

Hello & welcome...

...to the residents exhibition and workshop for the redevelopment of the Kedge House, Starboard Way and Winch House estate.

We are holding a number of different engagement events to help us understand **your views** and to share with you the design for the **future redevelopment** of your estate.

We are working alongside PRP architects to refine the full redevelopment option that was presented earlier in the year at the Residents' Ballot. Throughout this process we will be developing a planning application to submit towards the summer of next year.

We would like to engage with you at every step of the way to help **shape 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.

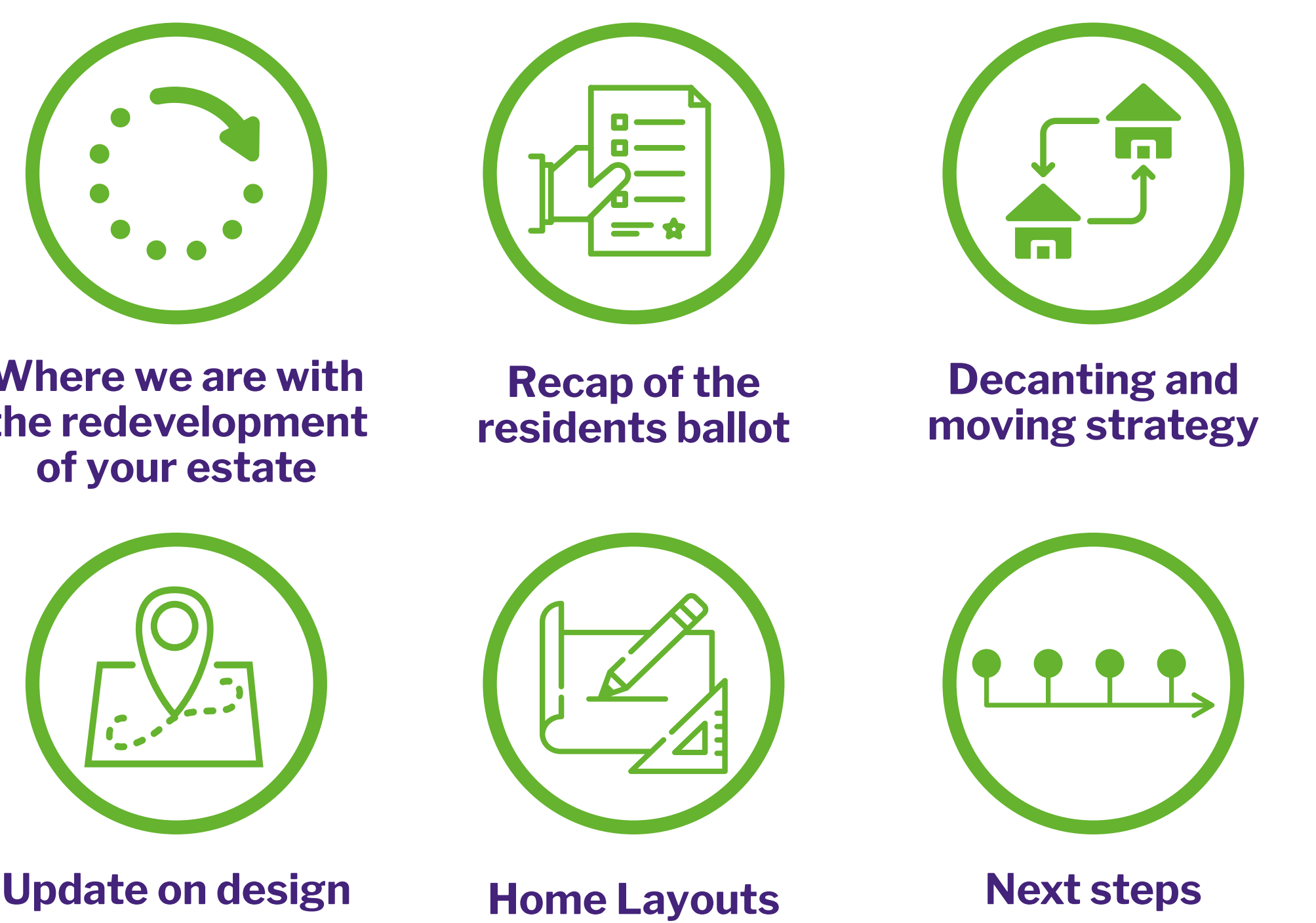
What is the purpose of today's event?

This **residents' exhibition** builds on the past two years work and presents the first of a range of events as we develop the detailed application to redevelop the estate.

We will recap the project so far, present plans of the emerging development and explain our strategy for your move.

We will be asking for **your feedback** as we move towards refining the design for your new home.

Today we are looking at:



How to stay in touch

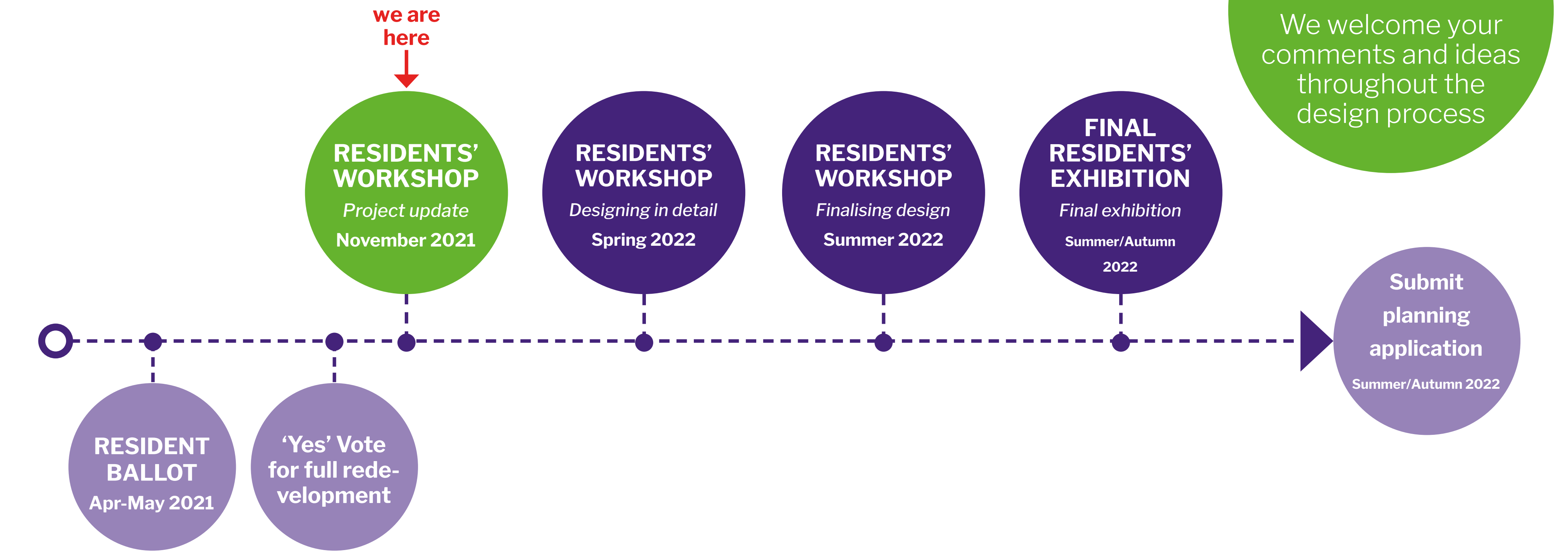
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Detailed Design stage - Timeline of resident events.



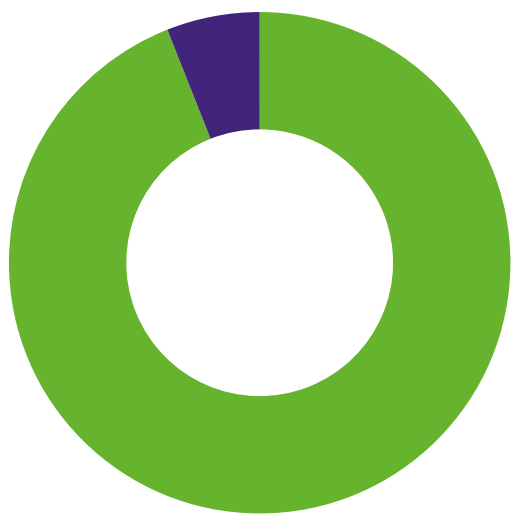
This page summarises the ballot process that took place in May 2021 and presents the results.

In May 2021 we asked the eligible residents of Kedge House, Starboard Way and Winch House to vote in a Ballot to determine the future of their estate.

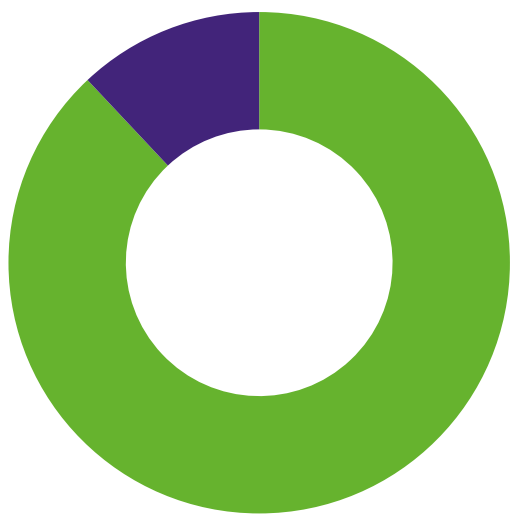
Residents were asked:

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

The Ballot received a very good turnout and the vast majority of voters were in favour of the regeneration proposals.



94%
of eligible residents
voted in the ballot



88%
voted **‘YES’** for the
full redevelopment
scenario

A ‘Yes’ vote

As the ballot result was in favour of regeneration, we will now begin a detailed design process 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.

We plan to submit the application next Summer. If we are awarded planning permission, we will then begin the decant process and appoint a contractor or partner to begin the work.



This page presents Our Commitments to you (the 'Residents Charter') as written within your Landlord Offer document.

1. A new home for every One Housing tenant and resident leaseholder if you want to return:

Where possible we will arrange for you to move directly into your new home from your existing one and we will offer you a home in the new development that meets your housing needs/budget. You will have your own private outdoor space. Some tenants and resident leaseholders currently living in Kedge House, Starboard Way and Winch House may need to move away from the site temporarily to allow the regeneration to take place. We will aim to keep such moves to a minimum and all who temporarily move will have a right to return to the finished development. Resident leaseholders will have financial options to enable them to return if they are unable to purchase outright (see page 10 for details).

2. Help when moving:

If you move away from Kedge House, Starboard Way and Winch House either temporarily or permanently, then we will work with you to find a home which suits your needs. We will also pay all reasonable removal expenses (as part of a 'disturbance fee' – see page 8) and help with arranging your move and setting up your home. *(Important note: if tenants do choose to move away permanently from Kedge House, Winch House and Starboard Way, it could be to a home let by another housing association or the council. You will be offered an assured tenancy (that may be preceded by a probationary period) but some details in your new agreement may be different from One Housing's agreement. Your rent in a new permanent home will also be set by your new landlord so may be different to the rent you pay now, but you will know what the rent will be before making your decision to move.)*

3. Extra support for those who need it:

We will provide extra help for those who need it, for example older residents or those with support needs. We will help you to understand the proposals and to move home.

4. A permanent move away if you want it:

If you would prefer to move away from Kedge House, Starboard Way and Winch House permanently we will support you to find a permanent home. For tenants this may mean moving into one of our existing properties elsewhere, or moving into a property owned by another housing provider. This may be in Tower Hamlets or if you wish it could be in another borough subject to an arrangement with another landlord. For leaseholders this means an independently assessed purchase offer from One Housing, and financial support to buy elsewhere (see page 10 for details)

5. A fair and flexible offer to leaseholders:

We are committed to ensuring that all leaseholders have the option of a financially advantageous offer available to them. We will offer both resident and non-resident leaseholders the option to sell your homes to us at an independently verified price plus a regulatory home loss payment. Resident leaseholders will be able to buy a property in the new development, and will be able to take an equity loan option if they cannot purchase outright. We will cover all reasonable costs incurred as a result of sale/equity loan arrangements. We will discuss any additional circumstances with individual leaseholders (such as alternative mortgage arrangements) and provide all support that we can.

6. Your rent will stay the same:

If you rent your home from One Housing then your rent will not increase because of the redevelopment once you return to your new home, unless you move to a larger home with more bedrooms. Rents will also stay the same during the temporary move away from the estate while the work is carried out. If you decide to move away permanently, the rent in your new home may be different to the rent you pay now, but you will know what the rent will be before making your decision to.

7. Your tenancy will stay the same:

If you are a One Housing tenant your tenancy rights will be the same when you return to your new home as they are now. If you move away permanently with a different landlord you will be granted an assured tenancy and some details may be different to your existing tenancy agreement.

8. We will minimise disruption:

We will make every effort to limit disruption to you and your household.

9. You will receive compensation:

We will pay you (tenants and leaseholders) a home loss payment for the loss of your home plus all reasonable costs incurred as a result of moving.

10. Ongoing consultation and communication:

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.

11. Compensation for home improvements:

If you are a tenant who has made improvements to your home, we will compensate you for them providing they were carried out with One Housing's permission. If leaseholders have made improvements they will be taken into account when calculating the property's value for both outright sale and shared options.

12. Provision of parking:

Resident car owners who currently have a permit to park on the street or in the car park will be able to continue to do so after the redevelopment.

13. A commitment to quality:

All new homes will be built to the latest standards as set out in the London Housing Supplementary Planning Guidance (SPG) [https://www.london.gov.uk/sites/default/files/housing_spg_revised.pdf] and the current Building Regulations. For existing residents, the intention is for all new homes to be at least as big as your current home and have a meaningful outdoor space. All homes will be energy efficient.

Key design principles

- We aim to provide a new sustainable neighbourhood that unites with its surroundings and provides a sense of identity for the current and future residents of the site.
- Optimise daylight and sunlight within homes and open spaces.
- Reprovide car parking spaces for those that require them and provide new cycle stores located within each block and accessed internally for safety and ease of use.
- New facilities, public and private spaces and high-quality design will provide an improved standard of living for all.
- Include secure communal roof gardens to all buildings to enhance outdoor living opportunities, maximising sunlight and views for all tenures whilst ensuring all buildings have access to amenity during all phases of construction.
- Celebrate the identity and foster a sense of place within the wider context to positively contribute to the existing and wider local community.

Tenure strategy

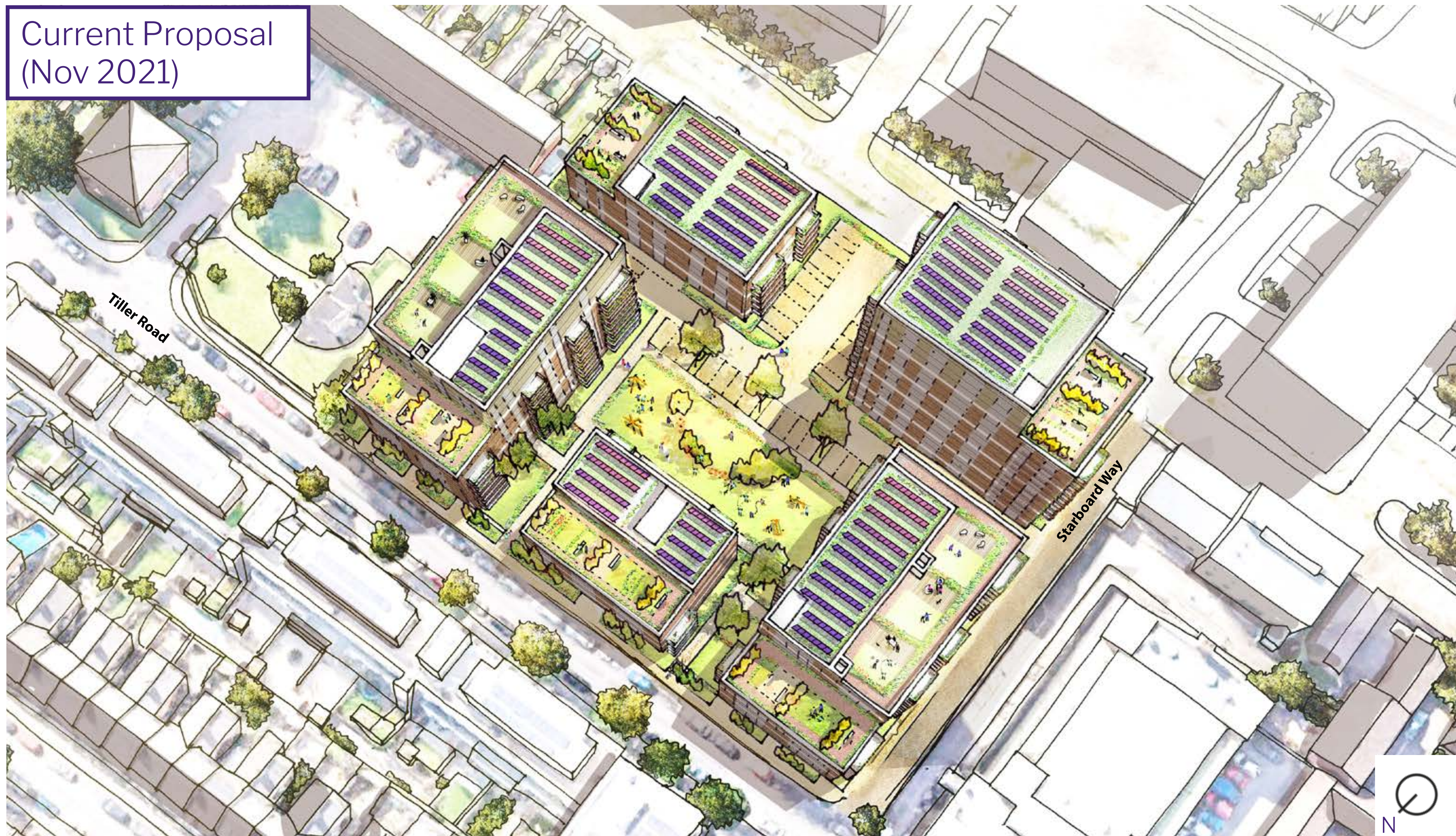
For the redevelopment of the estate to be financially affordable, we will have to provide some additional private sale homes to support the cost of affordable homes. Although all homes will look the same and be of a similar specification, we will generally separate the two types of block between affordable and private.

The diagrams below show the proposed tenure for each block for the previous and current proposals.

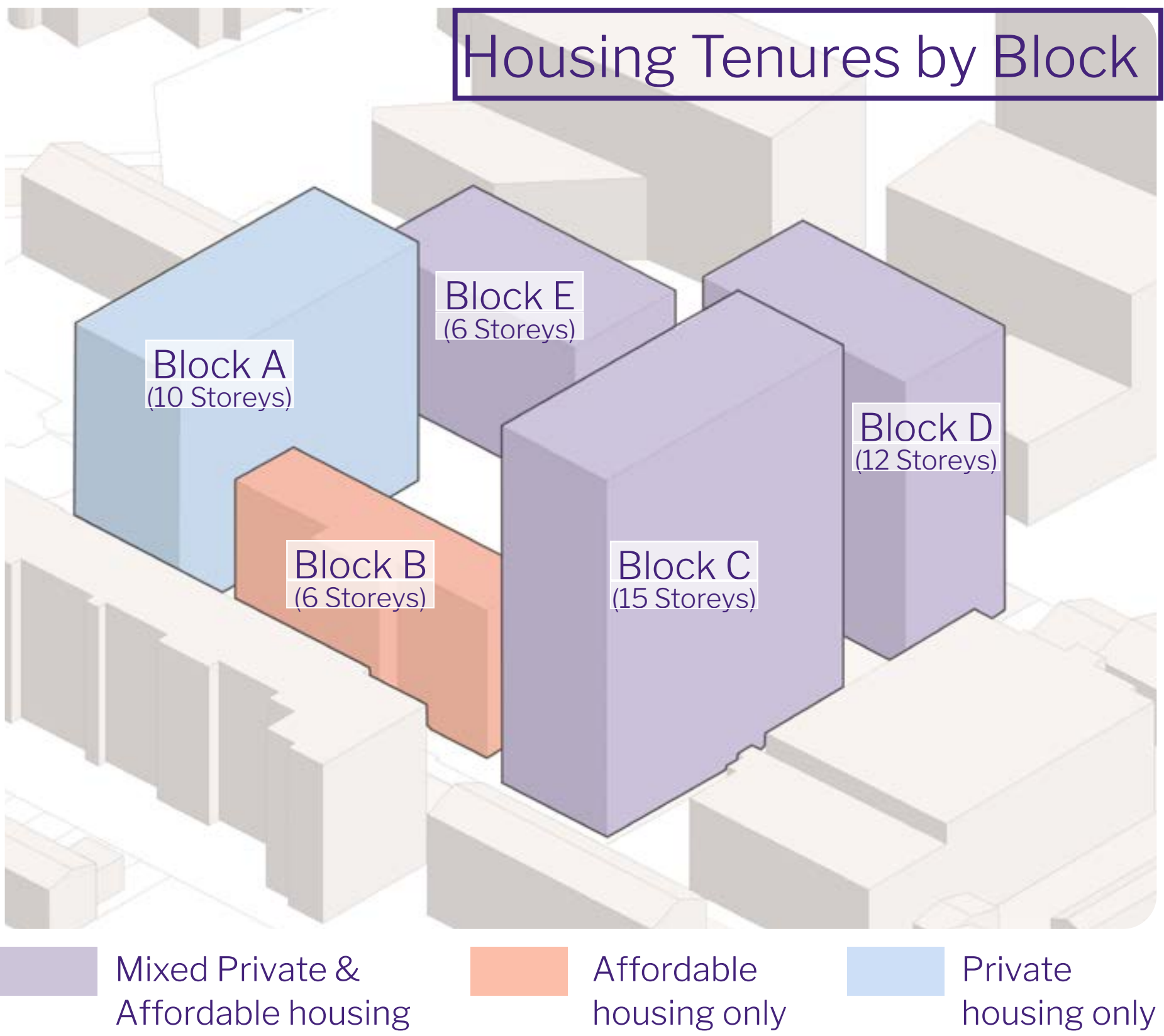
Previous Proposal
(May 2021)



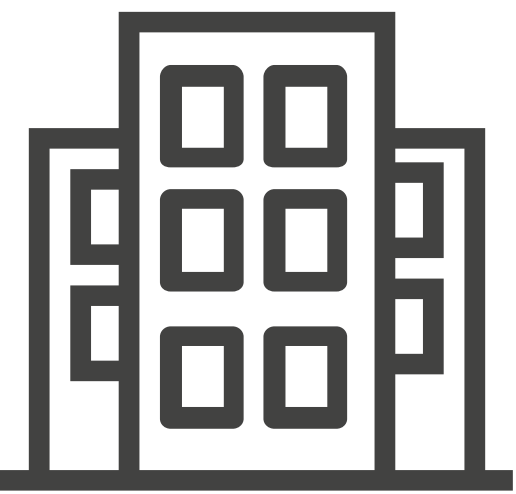
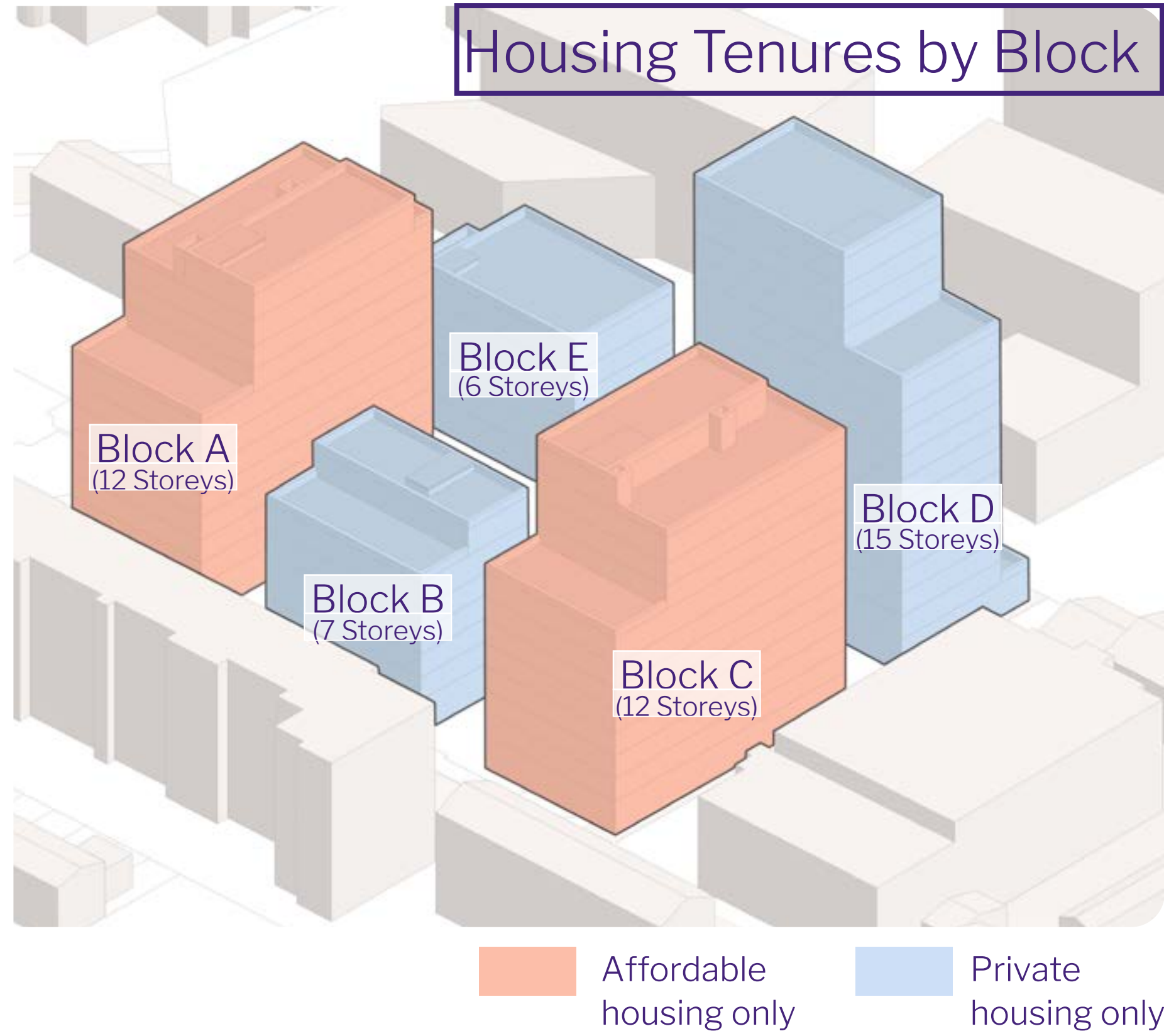
Current Proposal
(Nov 2021)



Housing Tenures by Block



Housing Tenures by Block



275 Homes



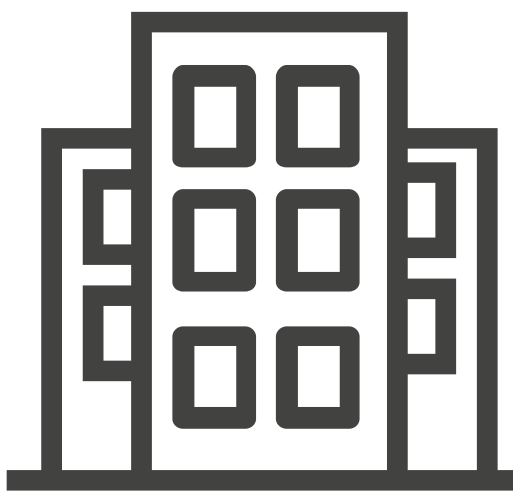
Open space & Public Realm
(Ground Floor)
905m² / 9741.34sqft



20 Reprovided Parking
Spaces + 8 Additional
Wheelchair Spaces



Cycle Parking
522 Spaces



278 Homes



Open space & Public Realm
(Ground Floor)
1095m² / 11786.48sqft



20 Reprovided Parking
Spaces + 8 Additional
Wheelchair Spaces



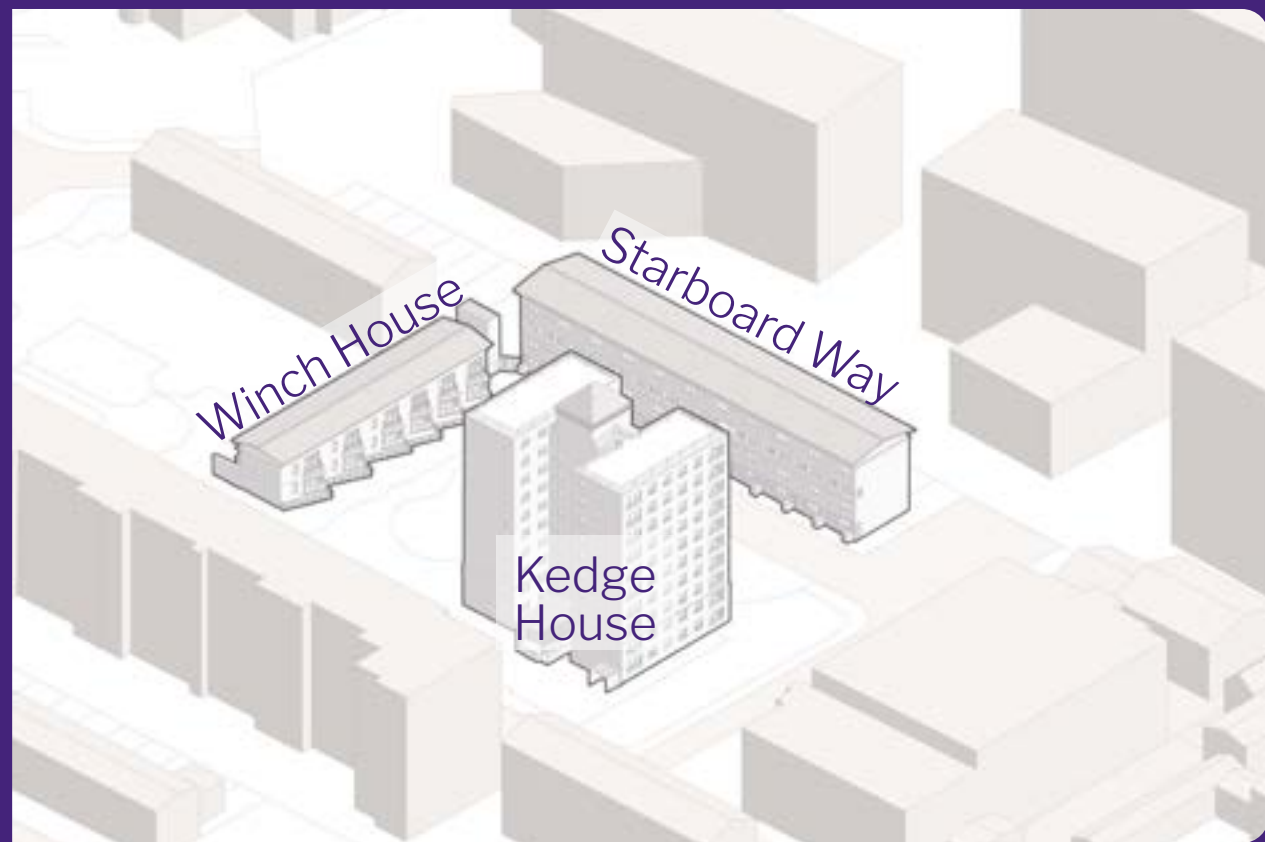
Cycle Parking
528 Spaces

Phasing and Decanting

This board explains the proposed phasing strategy of the redevelopment of your estate. It provides a step-by-step guide on the timing of the decanting, demolition and construction across the estate.

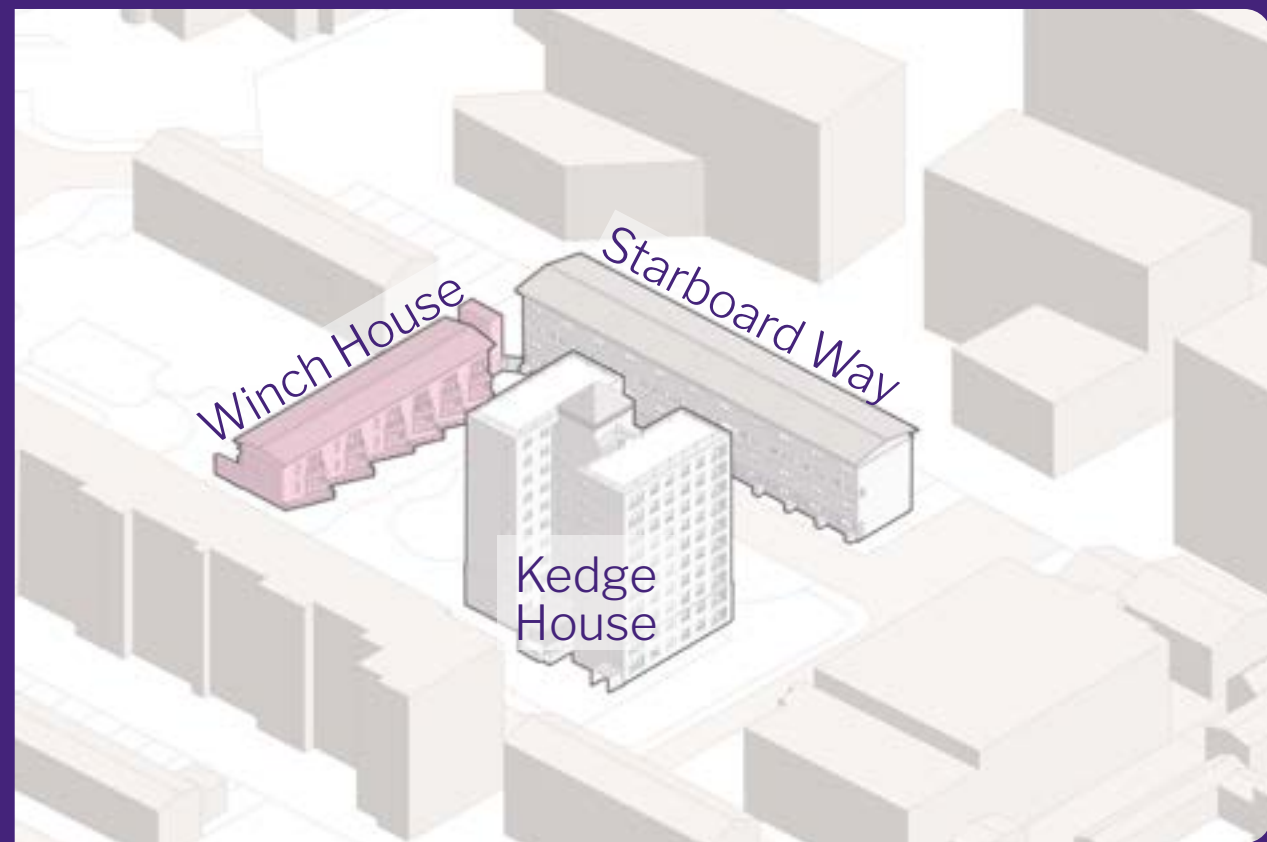
Although this is the current proposed strategy, this is subject to change as we refine the design.

Proposed Phase 0 Existing estate



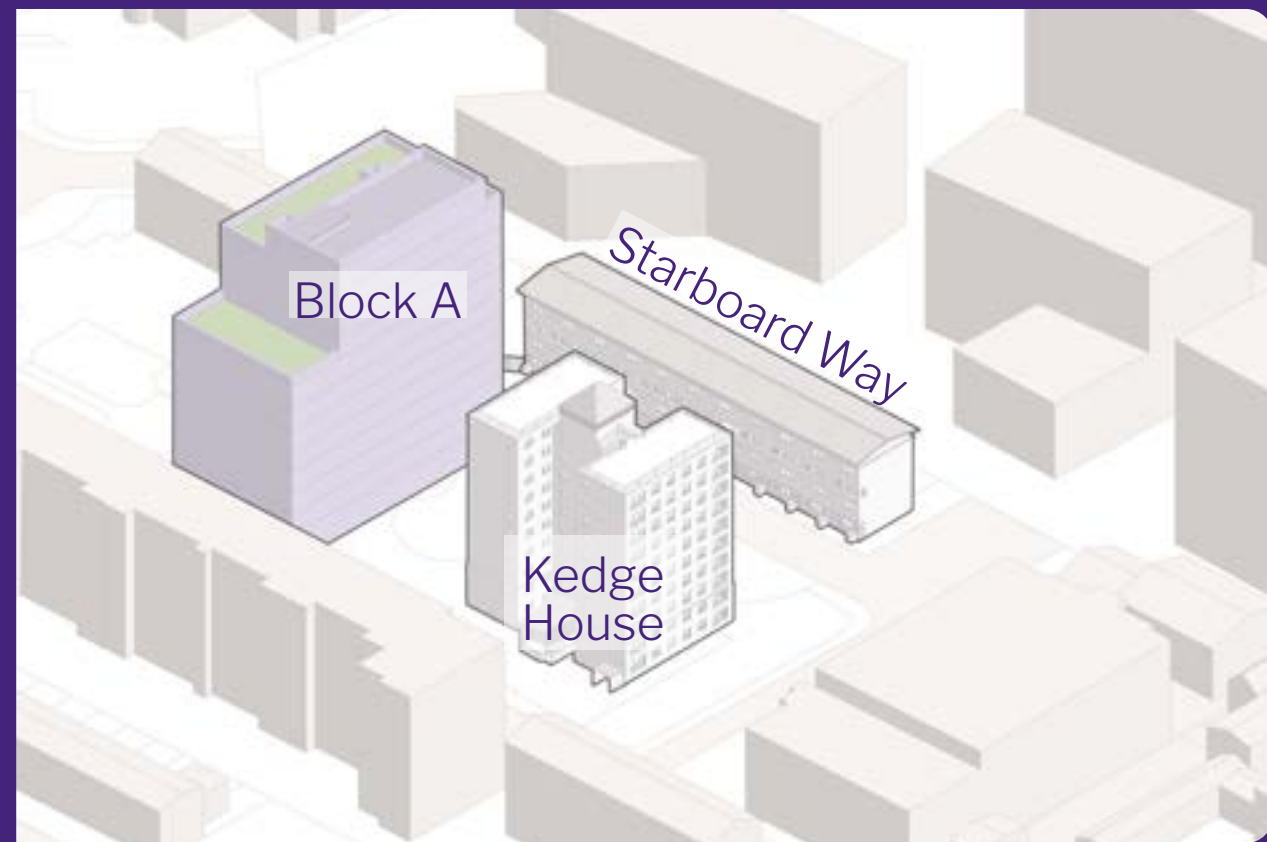
This is the current condition of the estate before any construction work has begun. Tenants of all three blocks have been granted priority decant status to move away from the estate earlier if they want to before final emptying of their block.

Proposed Phase 1a Final decant and demolition of Winch House



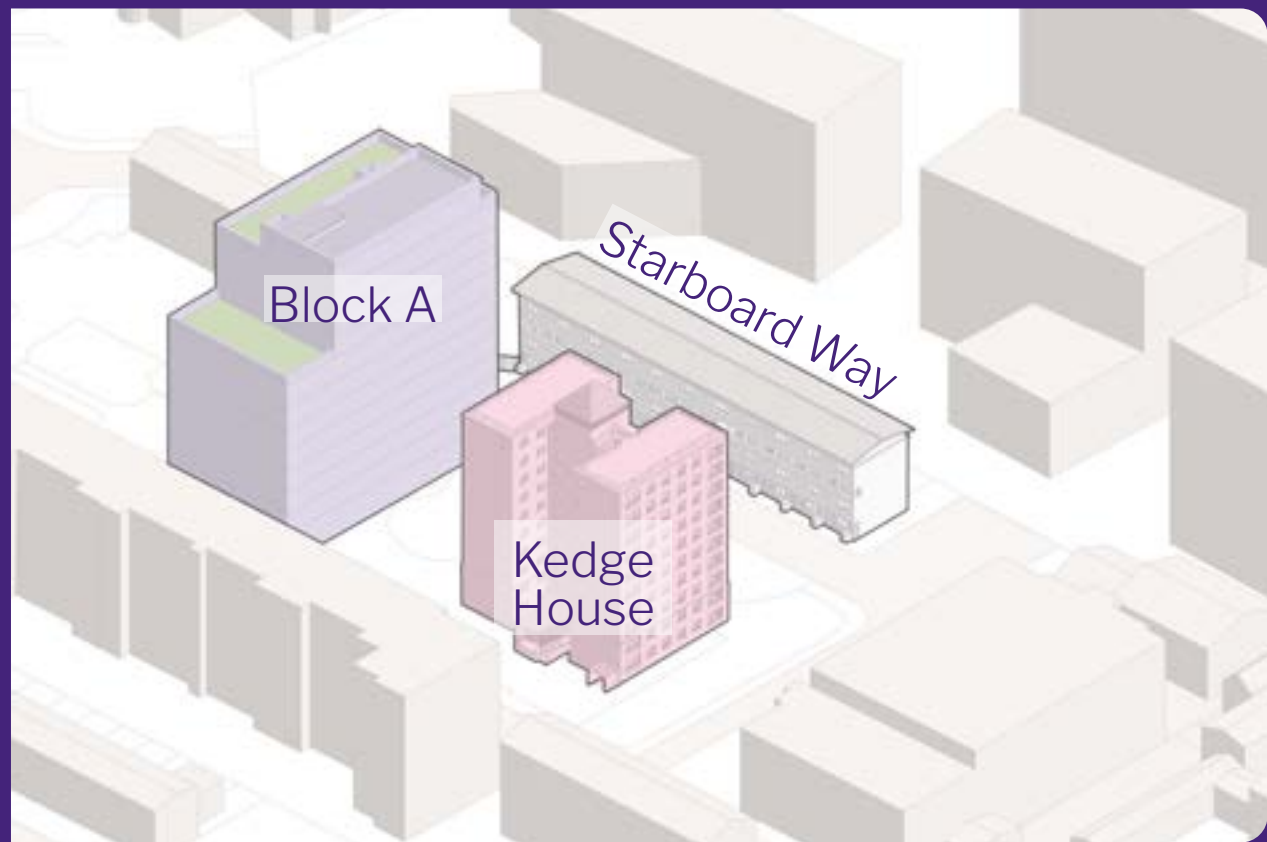
In this phase any remaining residents in Winch House will need to move away temporarily to allow demolition of the block and constructions works to begin.

Proposed Phase 1b Build Block A



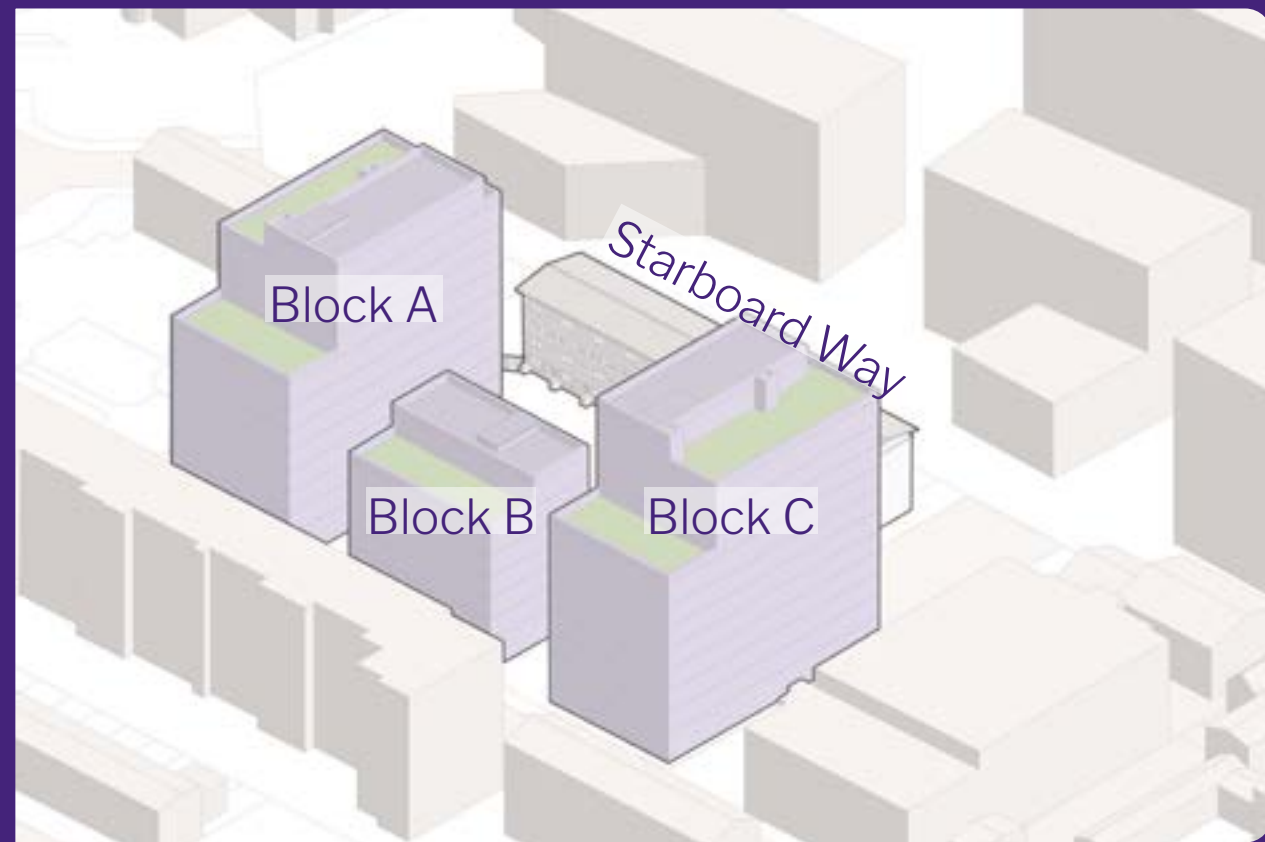
In this phase 'Block A' will be built on the site of Winch House. This block will be affordable housing and will be large enough to accommodate most of the existing households on the estate.

Proposed Phase 2a Final decant & demolition of Kedge House



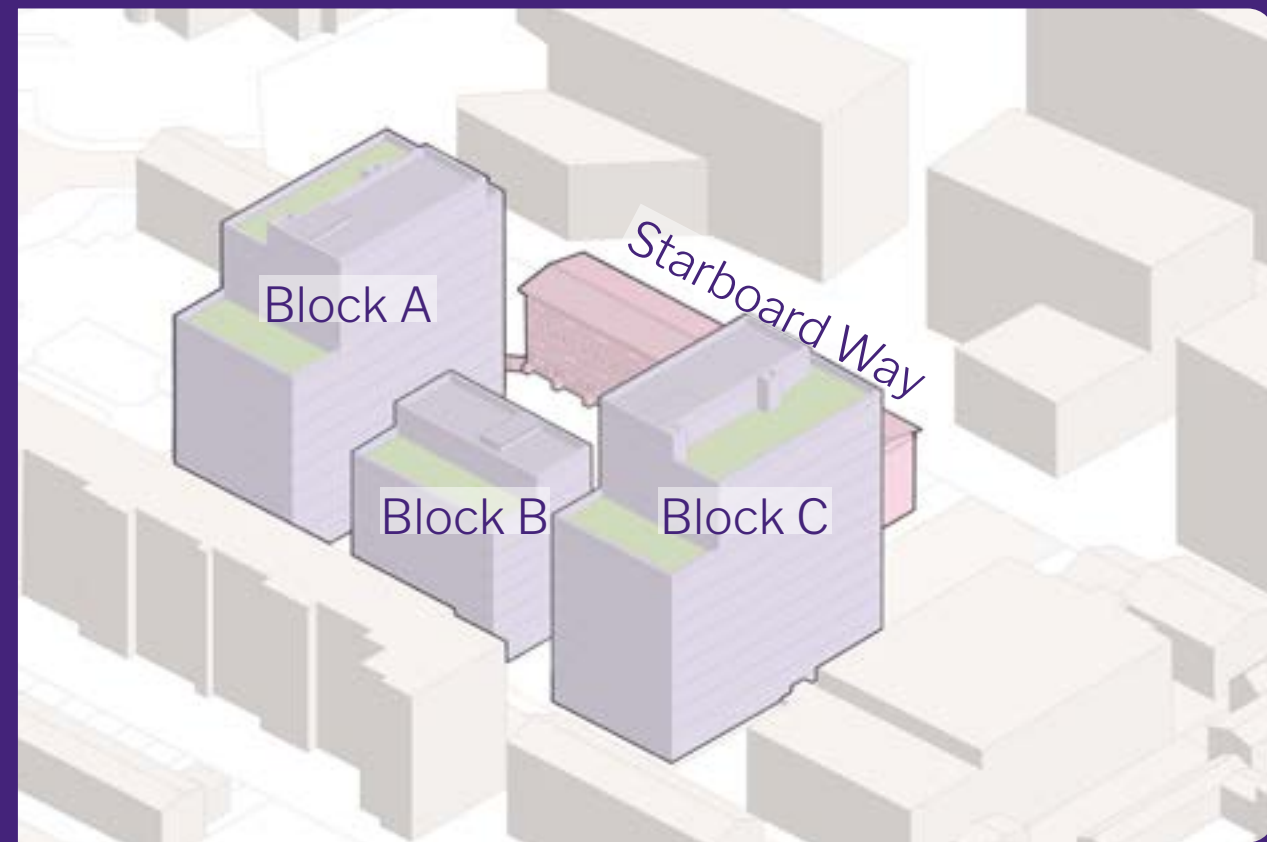
In this phase all remaining and off-site residents from Kedge House will move into the completed Block A. Once Kedge House is empty it will be demolished.

Proposed Phase 2b Build Block B and Block C



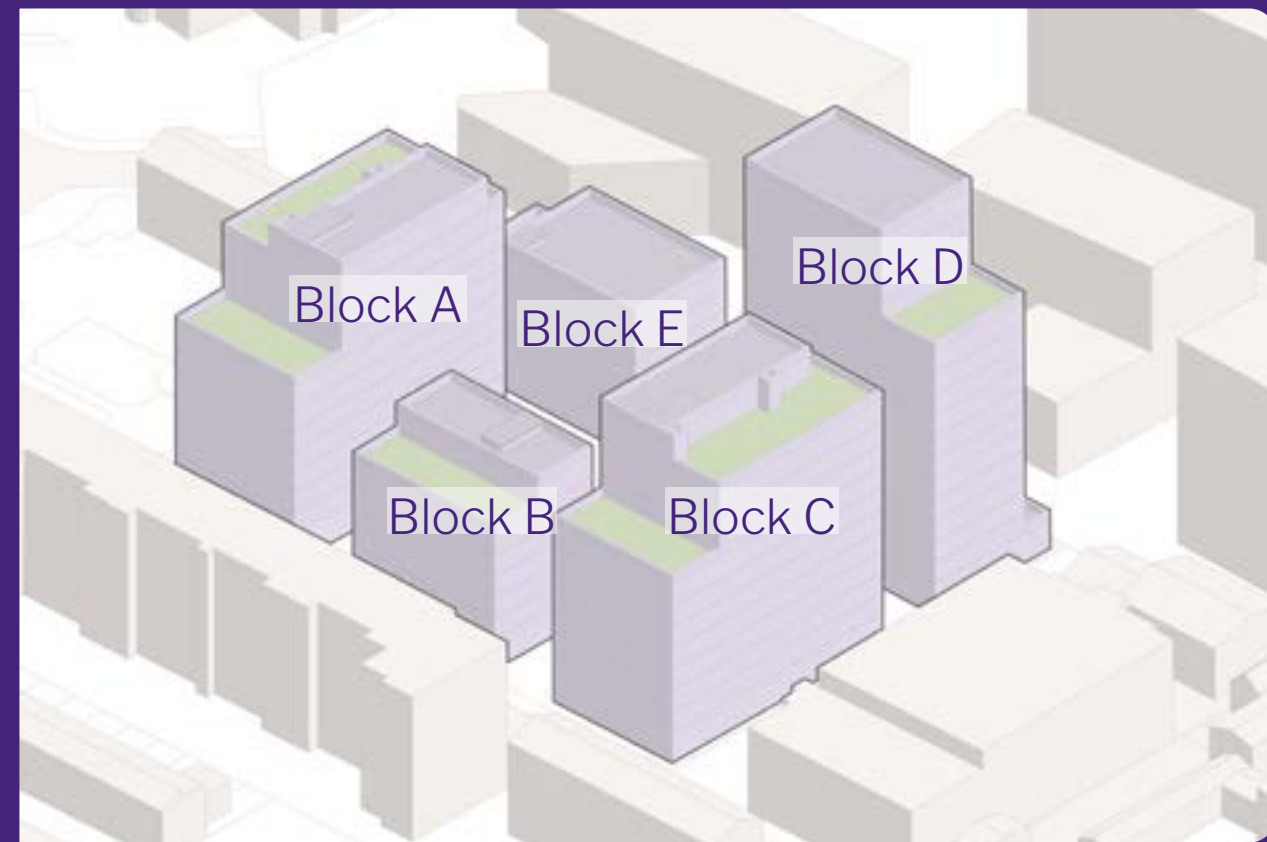
In this phase 'Block B' and 'Block C' will be built on the site of Kedge House. Block A will be made up of affordable housing only and Block B will be made up of private housing only.

Proposed Phase 3a Final decant & demolish Starboard Way



In this phase any remaining residents in Starboard Way will be moved into suitable homes in Block A and Block C. Once empty the block will be demolished.

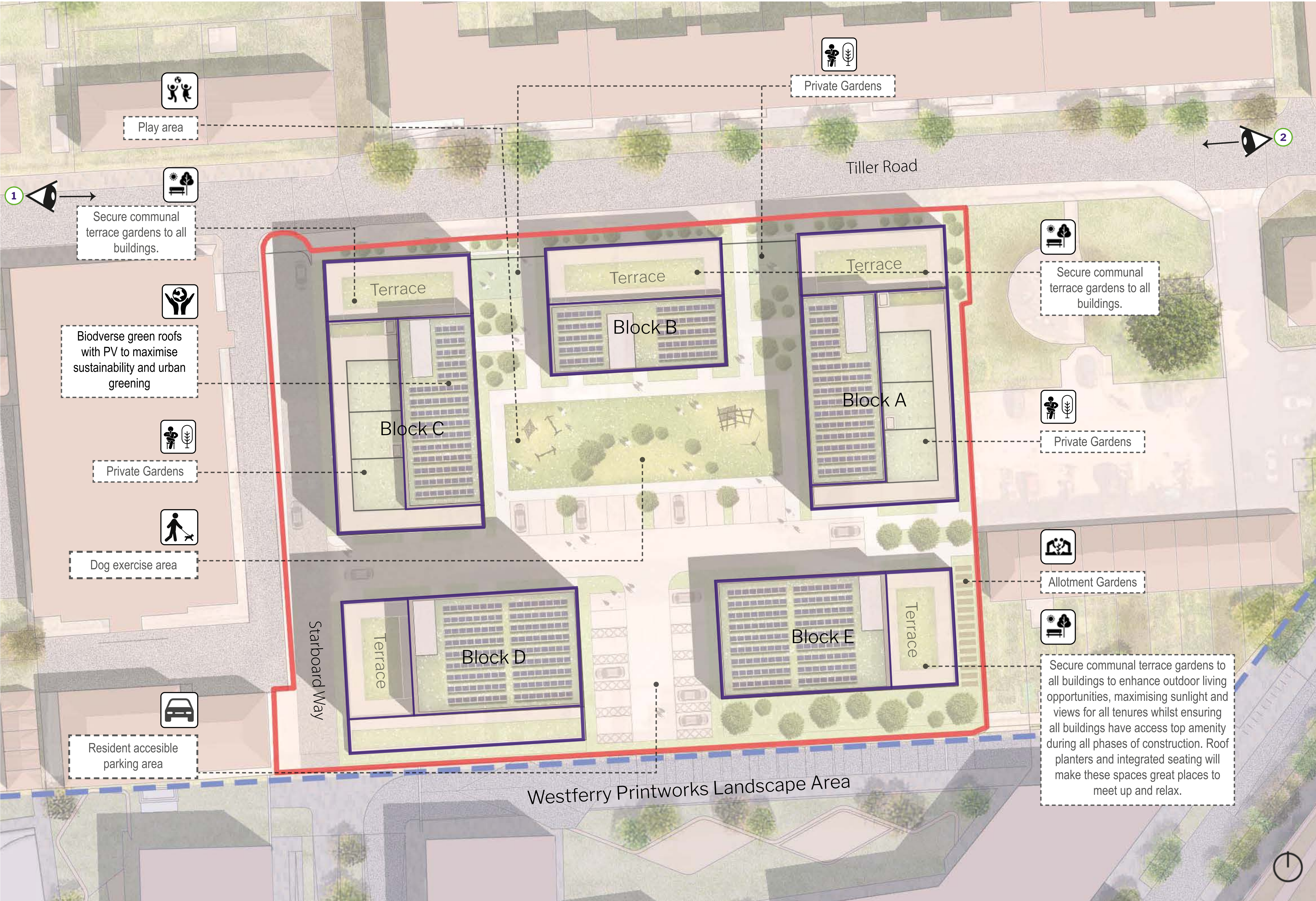
Proposed Phase 3b Build Block D and Block E



In this phase 'Block D' and 'Block E' will be built on the site of Starboard Way. This will be the end of the redevelopment of the estate.

Current Masterplan - Outside Spaces

This board presents the latest masterplan and identifies some of the key features.



1 Illustrative sketch view from Tiller Road looking east.



2 Illustrative sketch view from Tiller Road looking west.



Example of dog area integrated as part of the communal amenity



Example of childrens play equipment



Example of residents allotment area



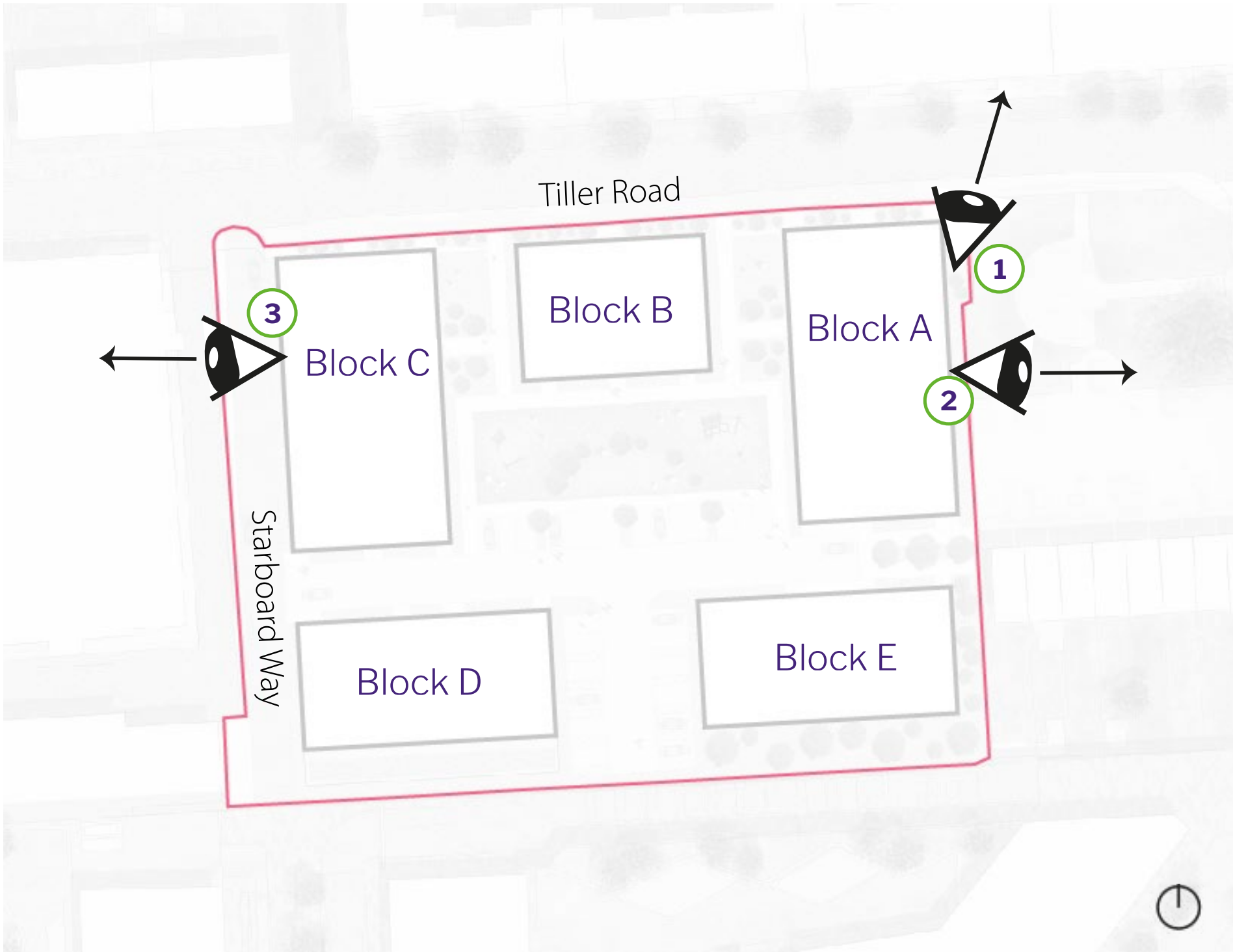
Example of communal amenity for relaxing and socialising



Example terrace level of private communal amenity

Illustrative Views

This board presents some examples of views from different blocks within the proposed development.



1 Block A illustrative North View from 6th floor and above.

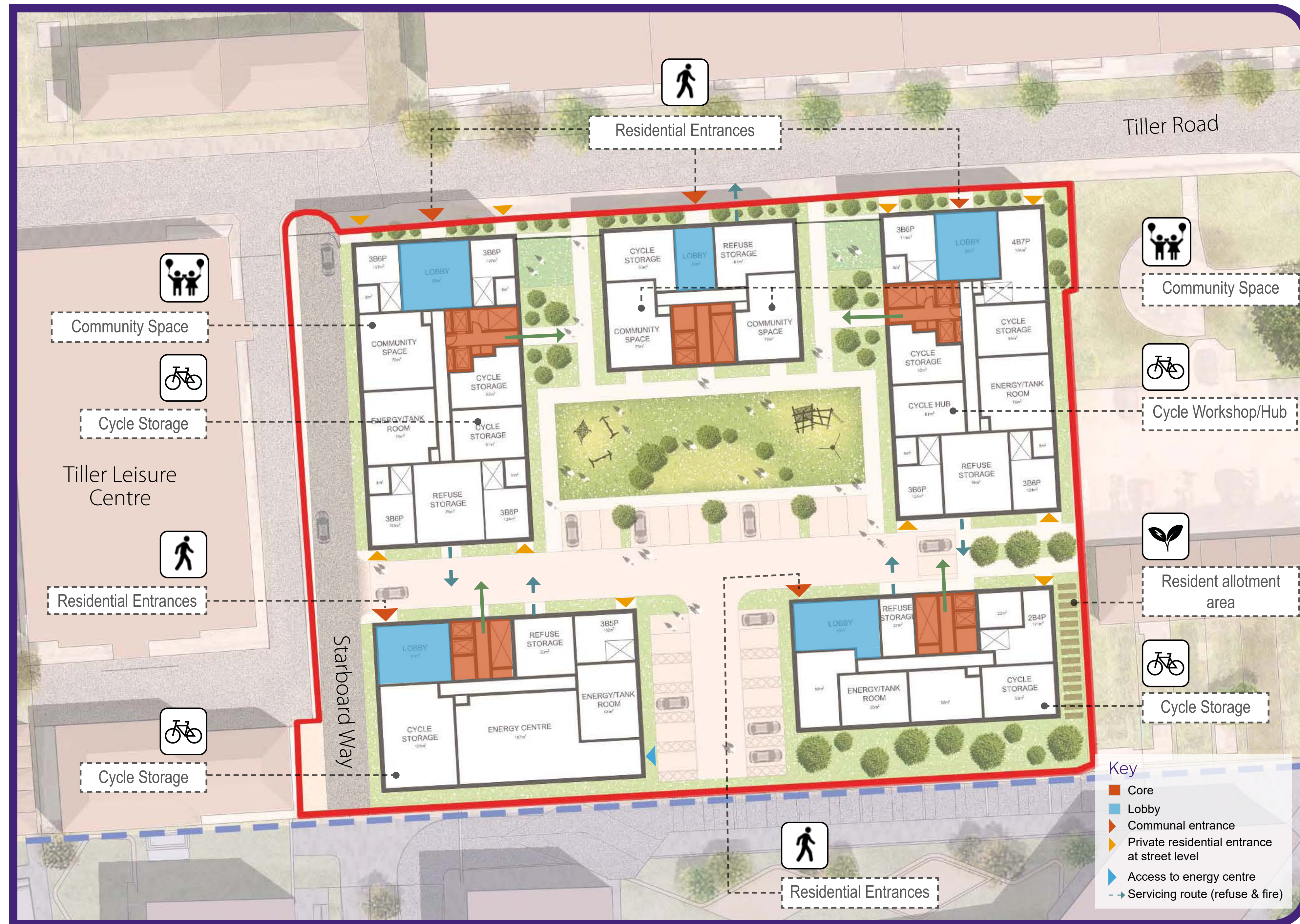


2 Block A illustrative East View from 11th floor.



3 Block C illustrative West View from 5th floor and above.

Illustrative Plans



Ground Floor Layout



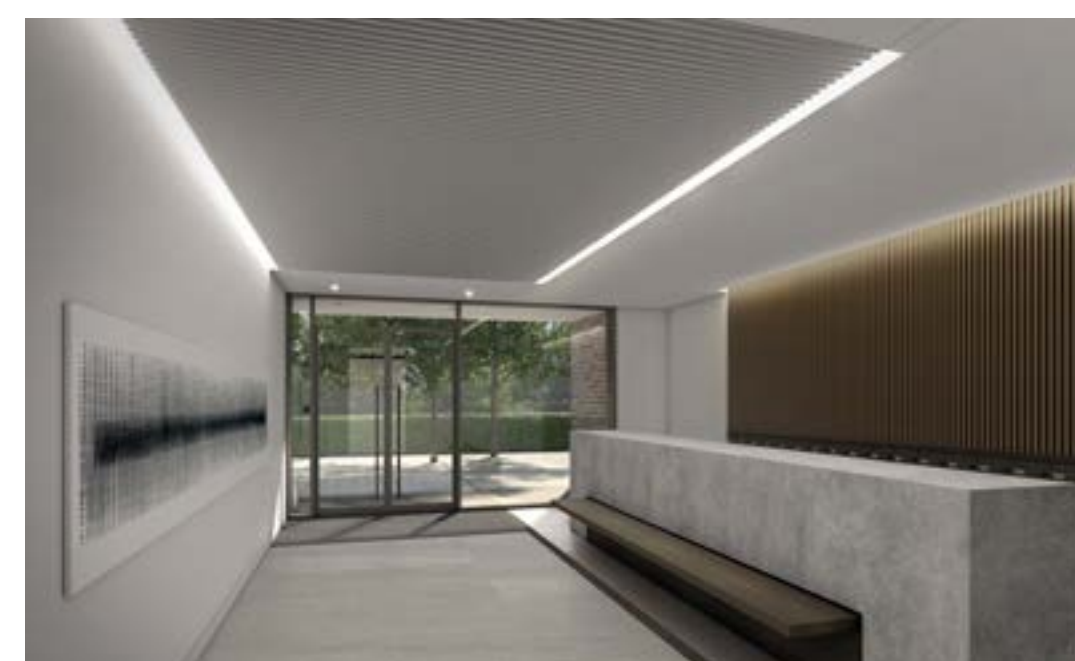
First Floor Layout



Upper Floor Layout



Set Back Floor Layout



Example of communal entrance lobby



Example of hallway



Example of lift lobby



Example of bike store/workshop



Example of approach to street frontage

Home Layouts

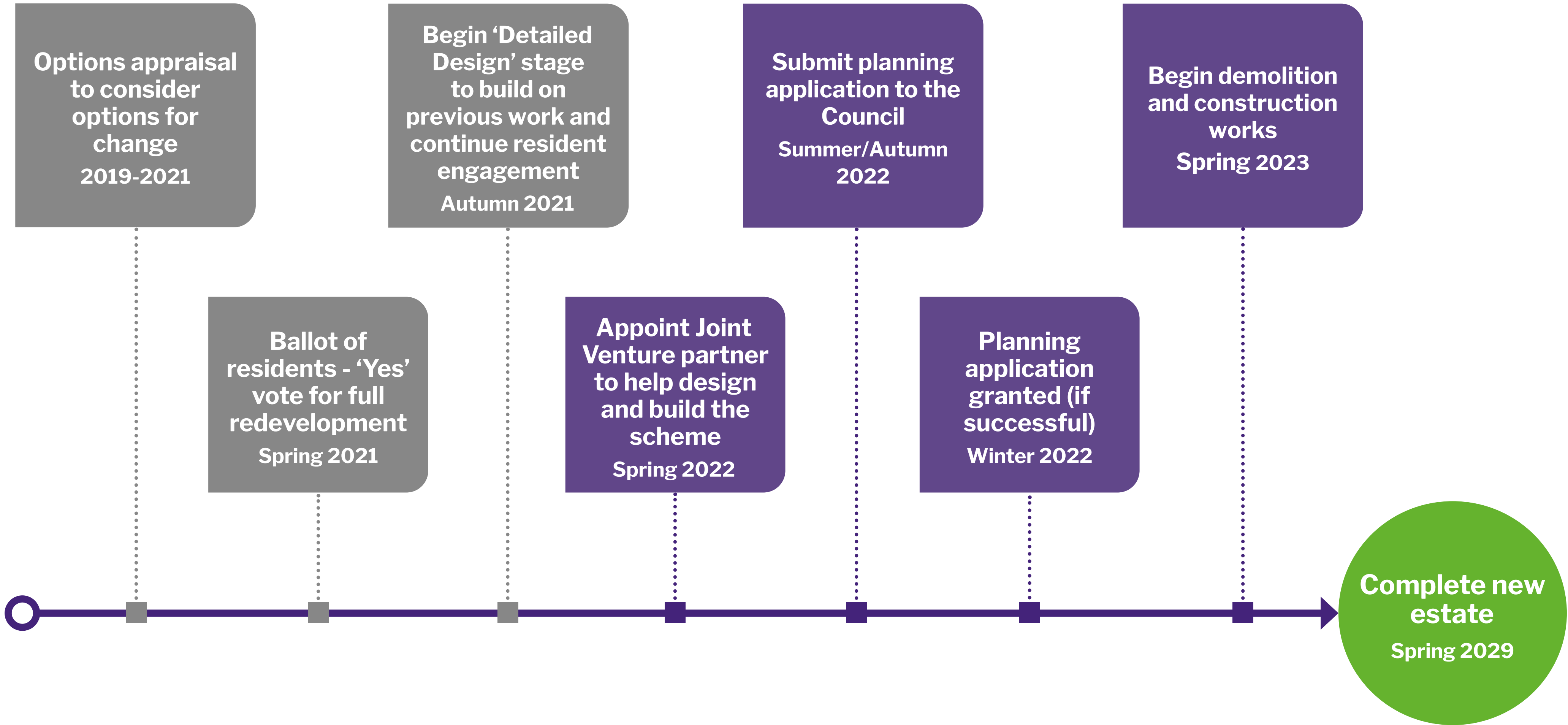
The diagrams below show the size of your current home and the minimum size of any new homes according to the London Plan Space Standards.



Next steps

This board explains the overall timeline of the regeneration project and the different steps we must take, and gives some detail on the upcoming work that needs to be done.

Key steps of the regeneration.



Appointing a joint venture partner

At One Housing we are currently working through the process to find a partner who is going to work with us to build the new homes and estate. We are looking for someone who is experienced in regeneration projects, shares the same values as us, and is committed to quality and engaging with the community.

Your views matter

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We welcome your comments and ideas throughout the design process

Ongoing consultation with residents - How you shape the design of your estate



Feedback and summary

Thank you for attending this exhibition. This board explains how you can stay in touch and have your say via the feedback form, or speaking to one of our team members.

How to stay in touch

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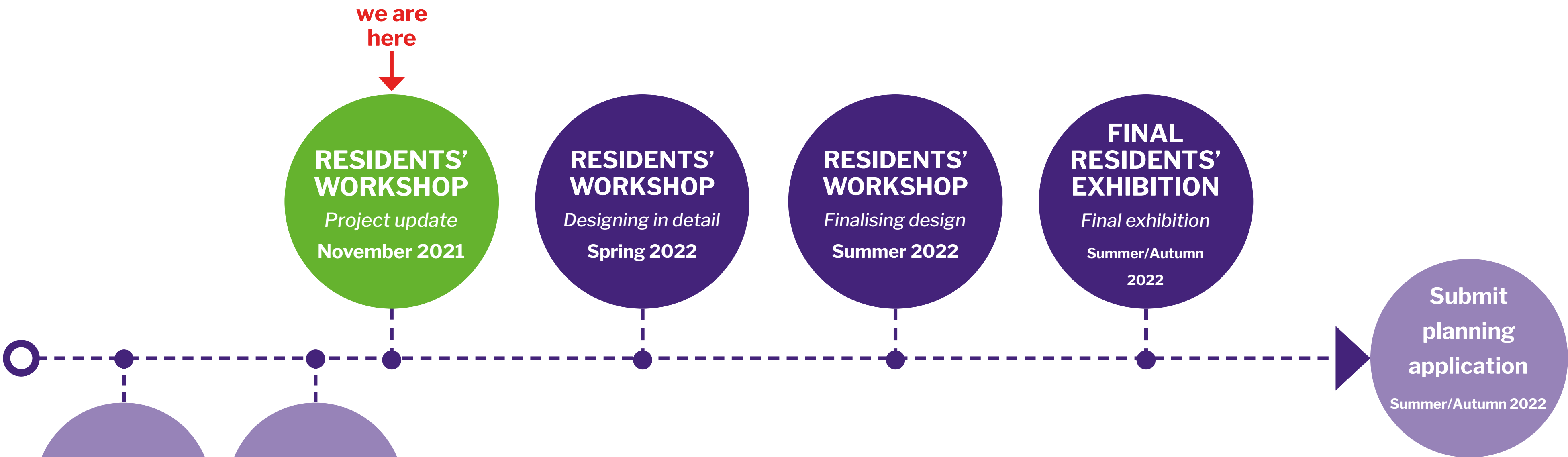
Feedback

We want to hear your thoughts and ideas on the proposals and really appreciate you completing a feedback form. Please use the paper feedback forms to share your comments.

Members from the One Housing Group or the Independent Residents Advisors, are happy to take further feedback you might have via phone or email.



Detailed Design stage - Timeline of resident events.



Join the
conversation

Shape the
future of your
neighbourhood