

'Your Future - Your Choice'

'Kedge House, Starboard Way and Winch House'

January 2021

Where Are We Now



You are now at the stage where you have whittled down the number of options for the redevelopment of the blocks from eight to one. This is the option which will form the 'Landlord Offer' and which you will vote to either accept or reject in the coming ballot. Your chosen option is 'FULL REDEVELOPMENT' with the demolition of the three blocks and the development of five new blocks.

The whittling down of the options has taken place after extensive consultation including having four resident exhibitions – two of them held in the Tenants Hall and two held virtually as a consequence of the pandemic.

This consultation has involved input from One Housing, me (your Independent Tenants Advisor) and your Residents Advocate (Mike Tyrrell)

Some Detail on your chosen option:

- Over three quarters (75%) of respondents to the resident exhibitions are in favour of the full redevelopment option.
- It includes the demolition of all 72 homes in the three existing blocks.
- Five new block will replace the three existing blocks
- The existing 72 homes will be replaced as well as an additional 208 new homes.
- The new blocks will range in height from six storeys to fifteen storeys.
- There will be a total of 280 homes on the site once the regeneration is completed.



Continued Consultation

Consultation will continue right up to and including the ballot period. I will continue with the weekly drop-in sessions in Kedge House every Tuesday afternoon and evening, Covid19 permitting. There will be a ramping up of activity as we approach the ballot and the 'Landlord's Offer' is delivered to all eligible voters. Please be sure to read this as this is what you will be voting on come the ballot. We will be carrying out door knocking exercises across the three blocks to ensure you are clear about the information and to answer any questions you might have.

The monthly 'virtual' sessions with the Residents Steering Group will continue in January. These meetings have input from the architects (PRP) and finance consultants (SQW), One Housing, myself and Mike Tyrrell, the Residents' Advocate.

Why Open Communities?



Ray Coyle

Open Communities have been appointed by residents to provide independent and impartial advice on One Housing's proposals.

WE ARE HERE FOR YOU.

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OPEN communities
a better way of working



*A Happy and Healthy
New Year to you all!*
From Ray at Open Communities

The Ballot

One Housing, as your landlord, will make you an 'Offer'. You, the community, ultimately decide whether the redevelopment goes ahead by either accepting the 'Landlord Offer' (voting YES) or rejecting it (voting NO). "If the ballot result is a 'yes' vote then One Housing will begin work on detailed design of the option that will lead to a planning application being made to Tower Hamlets Council. Residents will be involved and consulted as part of the detailed design work.

If the ballot result is a 'no' vote then One Housing will continue to manage and maintain the existing homes and the estate. However, Kedge House will continue to have structural issues that require its demolition within the next few years and so an option will need to be found that allows this to happen and that is also acceptable to the majority of residents. It is likely that One Housing will speak to residents to understand why they voted against the proposals and present a revised proposal at a later date, which will also be put to a ballot.

The ballot will be facilitated by an organisation called Civica. They are completely independent of One Housing and have facilitated a number of ballots on similar redevelopment estates across London. Due to the most recent government announcements on the Covid19 pandemic and the current national lockdown measures, a date for the ballot taking place is not yet possible to confirm. One Housing will have a clearer indication of when this will be, once the current lockdown measures are eased.

You will receive the 'Landlord Offer' in the shape of a brochure highlighting what you can expect if you accept the offer. You will have a couple of weeks to read and digest it. You will then receive your ballot paper which will have a single question on it – asking you whether you are in favour of the redevelopment or not. It will be a straight YES/NO choice. You will be able to vote by post or online, and you will have at least three weeks to cast your vote.



Who can vote

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

Who cannot vote

- Tenants of current leaseholders, unless they have been on the housing register for 12 months prior to the ballot.
- Non-resident leaseholders

One Housing are currently carrying out some work to ensure all who are entitled to vote receive the Landlord Offer and the ballot paper.

Design issues

We have started to highlight some design issues which have been raised by residents. In the event of residents voting to accept the 'Landlord Offer', discussions on the design of the new blocks will continue after the ballot period. This will be about concentrating on the more detailed design aspects of the new homes. It is important to think about what aspects of your current home you like, and would like to see in your new home and elements you dislike and would like to see addressed. Some of the issues raised by residents so far have been;

- Keeping a separate toilet and bathroom
- Bigger lifts to take large items of furniture to all flats
- Bin areas that are underground and not at street level (like they are on Tiller Rd)
- All baths to have a stand-up shower
- TV/satellite points in bedrooms as well as living rooms
- Existing residents to have a choice of 'open plan' or separate kitchen.



It is important you think about similar issues at the design stage so that as many of them as possible can be adopted and incorporated into the new development.