

'Your Future - Your Choice'

'Kedge House, Starboard Way and Winch House'

Ongoing Consultation

As a result of the current lockdown situation, our consultation plans has been disrupted. There is little we can do about this, other than ensure you get every opportunity to stay engaged and give your views.

With this in mind, One Housing have produced a virtual programme' highlighting the outcomes of 'Exhibition 3'. You will also have received a booklet recently, outlining the feedback from the December event as well as outlining the various options for the regeneration / redevelopment of the blocks.

It is the aim of everyone to get the face to face consultation up and running as soon as practicable. So it is important that as many residents as possible engage through the current mix of phone calls / virtual surgeries / online survey / newsletters in order to keep up to date with progress. This will ensure we hit the ground running when face to face meetings/consultations return.



We will be in touch as soon as we have a date for the resumption of conventional consultation as well as kicking off the regular monthly project meetings.

Remember, there are a number of options on the table for the future of the three blocks. One Housing have made it clear that it will be YOU – the local community who decide what will happen to your homes.

The options include:

- Doing nothing
- Refurbishing the blocks
- Extending the blocks
- Demolition of some/all blocks and replacing with new homes

The Resident Steering Group

It is great to see a good number of residents playing a part in the Steering group. This means that news and general discussion about the estate is getting out there informally as well as via the more formal routes.

Meetings will pick up again as soon as government guidance allows. They will continue to be on the 1st Thursday of the month at 7pm in the Barkantine Hall and will be attended by One Housing staff, the architects (PRP), your Resident Advocate (Mike Tyrrell and your Independent Advisor Open Communities

Your Independent Tenants and Leaseholders Advisors Open Communities will provide:

- Advice and support on legal rights for tenants and leaseholders
- Advice and clarity on One Housing's policies for major works and regeneration
- Individual one to one advice to tenants and leaseholders on their rights
- Analysis of technical information and provide easy to understand information
- Support to the Residents Steering Group in negotiations with One Housing and the local authority.

Once the current lockdown situation has eased, Open Communities will be available to visit you in your home or, if you prefer, in the One Housing office to discuss the project and answer any questions you may have. We are aware that not all residents want to engage in the same way and may want to give their views in private rather than in a public environment. Give us a call if you would like to chat about any issues related to the project, whether it is about your home, your block, parking issues or the green areas/play areas around the blocks.

Why Open Communities?



Ray Coyle

The Resident Steering Group, which is made up of local tenants and leaseholder, interviewed a selection of independent advisers and opted for Open Communities.

We are here for you.

FREEPHONE 0800 073 1051

OPEN communities
a better way of working 

Further Developments



We are holding three 'virtual drop-in sessions' on Friday 12th, 19th and 26th June between 2pm and 4 pm. You can contact Mynul at One Housing on 0208 821 5138 and have the opportunity to speak directly with them or with the Residents Advocate (Mike) or with myself. One Housing will take your details and get either Mike or I to call you back within a couple of minutes. The drop-in session will be available every Friday between 2 and 4 PM. If you have any queries or questions, this is an additional way for you to get in touch during the current contact restrictions.

We have been keeping in touch with residents via email and telephone to assure you that things are developing behind the scenes. However, YOU are the ones who will ultimately make the choices for the future of your homes and community. On a recent 'phone around' of the project group members, a number of issues were raised about the information in the 'virtual exhibition' and the booklet delivered to your home. We will take these issues back to One Housing and get responses to them.

We look forward to seeing you all again soon and resuming the consultation on a more conventional and comprehensive way.



See below table for an outline of the options within the recent booklet you received. Please give us a call if you have any questions.

Quick comparator of Options

Option	Approximate time away from home	Additional New Homes	New Homes for sale	%age affordable	Cost to One Housing	Viability
1 Business as Usual	Min 2/3 years for Kedge House residents	0	0	81%	-£33.2m	Completely unviable
2 Open Space Improvements	Min 2/3 years for Kedge House residents	0	0	81%	-£33.9m	Completely unviable
3 Refurbishment	Min 2/3 years for Kedge House residents	0	0	81%	-£34.9m	Completely unviable
4 Infill	Min 2/3 years for Kedge House residents	11	11	77%	-£36.8m	Completely unviable
5 - Partial redevelopment (scenario 1)	20 months for Kedge House residents	65	32	66%	-£11.1m	Potentially Viable
5 - Partial redevelopment (scenario 2)	20 months for Winch House residents	120	59	62%	-£9.1m	Potentially viable
5 - Partial redevelopment (scenario 3)	18 months for Starboard Way and 20 months for Kedge House residents	58	27	69%	-£19.3m	Potentially viable
5 - Partial redevelopment (scenario 4)	Min 2/3 years for Kedge House and Starboard Way residents	4	2	79%	-£41.8m	Completely unviable
6 Full redevelopment	20 months for Winch House residents	202	98	59%	-£24.6m	Potentially viable