



SAMUDA ESTATE June 2022

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

What is the situation on Samuda?

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.

Recently One Housing have announced that they want to start a similar consultation with residents in four blocks on the Samuda Estate: Dagmar Court, Halyard House, Kelson House and Talia House.

As a reminder the consultations in the three areas so far are not simply about demolition and replacement with new homes. Therefore, when the consultation starts on Samuda, it will be residents who decide what happens to their homes. This consultation means that these options could range from doing nothing, refurbishing the blocks, extending the blocks, or knocking some or all of the blocks down and replacing them with new homes.



One Housing intend to set up a Resident Steering Group for these blocks. The 4 Estates Forum though have a concern that this should also include representatives from the other blocks as if residents of the 4 blocks choose a redevelopment option it will inevitably affect the remaining blocks; and any decision requires a ballot of every block on the Samuda Estate, therefore all Samuda Estate residents should be consulted to start with.

The Resident Steering Group's role is to provide a resident-led mechanism to maximise resident engagement in any consultation exercise and if any option is chosen that includes works, to monitor and oversee any proposed works.

To do this the Resident Steering Group will be directly involved with and receive information and comment on with the support of architects and consultants on the following key issues related to any works that residents may agree:

- Maximising resident engagement
- Communications with all residents affected by the works
- Balloting arrangements
- Consultation on the works
- Appointing consultants
- Options for the works
- Contents of a Resident Charter
- Specification of the works
- Progress in carrying out the works
- Quality of the works
- Resident feedback on the works

The Resident Steering Group will be supported by an Independent Adviser.

It is important that the residents appoint an Independent Adviser as soon as possible and work with them to develop their own manifesto on how they are consulted and what they want from the process.



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:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- 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 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

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

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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