

What is the situation at Alice Shepherd & Oak Houses?

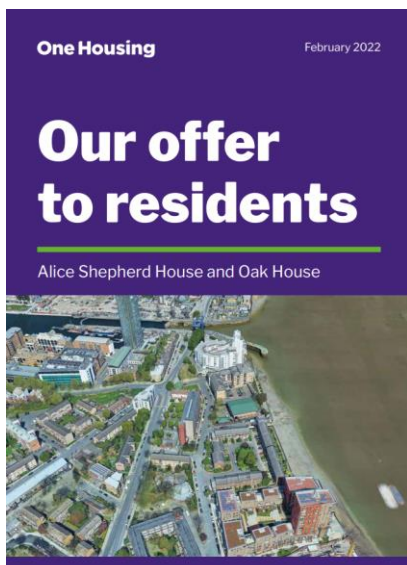
The consultation in the three distinct areas across the Island where residents will be making the decision on the future of their homes is continuing.

The Residents in Oak House and Alice Shepherd House in Manchester Road, on the St Johns Estate took part in a ballot on the future of their homes in March 2022. The result was 82% in favour of redeveloping the two blocks and replacing them with new homes. 88% of residents eligible to vote took part in the vote.

The summary situation is:

- Architect – PRP
- Developer – To be confirmed
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn 2023
- Anticipated start on site – Spring 2025
- Anticipated completion date – Autumn 2029

The offer document that the residents voted on that is pictured below was hard fought over by the members of the Resident Steering Group.



The Resident Steering Group wanted to ensure that if residents voted for regeneration the replacement homes need to be dual aspect, have access balconies and river views on the higher floors to replicate what residents have in Alice Shepherd House. Thanks to the diligence of the residents, these were included in the offer document along with other promises such as rehousing of adult children. The full offer document is available to view on the 4 Estates Forum website www.4estatesforum.org.uk.

At the moment, One Housing are working with the architects and other consultants, as well as colleagues in other departments at One Housing, to produce a detailed plan for the next steps of the project which will cover important matters such as the detailed design and planning application process, ongoing resident engagement through the design work, phasing of the development works, permanent/temporary rehousing of households, and leaseholder negotiations.

The consultation with residents is not over, there will be more exhibitions on design, as the designs are developed further taking into account the requirements of the Council's Planning department.

Get involved on St Johns

The Chair of the **St Johns Tenants & Residents Association** is Maggie Phillips (**07910 416868**).

They meet monthly on the first Monday of each month (except August & December) at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE.

The Chair of the **St Johns Leaseholders Association** is Jill Skeels (**07759 972896**).

They meet monthly on the second Monday of each month at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE

What is happening on the other estates?

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 summary of what is happening is:

- Ballot date – May 2021
- Ballot result – 88% in favour, turnout 94%
- Architect – PRP
- Developer – To be confirmed
- Homes to be demolished – 72 homes
- Homes to be built – 278 homes
- Planning application outcome due – Winter 2022
- Anticipated start on site – Spring 2023
- Anticipated completion date – Spring 2029

At the moment the representative residents have been involved in interviewing the developers. Once the developers have been appointed residents will then work with the architects and the developers on the final designs which will go forward to be considered by the Council's Planning Committee later this year.

The residents on the **Kingsbridge Estate** on West Ferry Road, will vote on the future of their homes later this year. The summary of what is happening is:

- Ballot date – Autumn 2022
- Ballot result – Not applicable
- Architect – Haworth Tompkins
- Developer – To be confirmed if residents vote for redevelopment
- Homes to be demolished if residents vote for redevelopment – 134 homes
- Homes to be built if residents vote for redevelopment – 323 homes
- Planning application outcome due if residents vote for redevelopment – Autumn 2024
- Anticipated start on site if residents vote for redevelopment – Spring 2025
- Anticipated completion date if residents vote for redevelopment – Autumn 2029

At the moment the residents are being consulted on the full redevelopment option, which involves the demolition of all the blocks and construction of new homes. As part of this process One Housing are holding events on the Landlord's Offer document. This is the booklet giving residents the details of the preferred regeneration option and letting them know what to expect and the promises made by One Housing should residents vote in favour in a ballot later this year.

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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