

What is the situation at Alice Shepherd & Oak Houses?

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:

- 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 consultation with residents is not over, there will be more exhibitions on design when the development partners are appointed. Pictured are the



two different options that are to be developed which, must take account 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 Alice Shepherd House.

The Independent Resident Adviser team are Open Communities and they can be contacted on Freephone **0800 073 1051**.

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.

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 situation is:

- Ballot date – May 2021
- Ballot result – 88% in favour, turnout 94%
- Architect – PRP
- Developer – Mount Anvil
- Homes to be demolished – 72 homes
- Homes to be built – 278 homes
- Planning application outcome due – Autumn 2023
- Anticipated start on site – Spring 2024
- Anticipated completion date – 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.

The residents on the **Kingsbridge Estate** on West Ferry Road, will vote on the future of their homes this month.

The closing date for the ballot is 2nd December 2022. The summary of what is happening is:

- Ballot date – November 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 – 2026
- Anticipated completion date if residents vote for redevelopment – 2033

The residents are being balloted on the full redevelopment option, which involves the demolition of all three blocks – Michigan House, Montrose House and Montcalm House; and construction of new homes in three phases.

- Phase one is 2026 to 2029
- Phase two is 2029 to 2031
- Phase three is 2031 to 2033

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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