a local lettings plan, meaning that local people in need would be prioritised to benefit from any new homes
- Residents would be at the heart of the development and design of a viable project

After early discussions with residents, we have also pledged to respect the heritage and aesthetic values of the site.

Thank you to everyone who has shared their feedback so far. If you'd like to see our designs and speak with our project team, come along to our next drop in session. You can find the details on our [website](#).

If you have any questions, please email us at balmoraldarwin@westminster.gov.uk and a member of the team will be in touch.

Councillor Rachael Robathan