



## SAMUDA ESTATE June 2021

The newsletter of the 4 Estates Forum, a group of residents, independent of One Housing

### Consultation continues in the 3 areas across the Island, where residents are involved in making a decision on the future of their homes

Welcome to our first newsletter since the Covid 19 pandemic hit the country last year.

The consultation in the three distinct areas across the Island where residents will be making the decision on the future of their homes paused for a while but started up again late last Summer with meetings over Zoom and instead of exhibitions, booklets were produced of the boards that residents could have seen at the events

Each of the areas have been undertaking the consultation at their own pace, with the residents of Kedge House, Starboard Way and Winch House making their decision this summer.

Residents have had a range of options; from doing nothing, refurbishing the blocks, extending the blocks, or knocking some, or all of the blocks down and replacing them with new homes.

After extensive consultation, the decision will be made by residents through a ballot. The rules to the ballot are set out by the Greater London Authority (GLA). Under these rules the decision will be made by the tenants, resident leaseholders and housing applicants who have been on the Council's housing list for at least a year.

So, what is the latest in the three areas?

The Residents Steering Group for **Oak House and Alice Shepherd House** in Manchester Road, on the **St Johns Estate** are working with PRP the architects who are developing options for their blocks.

Next month there will be open air events in the car park of Alice Shepherd House to review the

previous design work and also look at the revised options that have been developed following feedback from residents about their concerns that the replacement homes need to be dual aspect, have access balconies and river views on the higher floors to replicate what residents have in their existing homes.

The Independent Resident Adviser is Lee Page from TPAS. Lee can be contacted at [lee@LPAhousing.org](mailto:lee@LPAhousing.org) or by phone on **07722 054767**.

On the **Kingsbridge Estate** the next phase of consultation is underway and it incorporates changes to the range of options as a result of the feedback from residents in the last round of consultation.

This month there will be two marquee events in the grounds of the Kingsbridge Estate and zoom meetings by tenure. The options being consulted on are:

- Simply maintain the blocks (Michigan House, Montrose House and Montcalm house) as they are
- Refurbishing the blocks
- Improving the blocks, including extending them sideways and upwards
- Demolishing and replacement of one block and refurbishing the remaining two
- Demolishing and replacing the three blocks with new homes

The Independent Resident Adviser team are Christine Searle, Rob Lantsbury and Iftekhar Ahmed from New Mill. The New Mill team can be contacted on the following freephone number **0800 0304588** or at [christine.searle@newmillconsultants.com](mailto:christine.searle@newmillconsultants.com).

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The Resident Steering Group at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** is much more ahead of the other two areas. Last month there was a ballot in which residents had the chance to vote yes or no to the following question:

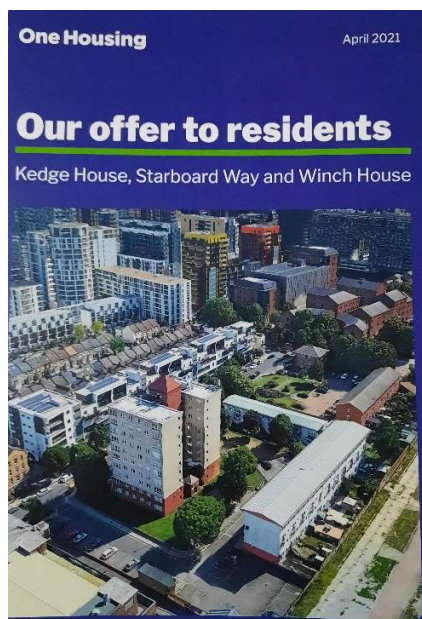
*Are you in favour of the proposal for the regeneration of Kedge House, Starboard Way and Winch House?*

The regeneration proposal is to demolish the 72 homes and replace them with 280 homes. 72 of the new homes are replacement homes; 32 are additional new homes for rent, 39 are new homes for shared ownership; and to pay for it, 137 new homes for sale.

In order to help residents make up their mind on which way to vote, the Resident Steering Group spent quite some time working with One Housing on an offer document setting out the promises made by One Housing as pictured below:

The offer document set out 11 key promises which are expanded on in the offer document which include in One Housing's words

- A new home for every One Housing tenant and resident leaseholder if you want to return
- Help when moving and extra support for those who need it
- Your rent will stay the same
- Your tenancy will stay the same
- A permanent move away only if you want it:
- You will receive compensation
- A fair and flexible offer to leaseholders



The full offer document is available to view on the 4 Estates Forum website [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk).

94% of those eligible to vote took part in the ballot and of those who voted:

- 88% voted yes to the regeneration project
- 12% voted no to the regeneration project

There is still lots to do, and residents will now continue to work with One Housing on the detailed design of their new homes.

The Independent Resident Adviser is Ray Coyle from Open Communities. Ray can be contacted by phone on **07932 066501** or at [ray.coyle@opencommunities.org](mailto:ray.coyle@opencommunities.org).

## Where can I find out more about what is going on?

The minutes of the meetings of all the Resident Steering Groups are available on the 4EF website [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk).

The website has sections called "Alice Shepherd & Oak Houses", "Kedge, Starboard & Winch" and "Kingsbridge". If you click on those sections, three tabs appear for each of the three areas. If you click on them, you can find all the consultation information, newsletters and minutes for the meetings in that area.

## The role of the 4 Estates Forum

The 4 Estates Forum (4EF) is an elected group of residents independent of One Housing Group with the aim of holding One Housing Group to account.

In the current consultation being undertaken in the three areas, we are not making any decisions on behalf of residents about their homes, our role is to make sure all residents' voices can be heard loudly and clearly and that any consultation is done properly, fairly and openly.

For more information, visit the 4EF website and find the whole story: [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk), or contact our Advisor, Mike Tyrrell at: [mike@4estatesforum.org.uk](mailto:mike@4estatesforum.org.uk).

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