



KINGSBRIDGE ESTATE November 2022

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

What is the situation on Kingsbridge?

This month the tenants and other eligible voters of the Kingsbridge Estate will be voting on the future of the estate. The vote closes on 2nd December 2022.

In October residents received the Landlord Offer setting out One Housing's proposals for the regeneration of the estate which includes the demolition of all three blocks; Michigan House, Montcalm House and Montcalm House.

The summary of the regeneration option is:

- Homes to be demolished if residents vote for redevelopment – 134 homes
- Homes to be built if residents vote for redevelopment – up to 323 homes
- Planning application outcome due if residents vote for redevelopment – Autumn 2024
- Anticipated start on site if residents vote for redevelopment – 2026
- Anticipated completion date if residents vote for redevelopment – 2033

If residents eligible to vote, vote against the regeneration option, then the option of nothing changes and the estate is simply maintained as it is.

The offer document sets out the basic promises that One Housing have made to residents including:

- Design of new homes
- Rent levels
- Tenancies
- Compensation
- Rehousing
- Offers to resident leaseholders

If you have any queries, the Independent Resident Adviser team are Christine Searle, Rob Lantsbury and Iftekhar Ahmed from Newmill. The Newmill

team can be contacted on the following freephone number **0800 0304588**.

- Christine can be contacted at christine.searle@newmillconsultants.com or **07764 421981**.
- Rob can be contacted at rob.lantsbury@newmillconsultants.com or **07961 532761**.
- Iftekhar can be contacted at ifte@bia-consultants.co.uk or **07946 566401**.

There are four versions of designs for the new homes, two are pictured below, and they will be subject to further consultation if residents vote for the proposal as well as subject to financial changes in the current economic climate; but the architects must continue to meet the promises made in the offer document.



This design shows three buildings between 8-19 storeys high delivering 323 homes



This design shows three buildings between 6-9 storeys delivering 270 homes

4 Estates Forum meet the Chief Executive of Riverside Housing Association

Last month, the members of the 4 Estates Forum met with Carol Matthews, the Chief Executive of Riverside Housing Association; the organisation that One Housing merged into late last year.

This was the first opportunity to question the Chief Executive about how the merger would affect One Housing residents especially those on the estates that are subject to regeneration proposals.

At the meeting it was made clear that One Housing still exists and that they are responsible for the regeneration as well as services. Nevertheless as part of the Riverside Group the Chief Executive confirmed that Riverside will uphold the promises made to residents in the regeneration schemes.

The current financial crisis was also raised. In response to how this would affect the delivery of the regeneration promises, Carol Matthews responded that they were committed to deliver the regeneration schemes, even if it may mean that they may take longer than originally planned.

What is happening on the other estates?

The residents at **Alice Shepherd House and Oak House** in Manchester Road, on the **St Johns Estate** voted in favour of redeveloping their homes earlier this year. The summary of what is happening is:

- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn/Winter 2024
- Anticipated start on site – 2025
- Anticipated completion date – 2030

The residents have recently began meeting again following a break after the ballot. The next steps will lead up to the appointment of a builder and will cover important matters such as the detailed design and planning application process.

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour of redeveloping their homes last year. The Planning application outcome is due in Autumn 2023, with an anticipated start on site of Spring 2024 and anticipated completion date of Spring 2029

The residents are started to move from two of the blocks in preparation for the first phase which requires Winch House to be demolished. Residents have the option to move from Winch House on a permanent or temporary basis.

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.

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, or contact our Advisor, Mike Tyrrell at: mike@4estatesforum.org.uk.

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4 Thorne House
Launch Street,
Cubitt Town
London E14 3LU

www.4estatesforum.org.uk.

