



KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Kedge House, Starboard Way and Winch House Options Appraisal

Exhibition 4

August 2020

How to use this document

This is a virtual exhibition. Each page of the exhibition has a video clip which will explain the information and give you more detail. The video clips can be viewed using the QR code on each page and the guide below shows you how to do this.

If you are reading the booklet you received in the post

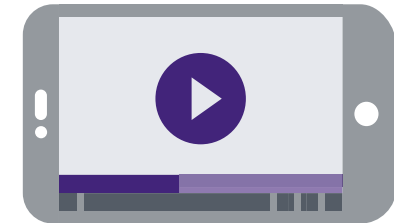
- 1 Look for the QR code on each page



- 2 iPhone/iPad users should open the Camera app, point it at the QR code, and follow the link to view the video clip. Android users should use the QR code scanner app, point it at the QR code, and follow the link to view the video clip. You may need to download the QR code scanner app.



- 3 Watch the video clip on your device



If you are viewing the booklet online via your device

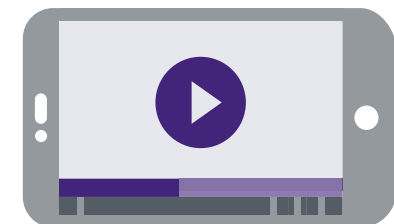
- 1 Look for the QR code on each page



- 2 Click on the QR code and follow the link to view the video clip



- 3 Watch the video clip on your device



Hello & welcome

...to the fourth residents' exhibition for Kedge House, Starboard Way and Winch House options appraisal.

Since October 2019 we have held three exhibitions along with other resident events to understand your views on potential regeneration options for Kedge House, Winch House and Starboard Way. This virtual residents' exhibition builds on the feedback you provided from these first three events and presents the final options for the future of your estate.

Today we are looking at:



Feedback from the third Residents' Exhibition and one-to-one questionnaires



Your updated draft Residents' Brief

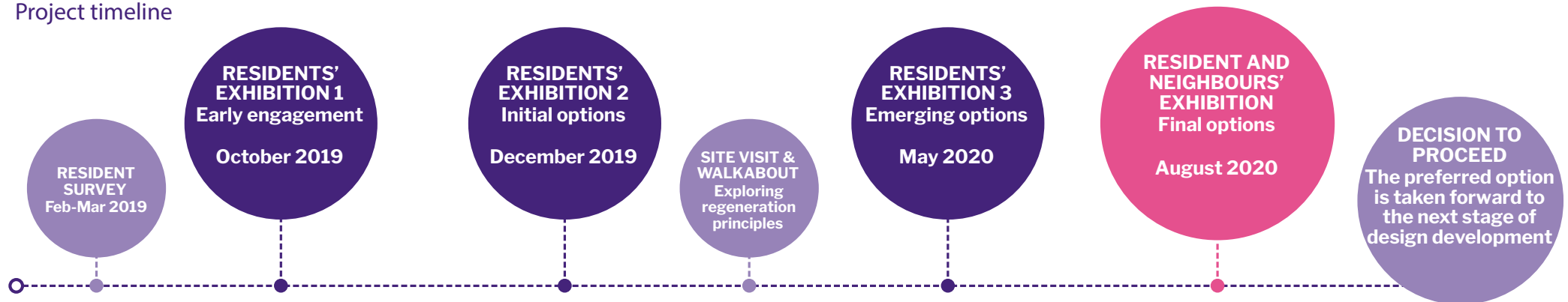


Final options to take forward



Updated assessments

Project timeline



See the welcome video



How to stay in touch

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Updated draft Residents' Brief

The Residents' Brief is a list of improvements or changes that you have told us you would like to see, should the regeneration go ahead. They are based on the feedback that residents have given us at previous exhibitions and during one-to-one meetings with the One Housing team.

We have called each improvement or change an 'agreed objective'. You can read all the objectives you've given us so far in the list on this page. We have also included some additional objectives that we feel would likely benefit the community. We would be interested to hear your opinion on these.

Through the Options Appraisal process, each of the regeneration options is scored on how well it meets the agreed objectives in the Residents' Brief

See the video for your
Residents' Brief



Housing

- Ensure all existing residents can remain on the estate
- Ensure buildings are fit for modern living
- Provide homes that meet residents' housing needs
- Provide separate bedrooms for those currently living in bedsits
- Provide more homes including more affordable homes
- Maintain current tenancy terms unless residents choose otherwise
- Provide a policy compliant level of storage in all new homes



Environment

- Improve private and public outdoor space
- Include separate dog exercise areas
- Reduce anti-social behaviour and improve security
- Maintain a quiet and peaceful local environment
- Improve sustainability and energy efficiency
- Improve servicing i.e. maintenance
- Improve water pressure within the blocks
- Improve street and open space lighting
- Maintain children's play area
- Improve drainage



Accessibility

- Improve accessibility within and around all homes
- Improve availability of cycle storage
- Provide adequate car parking that meets current requirements
- Improve connections to surrounding communities



Well-being

- Provide housing and care options for elderly and those with specialist needs
- Allow communities to stay together if they wish
- Ensure any temporary moves are close to existing homes
- Provide more facilities for young people
- Provide the potential to improve health and well-being
- Create an environment that allows potential for the community to grow



Economy

- Ensure the local community have access to employment and training opportunities arising from regeneration
- Provide new commercial facilities (shops, cafes, business space) for convenience of residents and to enable economic growth

• Resident objective One Housing objective

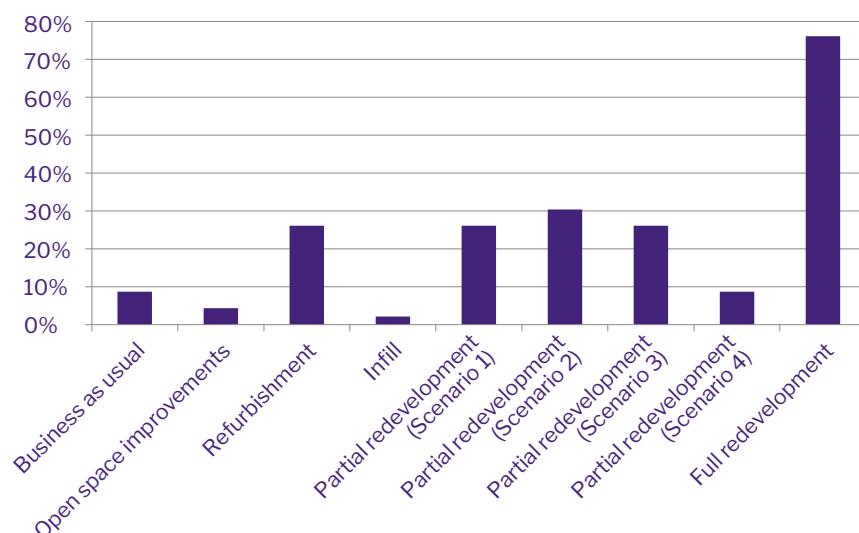
Exhibition 3 Feedback

At the last exhibition published in May 2020 we showed you the updated designs for the different regeneration options, as well as the scoring and assessment of each option. We asked you what you thought about the options, which you were in support of and which you were not in support of, and why. This is a summary of what you told us.

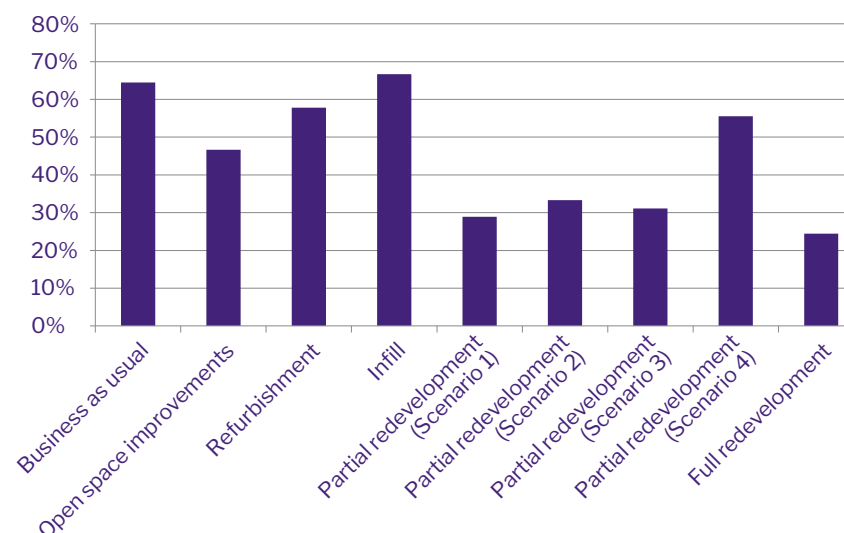
**See the video for
Exhibition 3 feedback**



Which options did you support?



Which options did you not support?



- More than 75% of respondents were in support of Full Redevelopment
- More than 30% of respondents were in support of Partial Redevelopment 02
- Between 20-30% of respondents were in support of Refurbishment, Partial redevelopment 01 and Partial redevelopment 03
- More than 50% of respondents were not in support of Business as usual, Refurbishment, Infill or Partial Redevelopment 04

The full summary report of all the comments received from the third exhibition and one-to-one meetings is available on our website at:

<https://www.onehousing.co.uk/about-us/what-we-do/development-and-regeneration/isle-of-dogs>

How the options are assessed

The assessment of each option will be completed by an independent company called SQW. It is their job to check that any proposed plans can be afforded by One Housing, how it benefits the local community, and whether the Council are likely to approve it. Each option will be scored against four different criteria:

See the video for
how the options
are assessed



1. Residents' Brief



- Each regeneration option is scored on how well it meets the **agreed objectives** from the **Residents' Brief**. These are improvements or changes you have told us you would like to see should the regeneration go ahead.
- Each objective is scored between 0 and 5 (0 = fails / 5 = achieves). The score is then summarised into a 3-tick system so that the scoring of the options can easily be compared.

- ✓ One tick means the option scored between 0-55 out of 110
- ✓✓ Two ticks means the option scored between 56-85 out of 110
- ✓✓✓ Three ticks means the option scored between 86-110 out of 110

2. Financial viability



- Each regeneration option is checked to be sure that One Housing can **afford** to do the work proposed.
- If an option costs less than the 'Business as Usual' option, then it is **viable**.
- If an option costs more than the 'Business as Usual' option, then it is **unviable**.
- If an options costs around the same as the 'Business as usual' option then it is potentially viable which means we can look at ways it can be changed to improve its viability.
- Each option is given a maximum of **up to 3 ticks** - this shows **how well the option performed** (whether it is viable or not). The following diagram shows what is needed for 1, 2 or 3 ticks.

- ✓ One tick means the option is completely unviable
- ✓✓ Two ticks means the option is potentially viable
- ✓✓✓ Three ticks means the options is viable

3. Economic benefits



- Each regeneration option could have **other benefits** to the **local area and community** in addition to improving existing homes and providing new ones. These could include **local jobs and apprenticeships** during construction.
- Options that include the construction of new homes will also be required to make a **payment to the Council**, to be used for other community benefits.
- Each option is given a maximum of **up to 3 ticks** - this shows **how well the option performed in providing benefits** to the local area and community. The following shows what is needed for 1, 2 or 3 ticks.

- ✓ Provides **minimal** economic benefit to the local area and community
- ✓✓ Provides **reasonable** economic benefit to the local area and community
- ✓✓✓ Provides **significant** economic benefit to the local area and community

4. Implementation



- The section checks the option against the planning and construction guidelines from both the **Council and the Government**. It takes into account the following:
- Phasing** – how many residents will need to be temporarily re-housed off-site? The more off site moves, the more difficult the project.
- Programme** – the Council will expect disturbance to be as little as possible.
- Buildability** – how technically difficult is it to build the option?
- Planning** – is the option likely to get planning permission?
- Each aspect is rated as:

- Red (potentially high risk)
- Amber (potentially moderate risk)
- Green (potentially low risk)

Each option is given a maximum of up to 3 ticks - this shows how well the option scored against all off the planning and construction guidelines.

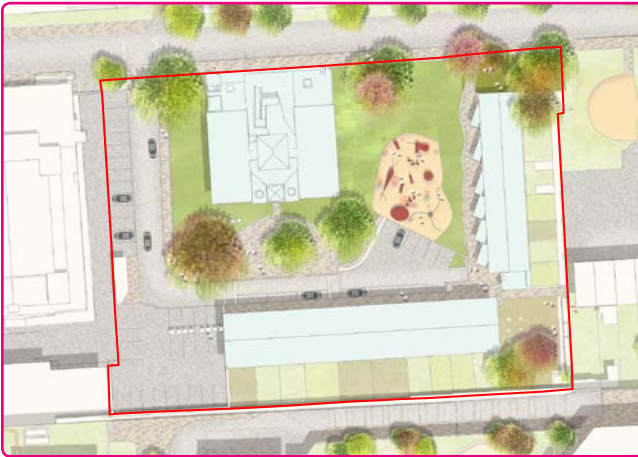
Options not taken forward

Following feedback from the third exhibition and a detailed review of the assessment results, a number of options have been set aside and will not be taken forward. This is because they are either not supported by the community, perform poorly on the assessments or a combination of both.

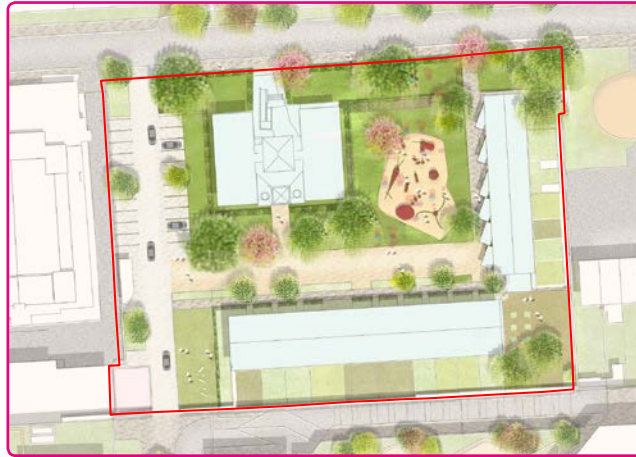
**See the video for
options overview**



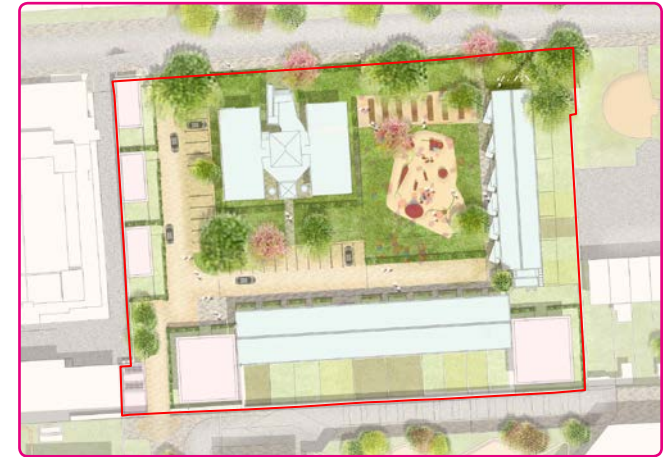
Option 1: Business as usual/
Option 3: Refurbishment



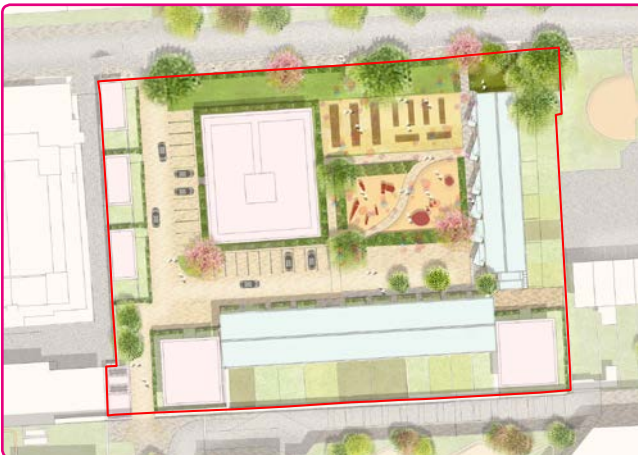
Option 2: Open space improvements



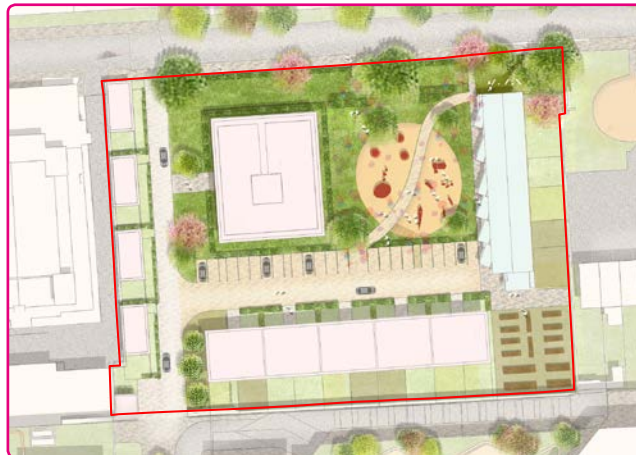
Option 4: Infill



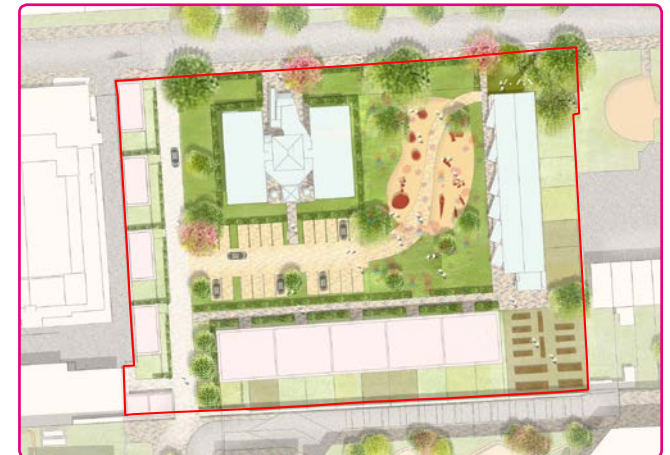
Option 5: Partial redevelopment 01



Option 5: Partial redevelopment 03



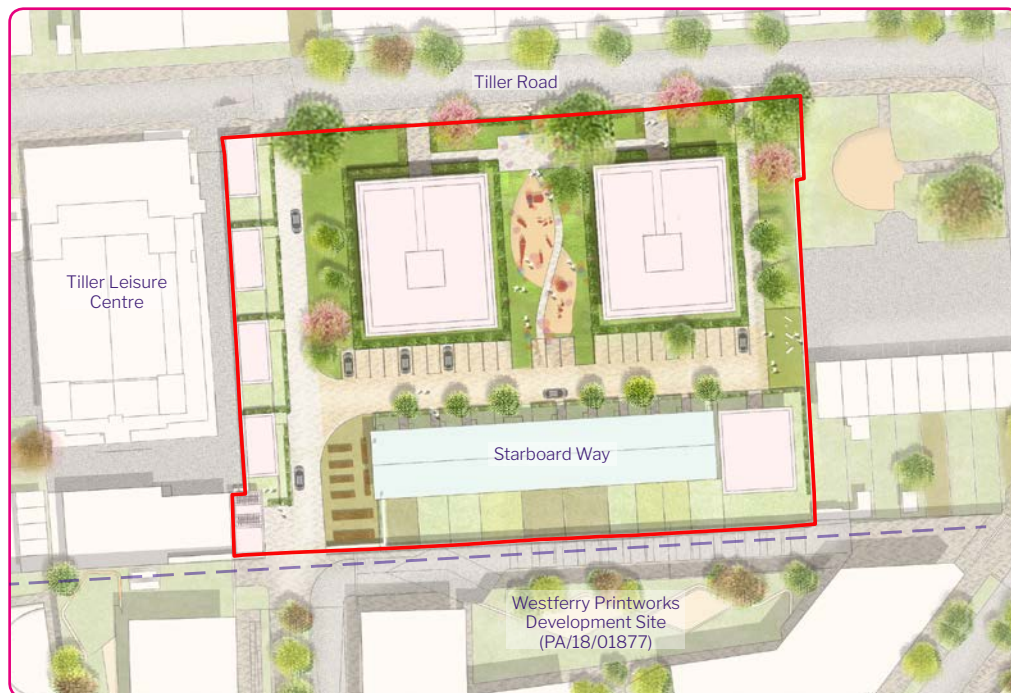
Option 5: Partial redevelopment 04



Final options overview

The two options that gained most support from the residents while also performing well in the assessments were Partial redevelopment 02 and Full redevelopment. These options have therefore been taken forward for further refinement in terms of their design and assessment performance.

Partial redevelopment 02



Full redevelopment



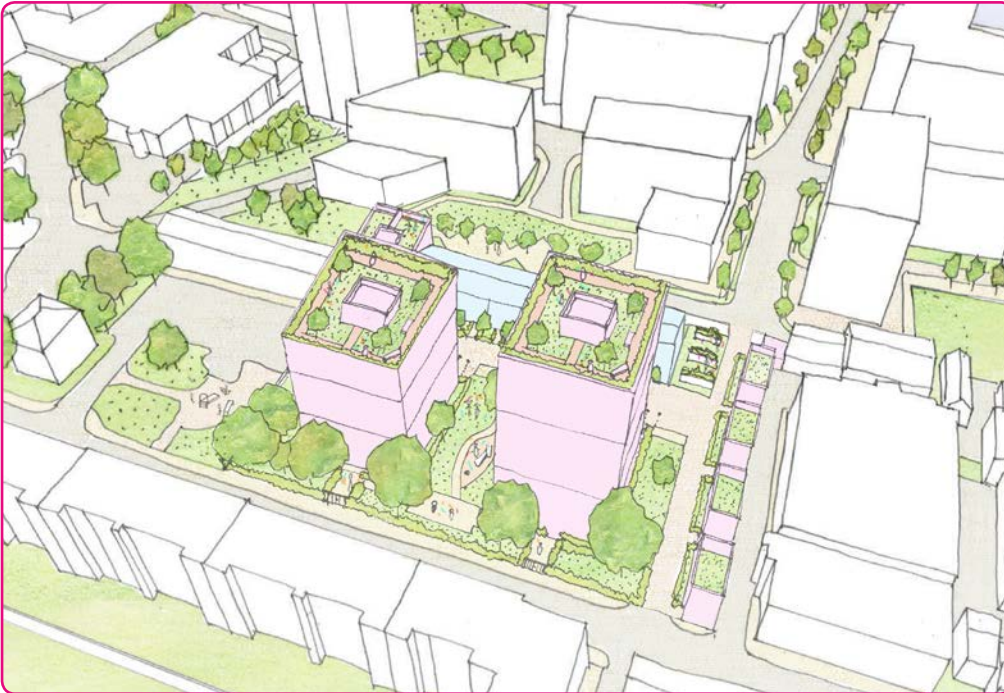
Summary of homes



Final options overview

The images below show the two options illustrated in 3D and the table summarises the updated assessment results for the two options. More detailed information on the assessments can be found on Boards 13 and 17.

Partial redevelopment 02



Full redevelopment



Options performance summary

Assessment criteria	Option 5 (2): Partial redevelopment	Option 6: Full redevelopment
Residents' Brief	✓✓✓	✓✓✓
Financial viability	✓✓✓	✓✓
Economic benefit	✓✓✓	✓✓✓
Implementation	✓✓	✓✓✓

Board 10 Option 5: Partial redevelopment (Scenario 2)

Option summary

In this option the Starboard Way block would be kept and refurbished.

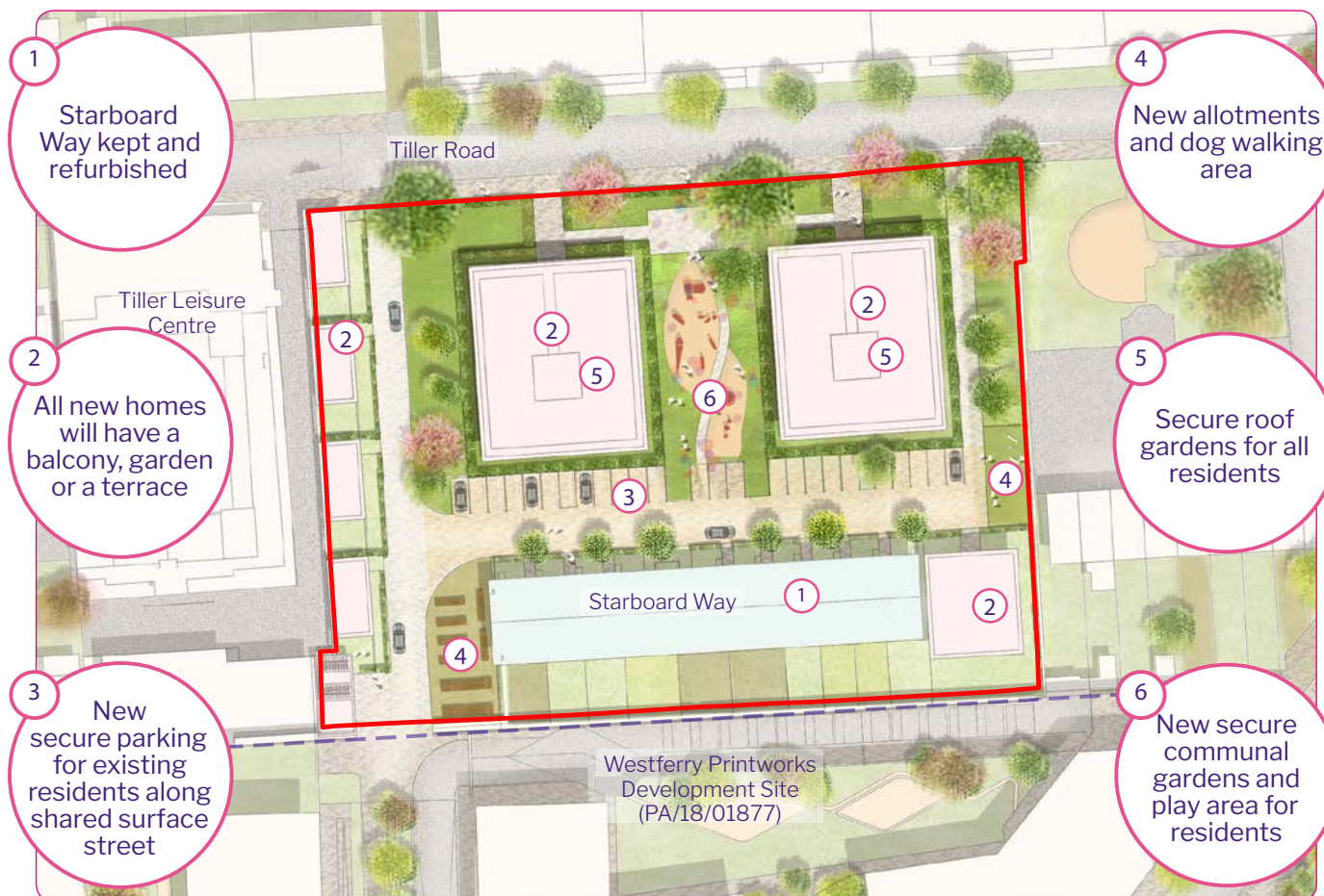
The 52 homes in Kedge House and Winch House would be demolished and replaced, along with 118 new homes, in a new 16-storey building on the site of Kedge House, a 12-storey building on the site of Winch House, a 4-storey maisonette block at the end of Starboard Way, and 2 to 3-storey houses along the western boundary.

In total there will be 190 homes on the site once the regeneration is completed.

See the video for Partial redevelopment (2)



Plan showing the proposed improvements



Example images



Example of new homes



Example of new homes alongside existing blocks

Option 5: Partial redevelopment (Scenario 2)

Refurbishment works

Below are a list of refurbishment works that would be completed on the Starboard Way block if this option were chosen. These items are included in the cost calculations for the option and as such are directly linked to the viability of the option.

Proposed refurbishment works:

- Install new external wall insulation and redecorate outside of the building
- Redecorate communal stairways, entrances and walkways, including new flooring
- Enhance loft insulation/roofing
- Improve water pressure where possible
- Install CCTV system
- Improved controlled access door system to communal areas
- Add sprinklers to the common areas and install new fire alarms
- To One Housing owned homes (if you are a renting social housing tenant) we would install new flooring and ceilings, new kitchens and bathrooms, thermostatic radiator valves (TRVs) and smart controls for heating, new windows and improved draught-proofing.

Street view sketch



View along south of site looking along shared surface street towards new houses

Street view sketch



View along south of site looking at new blocks alongside existing Starboard Way

Example images



New landscaped play space



Landscaping with planting



New parking layout with landscape features

Assessment results

Since the last exhibition we have been working to change the design of this option to improve its assessment results. The tables below show how this option now scores in the assessment.

Residents' Brief



- In this option the residents of Kedge House and Winch House would get new homes which **meet their housing need**. The new homes would be of a better quality than their current flat and would have a balcony, terrace or garden.
- Residents of Starboard Way would retain their current home and so their **housing needs will not be addressed** if they are overcrowded, but their homes would be **refurbished** to deal with issues raised by residents like better insulation, new kitchens and bathrooms and damp proofing.
- There are **improvements** to the communal outdoor space and car park area which is something residents have asked for.
- 118 new homes would be built of which 38 would be affordable housing – this would **help to meet the housing need of the local area**.

Assessment: **90/110**



Financial viability



- Overall, this option now makes a financial surplus of **+£1.1 million**.
- Previously, this Option made a final loss of **-£9.1 million** so the financial position is now significantly better.
- The financial performance of the scheme has been improved through revising the layouts and mix of the private homes for sale, increasing the number of homes for sale, including an allowance for funding from the Mayor which is available to support affordable housing, and reducing the number of new, additional affordable homes but still complying with policy requirements.
- In this option 118 new homes are being built (86 for sale) which brings in some cash to pay for the construction and improvement works, including the refurbishment of Starboard Way.

Assessment: **+£1.1m**



Economic benefits



- As there are new homes being built the Council would require a financial contribution for community benefits and improvements, which is estimated at **£2,350,000**.
- **19 local people** are estimated to be employed during construction of this option

Assessment: 

Implementation



- Demolition and construction of a new block on the site of Kedge House will be simpler and quicker than refurbishing the existing building.
- Residents of Winch House would need to move away from the estate temporarily for around 20-32 months so that it can be demolished and a new building constructed.
- This new building would have enough homes for all the Winch House residents to return to, and Kedge House residents could move straight into this new block without having to move away from the estate at all.
- Starboard Way residents would be able to move temporarily into some of the new blocks for 6 months whilst their own homes are refurbished, before returning without having to move away from the estate
- The other new homes along the Starboard Way access road are estimated to take 12 months to build.
- All new homes and blocks would require planning permission from the Council

Phasing  Programme  Buildability  Planning 
Assessment: 

Option 6: Full redevelopment

Option summary

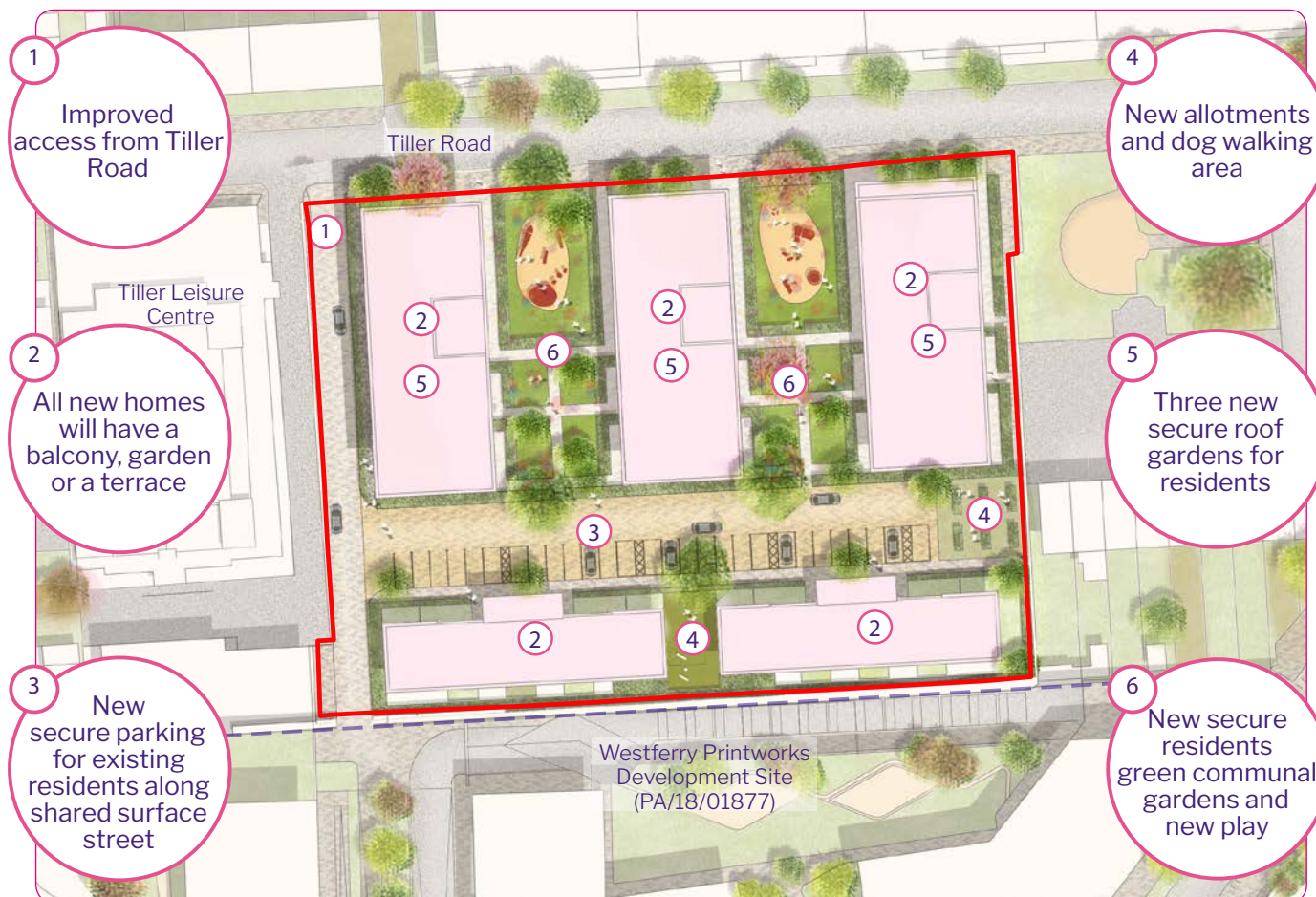
This option includes the demolition of all 72 homes in the three existing blocks. The demolished homes are replaced, along with 208 new homes, in 5 new buildings ranging in height from 6 storeys to 15 storeys.

In total 280 homes would be built on site once the regeneration is completed.

See the video for Full redevelopment



Plan showing the proposed improvements



Example images



Example of roof garden



Example of new homes with private outdoor space

Option 6: Full redevelopment

Street view sketch



View from south of site along new shared surface street looking at communal open space

Street view sketch



View of the street frontage along Tiller Road with access route



View from Tiller Road looking through communal open space

Example images



New spacious homes with private outdoor space



New communal roof gardens



New homes and street frontage

Option 6: Full redevelopment

Assessment results

Since the last exhibition we have been working to change the design of this option to improve its assessment results. The tables below show how this option now scores in the assessment.

Residents' Brief



- In this option the residents of all blocks would get new homes which meet their housing need. The new homes would be of a **better quality** than the current homes and all would have a balcony, terrace or garden.
- The communal outdoor space and car park area would be totally redesigned and improved.
- 208 new homes would be built of which 71 would be affordable housing – this would **help to meet the housing need of the local area**

Assessment: **100/110**



Financial viability



- Overall, this option now makes a marginal financial loss of **-£0.35 million**.
- Previously, this Option made a final loss of **-£24.6 million** so the financial position is now significantly better.
- The financial performance of the scheme has been improved through revising the layouts and mix of the private homes for sale, increasing the number of homes for sale, including an allowance for funding from the Mayor which is available to support affordable housing, and reducing the number of new, additional affordable homes but still complying with policy requirements
- In this option 208 new homes are being built (147 for sale) which brings in some cash to pay for the construction and improvement works.

Assessment: **-£0.35 million**



Economic benefits



- As there are new homes being built the Council would require a financial contribution for community benefits and improvements, which is estimated at **£3,850,000**.
- 27 local people are estimated to be employed for completing this option.

Assessment: ✓✓✓

Implementation



- Residents of Winch House would move away from the estate temporarily for around 20-32 months so that it can be demolished and a new building constructed.
- This new building would have enough homes for some the Winch House residents to return to. One household from Starboard Way, and all of the Kedge House residents could also move straight into this new block without having to move away from the estate at all.
- Kedge House can then be demolished and the new buildings constructed which residents from Starboard Way can move into, along with some of the Winch House residents.
- Only a few temporary homes off-site would be needed which can be achieved.
- Most households will only need to move once, which will be straight into their new home.
- All new homes and blocks would require planning permission from the Council.

Phasing Programme Buildability Planning
Assessment: ✓✓✓

Next steps: Ballot

At the end of the options appraisal there will be a ballot to see if you, the residents want us to go forward with the preferred option for the regeneration of Kedge House, Starboard Way and Winch House.

A few weeks before the vote you will be sent a 'landlords offer'. This will be a booklet giving you the details of the preferred regeneration option and letting you know what to expect should you vote in favour.

The vote will take place a couple of weeks later and will ask a simple question – Are you in favour of the regeneration proposal included in the landlords offer? You will then be able to vote 'yes' or 'no'. You will be able to vote by post or online, and you will have at least three weeks to cast your vote.

See the
video for
the ballot



Who gets to vote?



Only households in Kedge House, Starboard Way and Winch House can take part in the ballot, and all voters must be over 16 years old. The Greater London Authority have stated that the following people get to vote in a regeneration ballot:

- All secure or assured tenants named on the tenancy agreement.
- All leaseholders named on the lease that have been living in the property at least twelve months prior to the ballot.
- Anyone else living on the estate who has been on the housing register for the last 12 months prior to a ballot.

In accordance with the GLA guidance, Tenants of leaseholders cannot vote, unless they have been on the housing register for 12 months prior to the ballot. Non-resident leaseholders or buy to let landlords do not get a vote either.

What is in the landlords offer?



There will be designs and drawings, estimated numbers of new homes and information on who will be living in them.

There will be details of the offer to leaseholders whose homes would be demolished and details of the right to return and the offer for tenants who are living in homes that are to be demolished.

What would a yes vote mean?



One Housing will continue to develop the current designs and get them ready to make a planning application to the council. There will be ongoing consultation with residents to ensure they are involved in developing the designs, and we would expect it to take about 6 months to get from ballot to a planning application.

Who carries out the ballot?



An independent company must carry out the ballot and they will be appointed closer to the time.

They will be responsible for voter registration, organising the ballot and counting the results.

What would a no vote mean?



One Housing would consult with residents to fully understand why they voted no. A decision would then be taken on whether to revise the landlord offer and go to vote again, or to cancel the project completely.

Feedback and summary

Thank you for taking part in this exhibition. We would really appreciate it if you would let us know your thoughts on what you have seen. You can do this online using the QR code to the right.

You can also view the Feedback Report from the previous exhibition using the QR code to the right.

See the video
for feedback and
summary



How to stay in touch

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Project timeline



