

One Housing



Kingsbridge Estate Option Appraisal Questions & Answers

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During our engagement with residents so far, questions have been asked that we feel are useful to share with everyone on the estate.

This is a 'live' document accurate as of April 2021, many of the answers to these questions will develop and become more detailed as we progress further in the process.

Rob Lantsbury, your Independent Resident Advisor who specializes in leasehold matters, is currently working to create a FAQ's document specifically for resident leaseholders. Please contact Rob on the details on the back of this leaflet to discuss this.

Options Appraisal Process

1. What is an option appraisal?

An options appraisal is simply looking at a number of options for the future of the estate that take into consideration what is good about the current homes, what residents don't like about the current homes and whether the options can be afforded.

As part of the process, One Housing has been holding a series of consultations, these will continue over the coming months, during which several different options will be developed with the community. This includes options such as; nothing changes, refurbishment, partial demolition and infill construction (building on vacant land) as well as demolition and redevelopment. It is not simply about demolishing homes, it is about considering all options which may mean homes remain untouched, refurbished or rebuilt.

We are currently in cycle 2 of the options appraisal process, which is typically carried out in up to 5 cycles. During these cycles' residents are asked to comment on the options that they see. The options you have seen so far have not contained lots of detail, and you have not been asked to make any final decisions, this is because the design of the options will continue to change in consultation cycles 3 and 4 based on your feedback. In this way, we ensure that as far as possible, the options reflect the wants of the local community.

As these options become more detailed, they will continue to be assessed by residents and a number of consultants (planning & financial consultants for example) in order to settle upon a single, realistic preferred option.

That option will then be put to a resident ballot. In this way, residents will decide whether it goes ahead.

Your feedback will influence what changes are made to each option to make them as good as they can be. A final option will not be presented until Cycle 5 when you are asked to vote in a ballot.

2. Why do you need resident feedback at every stage?

Resident feedback is used to inform the designs; therefore, your feedback is critical. At each stage the architects will present ideas, and these will change and develop based on your feedback.

3. Will residents get to vote on any proposals?

Yes, at the end of the option appraisal process a resident ballot will be held on the preferred option. The proposal will only be taken forward if a majority of votes are in favour of the option.

4. Is there a minimum threshold for turnout at the ballot?

The GLA (Greater London Authority) does not set out a minimum turnout for the number of votes in a resident ballot. The outcome of a ballot will be decided on a simple majority of the number of 'yes' and 'no' votes received from eligible voters. A ballot is only required to be held in any option which includes the demolition of any social homes and/or the construction of more than 150 new homes. However, One Housing wants residents to have the final say and will hold a vote on whatever is the preferred option.

5. Who is eligible to vote in a ballot?

The GLA (Greater London Authority) sets the eligibility requirements for voting. All social housing tenants are eligible to vote. If you have a joint tenancy agreement both tenants have a vote. Resident leaseholders who have been living on the estate for at least 12 months prior to the date that the landlord offer has been published are eligible to vote. If two or more people are named on the lease for their property, all leaseholders have a vote. Any resident who lives on the estate and has been on the London Borough of Tower Hamlets housing register for at least 12 months prior to the date the landlord offer has been published are eligible to vote.

My home and my estate

6. If my current home is demolished as part of any regeneration option, will I be able to move back to the new development when it's finished?

Yes, this is called the 'right to return' if your home is demolished as part of any option, you would have the right to return to a new home that meets your needs on the estate. Your rent will also stay the same, for more information about your rent please see question 13.

7. I am currently overcrowded; will this be solved as part of any regeneration option?

Not all options will be able to solve overcrowding. As the options appraisal progresses, we will make it clear in the consultation booklet which options could solve overcrowding and those which will not. If your home is demolished as part of any option, you will be rehoused in a home that suits your family size.

8. The cycle 2 booklet talks about minimum space standards, what does this mean?

The government has set a minimum space standard for all new build homes. This is not just about the number of bedrooms increasing, but the size of the home in general. For example, an example 1 bed flat in Montrose House is currently 39m², the minimum size of a new 1 bedroom flat would be 50m². If any new homes were built on the Kingsbridge Estate, they would be built to minimum space standards.

9. Will my tenancy rights be kept (preserved) if I am required to move away and then come back once the regeneration is complete?

Yes, as long as you move to another One Housing property. Some tenants may voluntarily decide to transfer away permanently from the regeneration area and give up their right to return. These residents may move to a property that is not owned or managed by One Housing. These residents would retain their core rights as assured tenants, but some details may differ. We would advise any resident considering this, to review the new tenancy thoroughly before committing to it.

Advice is available from your Independent Resident Advisers: Christine Searle, Rob Lantsbury and Iftekhar Ahmed from Newmill. The Newmill team can be contacted on the following freephone number: **0800 0304 588**.

10. Will I be required to move away because of any of these options?

Maybe. Some options will require temporary moves and others will not. As the options develop further, we will make it clear how much disruption each option will cause. In a partial or full demolition option the architects would design things in a way that minimizes disruption as much as possible, and ensure as many people as possible only need to move once (from their current home, straight into a new home) this is called 'phasing.' If your home is demolished as part of any option, you may decide to move to a home away from the Kingsbridge Estate permanently, this will be your choice.

11. If you build new homes on my estate as part of any regeneration option, who is going to be living in them?

At this stage we do not know the mix of tenure on the estate, depending upon the option it could include the following; social housing, leasehold homes and shared ownership (part buy part rent).

12. Will I lose my parking space as a result of any option?

At this stage it is too early to say, however our intention is to retain parking spaces allocated to tenants in line with the current permit scheme on Kingsbridge Estate. Depending on which option is taken forward, the location of the parking spaces on the estate could change. If we were to take

forward an option such as full redevelopment, this would need to be considered by the local authority as part of a planning application whereby they could seek to reduce the parking provision.

Finances

13. Will my rent go up because of these options?

No, your rent will remain the same as it is now, unless you need to move to home with more or less bedrooms. In that case you would pay the current rent for that size property. Your rent will continue to change in April each year, as it does already in line with the Consumer Price Index (CPI) + 1%.

14. Will my service charge go up because of these options?

Probably. At this moment we can't say by how much because we don't know which option residents will choose. New services such as a lift, CCTV or door entry system, whether in a refurbished block or in a new block, will likely lead to an increased charge. One Housing will keep any increases as low as possible and residents will be involved in deciding on what the option will be and what services will be provided. Having said that, any refurbished or new homes should be cheaper to run (i.e. your gas/electric/water bills should be less) and it is hoped that this will offset any increase in service charges. We will provide an estimate of service charge before the ballot on the preferred option.

15. Will my utility bills (electricity, gas, water etc) go up because of these options?

Usually not, in most cases resident's utility bills will decrease. This is because a refurbished or new building is (in most cases) much more energy efficient than an older one. We will aim to provide some estimated utility cost comparisons as part of the option appraisal.

16. Will my council tax go up because of the regeneration?

Possibly. If the regeneration increases the value of your home, then this could lead to an increase in council tax. Any new buildings constructed as part of a regeneration option are likely to have a higher council tax than the current homes.

If you have not already, please contact any of the project team to give your feedback about the cycle 2 information.

You can also give your feedback in your own time on the project website: <https://www.kingsbridgeestate14.com/have-your-say>

Warm regards,

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