

Kingsbridge Estate

Update and looking ahead to consider options for change to the buildings and estate

A newsletter to update Kingsbridge Estate residents on the regeneration proposals – June 2022

Where we are now

In our last newsletter in May, we updated you to let you know that we were reaching the end of the Options Appraisal consultation and began sharing information about what a Landlord Offer document is. We shared a summary of the commitments that will be in the Landlords' Offer should residents of the estate vote 'yes' in residents ballot should the regeneration go ahead.

In May we held two events about the commitments covered in a typical Landlord Offer, as we are keen to hear what promises and guarantees residents would like One Housing to make should regeneration go ahead at Kingsbridge Estate.

We will be holding further events to focus on the Landlord's Offer in June which will focus on the feedback you gave us at the May events, and for you to tell us about anything else you think should be covered in the offer to residents.

Monday, 27th June 2022 at 3:30PM to 6:30PM

Wednesday, 29th June 2022 at 4PM to 7pm

Both events will be held on the grass courtyard behind Michigan House

The Landlord's Offer will be provided to you a few weeks before the vote, and will include our commitments to you, along with the plans and designs that tell you what to expect from us if the proposed regeneration of Kingsbridge Estate goes ahead.

The Landlord's Offer will also be designed to contain all the information you need to make an informed decision about whether you are in favour of the regeneration proposals of Kingsbridge Estate, or not.

In this newsletter, we will show you detailed information about the inside of the proposed future homes, including example layouts and information on the sizes.

New homes

How big will the new homes be?

Design standards have changed dramatically in recent years and the London Plan Space Standards mean that all new homes must meet a minimum size. The latest London Plan Space Standards are:

Flats (one storey home)

Bedrooms	People	Minimum size of home (m ²)	Private outdoor space (m ²) (Garden or balcony)
1	1	39 m ²	5 m ²
	2	50 m ²	5 m ²
2	3	61 m ²	6 m ²
	4	70 m ²	7 m ²
3	4	74 m ²	7 m ²
	5	86 m ²	8 m ²
	6	95 m ²	9 m ²
4	7	108 m ²	10 m ²

New homes have a minimum standard for storage cupboards:

1 bedroom home –	1.5m ²
2 bedroom homes –	2m ²
3 bedroom home –	2.5m ²
4 bedroom home –	3m ²

Houses/maisonettes (two storey home)

Bedrooms	People	Minimum size of home (m ²)	Private outdoor space (m ²) (Garden or balcony)
1	2	58 m ²	5 m ²
2	3	61 m ²	6 m ²
	4	71 m ²	7 m ²
3	4	84 m ²	7 m ²
	5	93 m ²	8 m ²
	6	102 m ²	9 m ²
4	7	115 m ²	10 m ²



Example of 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. Existing homes are smaller than the minimum London Plan Space Standards require for all new homes.

Typical Kingsbridge home sizes

Montcalm & Montrose

1 Bed = 39m²



2 Bed = 49m²

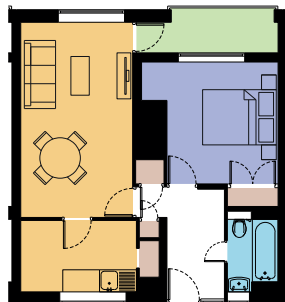


3 Bed = 61m²



Michigan

1 Bed = 47m²



2 Bed = 64m²



Key

-  Living/Dining/Kitchen
-  Bedroom
-  Bathroom
-  Storage
-  Balcony

We have measured your homes and the majority are much smaller than modern home sizes.



Minimum modern home sizes

The existing homes could be extended or any new home would be this size.

1 Bed = 50m²



2 Bed = 70m²

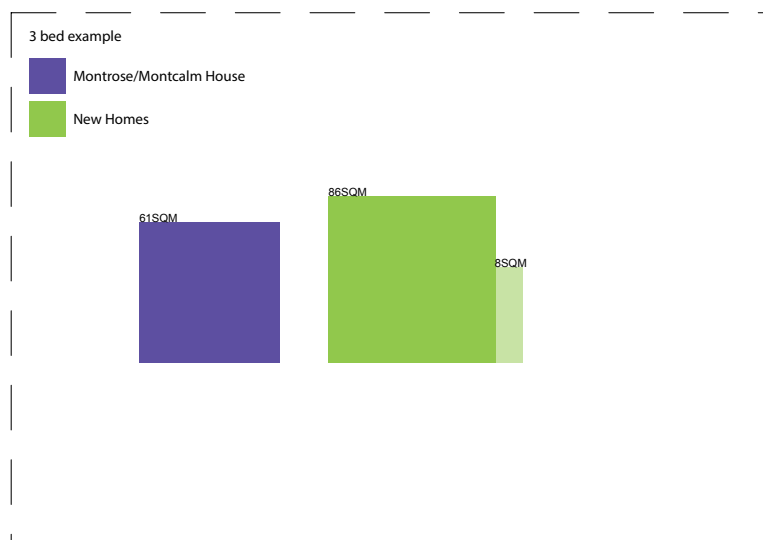
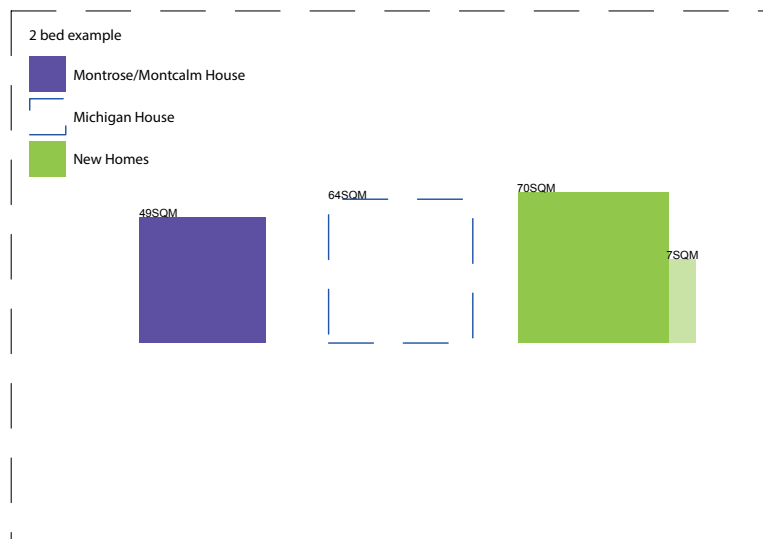
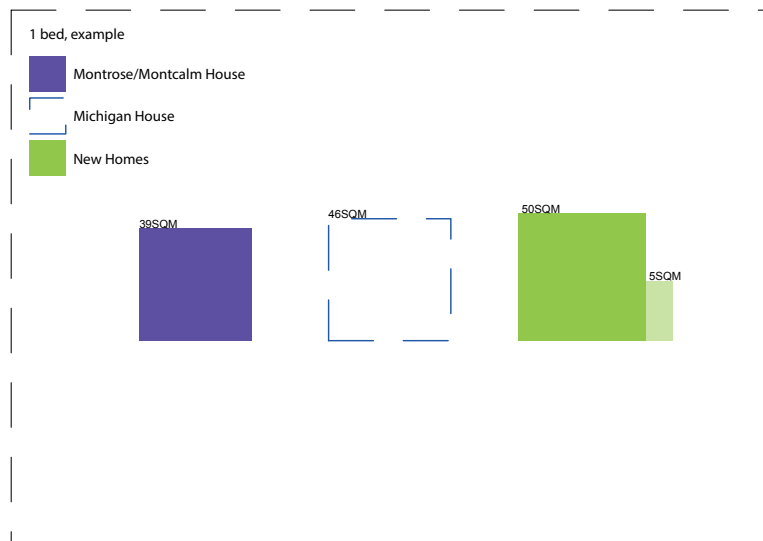


3 Bed = 86m²



Comparison of the home sizes

The examples below are just a guide of home layouts



Contact information

Please contact the project team to discuss the project, it would be great to hear from you:

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New Mill Consultants and Mike Tyrrell

Christine, Rob and Ifte from New Mill Consultants are the independent advisors. They are available to speak to you and we have provided the contact details for all three advisors below.

Christine Searle: 0776 442 1981 or christine.searle@newmillconsultants.com

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Residents Advocate

Mike Tyrrell is the resident advocate that has been appointed to the project to support residents and represent their views and opinions. Mike can be reached on 0795 822 5416 or mike@puttingresidentsfirst.co.uk

If you face any barriers that make sharing your opinion difficult, please make any of the project team aware of this and we will do all we can to support you.

Ifte from New Mill consultants speaks Sylheti, Bangla and Hindi. If you need translation in any other language, or know a neighbour that does, please let us know.

আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

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