

Hello & welcome...

...to the first Residents' Workshop for Kedge House, Starboard Way and Winch House options appraisal.

We are holding a number of different engagement events to help us understand YOUR views and to share with you the potential regeneration options for your estate.

We are working alongside PRP architects throughout this process of exploring the opportunity for change. We are also meeting regularly with some residents who have formed a resident steering group (RSG) to look in more detail at any proposals for the regeneration of the estate.

We want YOU to help us at every step of the way to create the vision for the future of Kedge House, Starboard Way and Winch House. This process will be driven by the ideas of the community to create a vibrant place for people who live here today and in the future.

What is the purpose of today's event?

This workshop builds on the feedback from the resident survey conducted February-March 2019, and offers an opportunity for YOU to help build a VISION for positive change to Kedge House, Starboard Way and Winch House.

Today we are looking at:



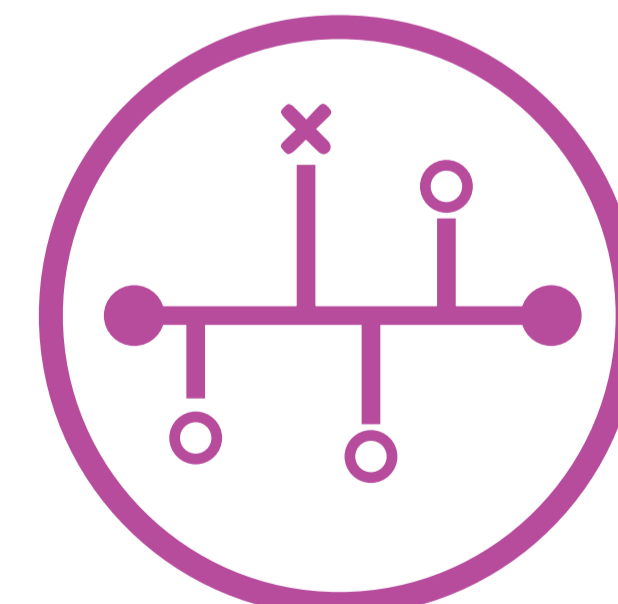
Who we are and what we do



The design process, and what makes good design?



Your local area and what you've told us



Next steps

Your views matter

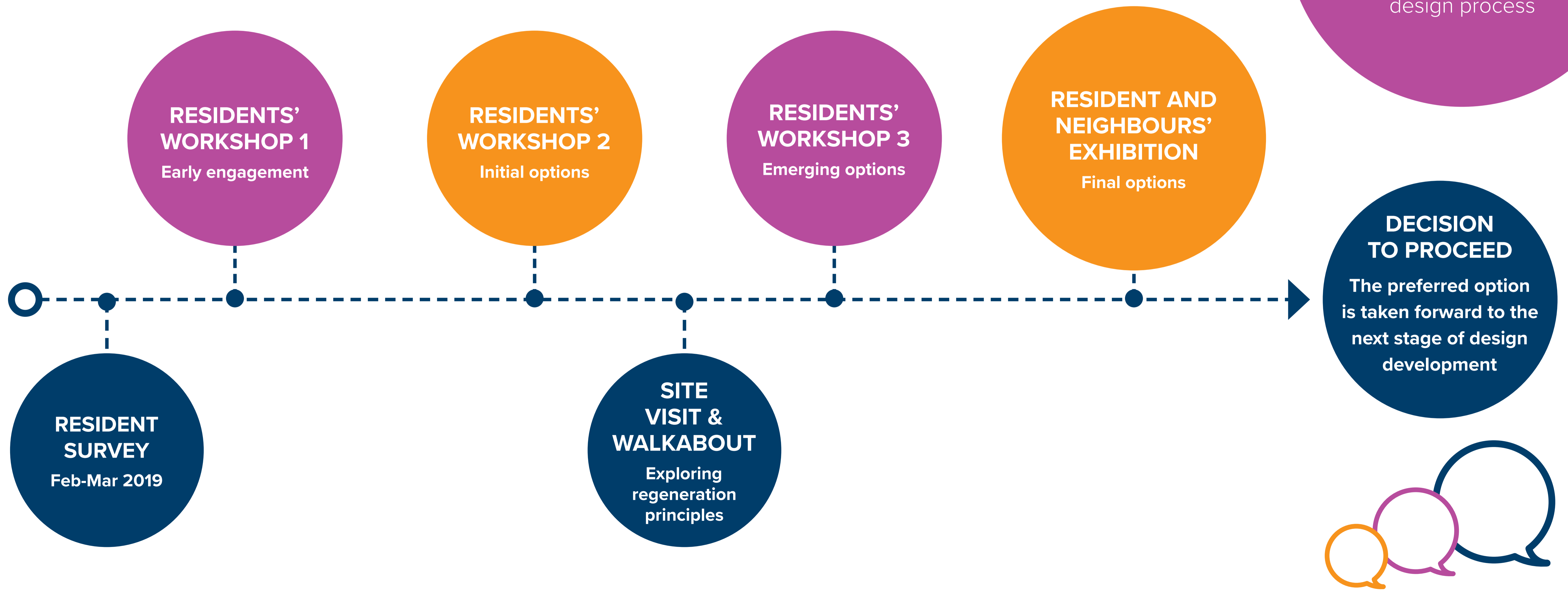
We welcome your comments and ideas throughout the design process



Next steps...

Between now and April you will have the opportunity to get involved with workshops and events. During these we will gather your ideas and views to shape the options for your estate together.

Residents will be active players in the options appraisal process. Together we will explore all the needs, aspirations and opportunities for your community, so as to create appropriate regeneration options.



Who PRP are... PRP

We are the architects who will be co-ordinating this options appraisal process alongside One Housing.

PRP has over 55 years experience providing architectural services. We create homes that people want to live in, spaces people want to sit, play and spend time in, and high-quality environments that are easy to maintain and manage.

We welcome the opportunity to work with you in transforming your estate into a place that enhances the lives of everyone.

We are a multi-disciplinary practice providing the following key services:

- Architecture
- Masterplanning & Urban Design
- Planning
- Landscape Design
- Sustainability
- Environmental
- Community Engagement

Meet the team...



Richard Harvey | Partner

Richard is responsible for upholding the highest standard of work across PRP and ensuring the aspirations of the local community are met.



Spyros Katsaros | Director

Spyros has extensive experience in masterplanning and urban design, and has co-ordinated the design development of large regeneration projects in conjunction with local communities.



Nick James | Senior Urban Designer

Nick has worked on a range of community-led regeneration projects and co-ordinated a number of creative workshops aimed at maximising public engagement.



Daniela Rodrigues | Associate

Daniela is an experienced designer specialising in community engagement, urban regeneration and specialist housing. Daniela has experience in small and large scale projects.



Kieren Butler | Assistant Urban Designer

Kieren has assisted a number of regeneration projects and has engaged with a broad range of communities and stakeholders.

Our projects



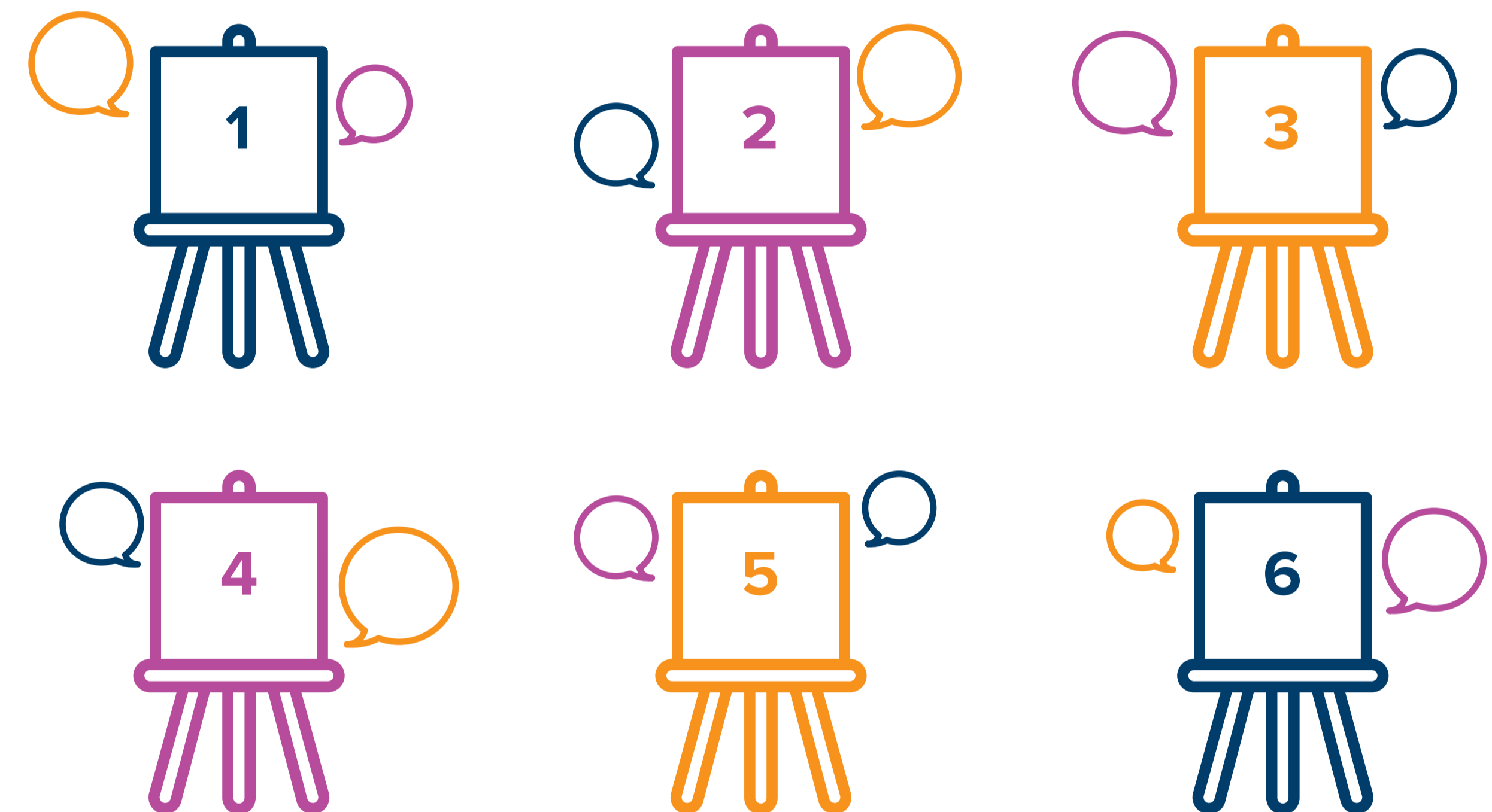
What is an options appraisal?

An appraisal process to explore the different options with you for improving your neighbourhood

Aims and outputs

- The appraisal is a structured process to compare ideas to improve your estate.
- There is rarely one simple and obvious strategy to successfully improve a particular area, therefore a series of options are explored.
- Working alongside the community, the design team will develop a range of 6 options.
- These include a 'business as usual' option, public space improvements and full/part refurbishment.
- All options are assessed on their costs, benefits and deliverability.
- An option should be chosen with the support of residents of Kedge House, Starboard Way and Winch House.
- Other stakeholders such as the local authority and One Housing will also contribute their ideas for consideration as part of the process.
- The outcome will determine the preferred option, but any further developments would require additional consultation with the residents and community.

Resident and stakeholder feedback may be used to inform important design elements within the emerging options. Therefore it is important for YOU to let us know YOUR thoughts during the resident workshops.



Indicative timeline



What are the potential options?

This appraisal will test 6 options, from business as usual through to complete redevelopment. These options are outlined over the next three boards.

1

BUSINESS AS USUAL

- No intervention
- Continued ad-hoc repairs and refurbishments to building exteriors and interiors



SITE IMAGES



2

PUBLIC SPACE IMPROVEMENTS

- Minimal intervention
- Improvements to the space around the buildings (eg footpaths, open spaces)
- Landscape improvements such as tree planting, lighting and resurfacing

EXAMPLE IMAGES OF PUBLIC SPACE IMPROVEMENTS



What are the potential options?

3

REFURBISHMENT

- Refurbish existing buildings to meet modern standards
- Make homes easier to run and more comfortable
- This may include facade improvements, window upgrades and interior refurbishments

EXAMPLE IMAGES OF REFURBISHMENT



4

INFILL DEVELOPMENT

- Develop in vacant space between buildings with no demolition of existing homes
- Increase number of homes without significant disruption
- Sale of new homes can help fund refurbishment of existing buildings

EXAMPLE IMAGES OF INFILL DEVELOPMENT



What are the potential options?

5

PARTIAL REDEVELOPMENT

- Demolition and construction of parts, but not all of the site
- Sale of new homes can help fund refurbishment of existing buildings
- Develop a set part of the site without disrupting general layout

EXAMPLE IMAGES OF PARTIAL REDEVELOPMENT



6

FULL REGENERATION

- Maximum intervention
- Demolition and construction across entire site
- New and improved buildings, streets and open spaces
- Increased number of homes

EXAMPLE IMAGES OF FULL REGENERATION



Earlier this year you told us...

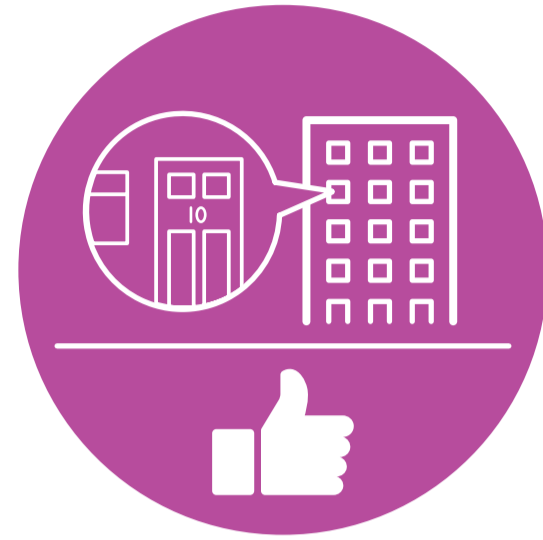
In February and March, we spoke to you about what you like and dislike about your homes, the estate and your local area.

We spoke with 56 of the 71 households living in Kedge House, Starboard Way and Winch House at the time. We asked you open questions so as not to prompt answers about any particular issue.

Your feedback helps us understand the things that are most important to you, allowing us to respect the things you like about your area and address the problems.

The following information recaps the findings of the questions asked:

What do you like about your home?

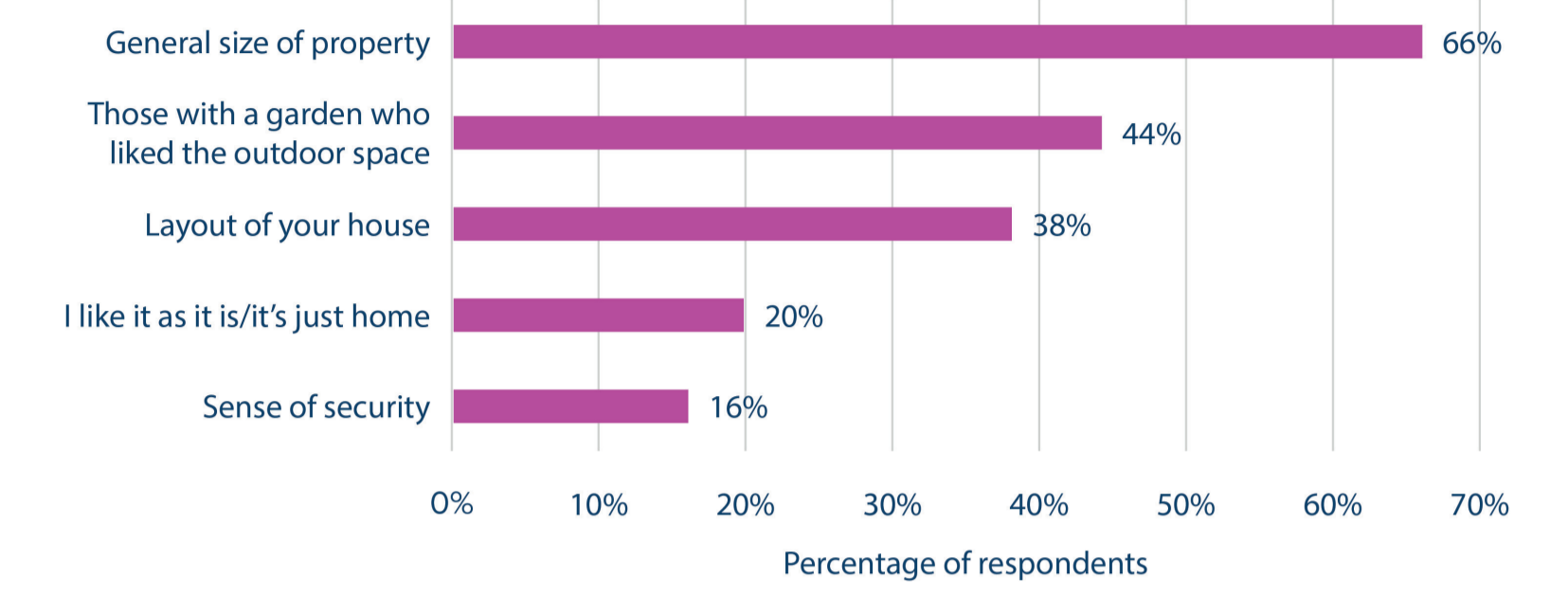


"I like that my kitchen is separate from living room [and] I like that the toilet and bathroom are separate"
Kedge House resident

"Two storeys; kids can be upstairs studying without being disturbed"
Starboard Way resident

"Love the garden"
Winch House resident

"The best thing about it is security. There is one way in and one way out. [No-one could] break into the front door"
Kedge House resident



What do you dislike about your home?



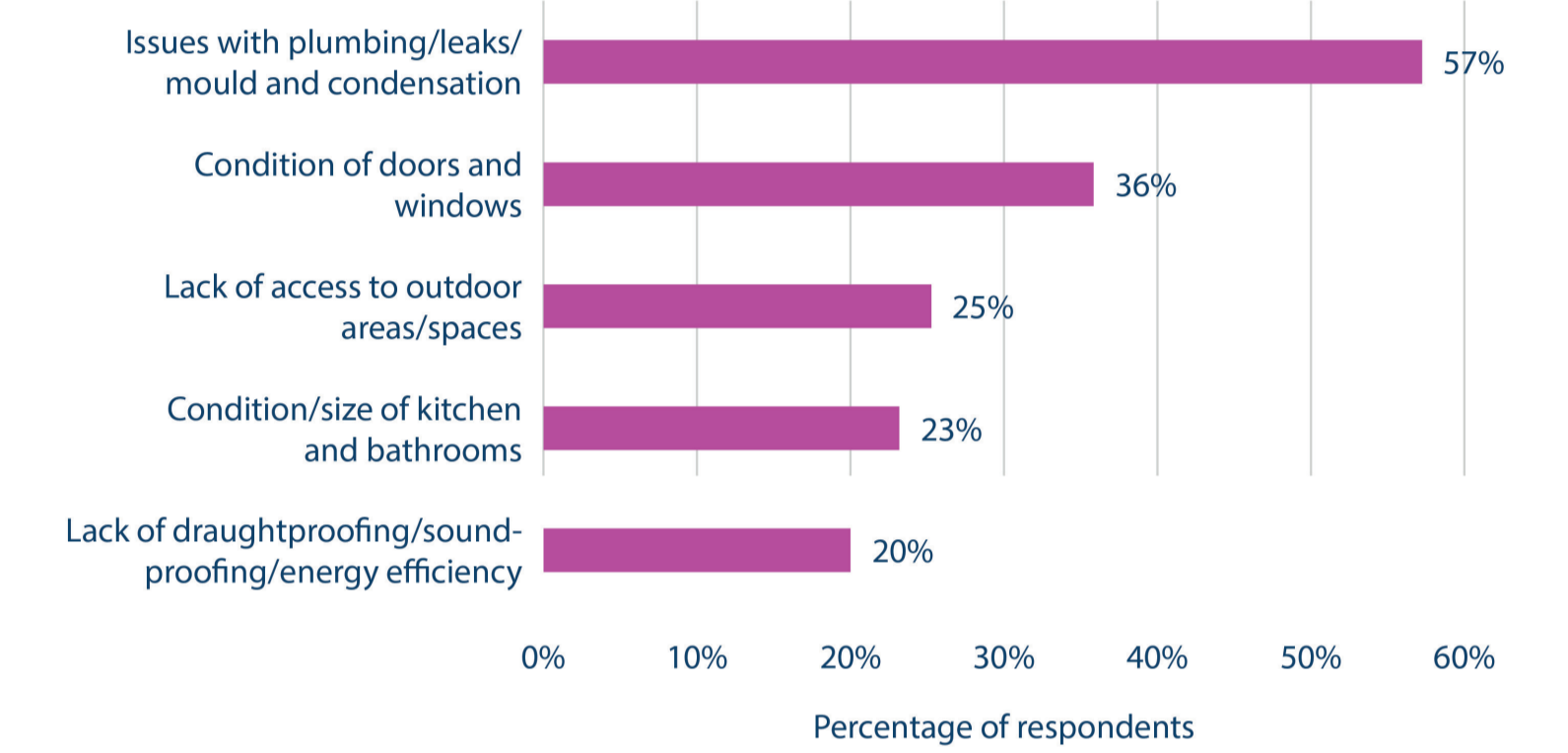
"We get leaks in the building out the blue. Everyone experiences it. From above to the bottom floor, everyone has the same leak"
Kedge House resident

"No garden, no balcony"
Starboard Way resident

"The bathroom is small for a family of my size"
Kedge House resident

"Windows are draughty with metal frames, really old. Can't open bedroom window"
Winch House resident

"Sound insulation is poor. Heating is not efficient. Walls are flimsy"
Winch House resident



What do you like about your estate?



"My children use the park downstairs"
Kedge House resident

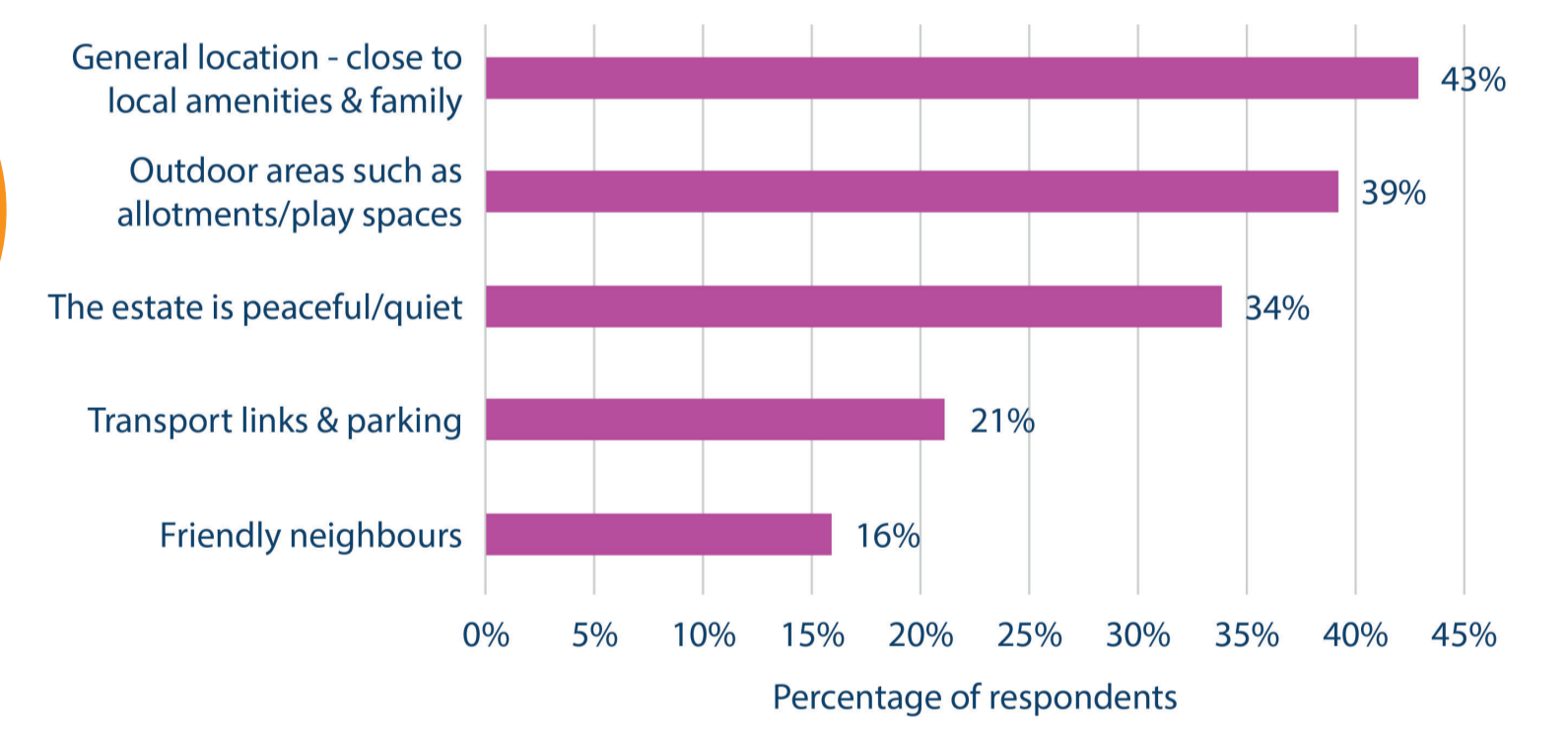
"Jobs are just walking distance. Amenities like schools and shops are close to us. Lots of Tesco Metros. Parks – lovely. GP surgeries are close and leisure centre is on doorstep"
Starboard Way residents

"I like the green space. I take my dog down there"
Kedge House resident

"I like the community – met lots of people through my children when they were young"
Kedge House resident

"I love the area. Family and friends locally"
Starboard Way resident

"The estate is OK. The neighbours on my floor are lovely"
Kedge House resident



What do you dislike about your estate?



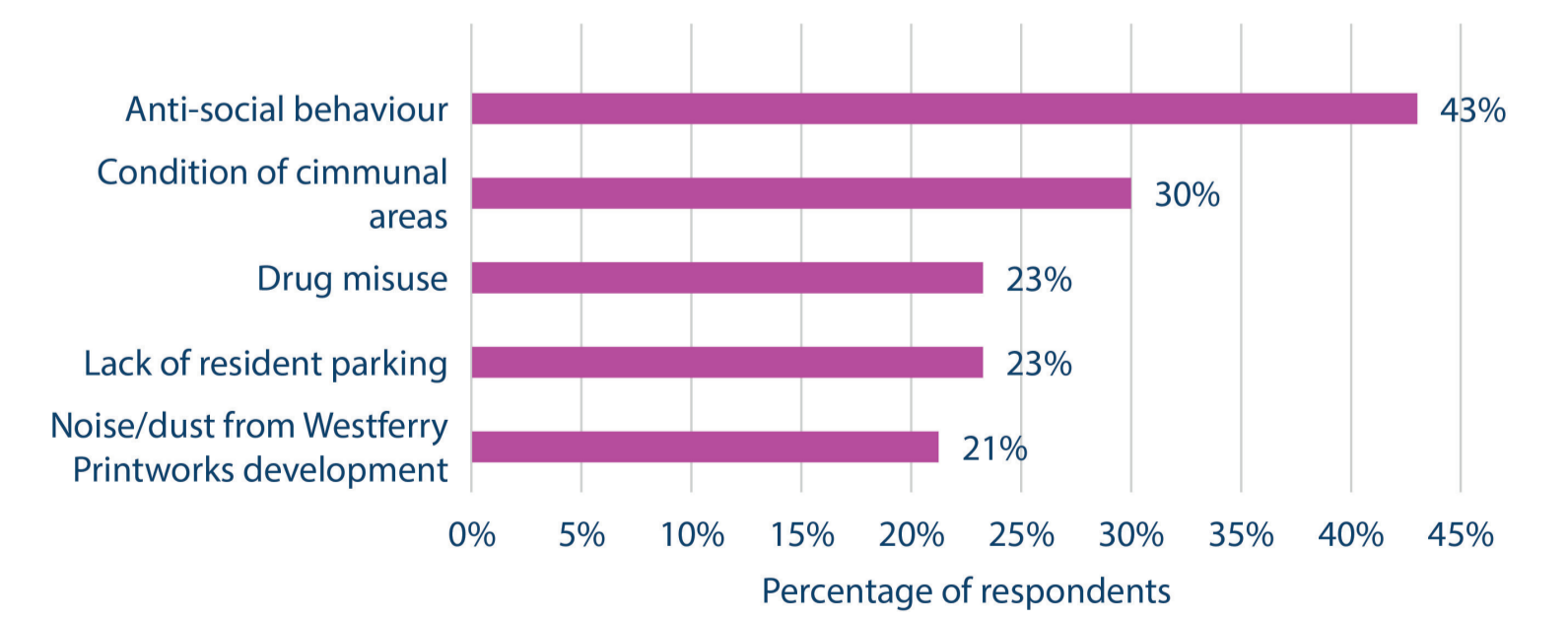
"The building stinks. They clean it very well but it still smells every day"
Kedge House resident

"Being close to Printworks, the noise and the dust and the dirt. It isn't any fun living here because of it"
Kedge House resident

"Stairway can be dirty. Needs more cleaning"
Starboard Way resident

"Looks a bit poor. Needs to be modernised. Roof, walls outside, needs decorating"
Starboard Way resident

"Weed smell in the flat all the time. Night time you can't even open a window because you can smell it in the house. A lot of youths loitering in the communal areas of the flat"
Kedge House resident



Creating a Residents' Brief

This section explores the initial objectives for Kedge House, Starboard Way and Winch House. We want to hear YOUR thoughts...



Housing

- 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



Environment

- Improve private and public amenity space
- Include separate dog exercise areas
- Help maintain a quiet, peaceful local environment and reduce anti-social behaviour
- Improve sustainability and energy efficiency
- Improve servicing ie cleaning and maintenance
- Improve water pressure within the blocks



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, potentially including the new Printworks site once completed



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
- Improve health and wellbeing



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

Our key pledges

Residents often ask what would happen to them if one of the redevelopment options is chosen (eg full or partial redevelopment or a major refurbishment that would require residents to temporarily move out of their home). This section outlines some of the key pledges we would make to you if that were to happen.

1. Consultation

We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence things in ways that best suit you.

2. Disruption

We will make every effort to keep disruption to a minimum.

3. Your rent

Your rent will not go up when you move back to one of the new homes after the redevelopment, unless you move to a larger home. Rents will also stay the same during the temporary move away from the estate while the work is carried out. They will increase annually as they currently do during this period.

If you permanently move away to a home outside the regeneration scheme, you will have to pay the rent that your new landlord charges for the new home.

4. Your tenancy

Your tenancy and rights will be the same when you return to your new home as they are now.

If you permanently move away to a home let by another landlord you will still have a secure or assured tenancy, but some details in your new tenancy agreement may be different from your current agreement with us.

5. Right to return

If you have said that you want to return to the estate after redevelopment, you will have a right to do so in one of the new/ refurbished properties (depending on option chosen).

6. Moving away

If you would prefer to move away from the estate we will support and help you to secure a home from our existing properties, or to a property owned by another landlord. This may be in Tower Hamlets or it may be in another area.

7. Moving away temporarily

If you move away from the estate temporarily and then return when the new homes are complete, we will help and support you to secure a temporary move to one of our existing properties, or to a property owned by another landlord in a location which is suitable to your family needs.

8. Quality

Should redevelopment be chosen, all new homes will be built to the latest standards as set out in the London Housing Supplementary Planning Guidance (SPG) and current Building Regulations. All homes will be energy efficient.

9. Compensation

We will pay compensation and costs to cover the disturbance of moving.

Your community

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE



You are here

Barkantine Hall Community Centre

Tesco Express

Sir John McDougal Gardens

Millwall Inner Dock

Mellish Street

Kedge House

Winch House

Starboard Way

Westferry Printworks (completion 2021)

Millwall Outer Dock

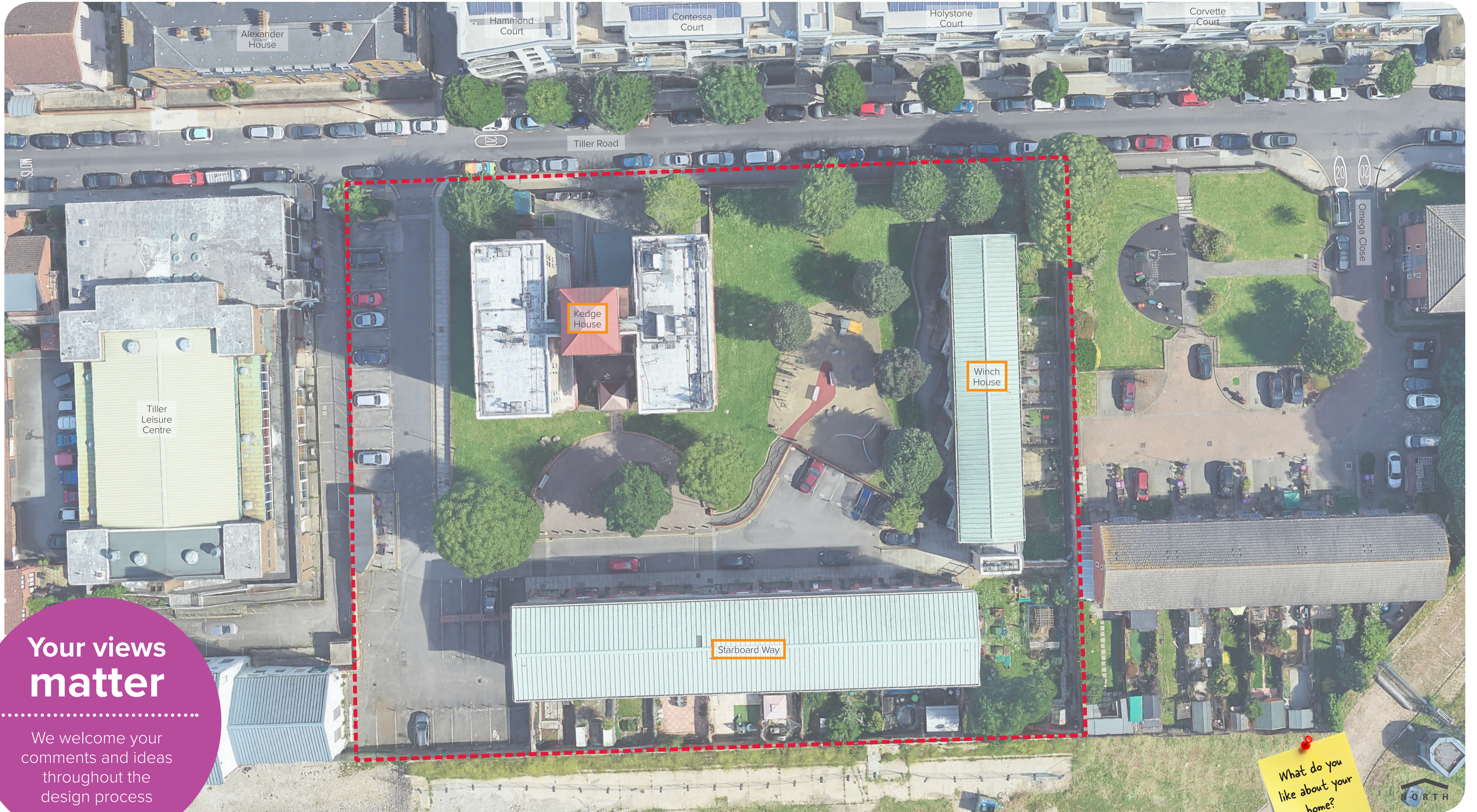
Your views matter

We welcome your comments and ideas throughout the design process

What do you like about your community?

Your home

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE



Your views matter

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How to stay in touch

We want residents to be fully and meaningfully involved in this process to help us get the best outcomes for everyone.

In addition to residents, there will also be a role for the wider community, including the council and other stakeholders, to be involved. It is important to understand that no decisions have been made yet and there is still a lot to consider and discuss.

Please contact us if you have any questions or feedback.

One Housing Regeneration team:

Alison White

07964 117 543 or 020 8821 4340

alwhite@onehousing.co.uk

Mynul Islam

07966 643120 or 020 8821 5138

myislam@onehousing.co.uk

The Independent Resident Advisor:

Ray Coyle

ray.coyle@opencommunities.org

Resident Advocate:

Mike Tyrrell

07958 225416

mike@puttingresidentsfirst.co.uk

**Join the
conversation**

Shape the future of your
neighbourhood