

Kingsbridge Estate

Update and looking ahead to the **fifth** and **final** round of consultation

A newsletter to update Kingsbridge Estate residents on the options appraisal – March 2022

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Introduction

We have engaged with over 69% of you since November 2021 when this round of consultation began. Thank you to everyone who has taken the time to give us their feedback.

If you haven't had a chance to share your comments with us yet, please contact Ayla or Ceire from One Housing, alternatively, you can share your feedback with the independent advisors or residents advocate, contact details for all can be found at the end of this newsletter.

We would like to thank you for your patience during this process, we understand that many of you have expressed frustration about how long the process has taken.

We are pleased to say that we will shortly be moving onto the fifth and final round of consultation during which we will be presenting the final option that will be taken forward to a residents vote in a ballot this summer.

Your questions from the recent consultation

We'd like to highlight some of the key themes that have been raised during our latest round of consultation with you. These will be developed further in the landlord offer document which is described in more detail in this newsletter.

Size of homes –

Any new homes will be to current size standards and will be larger than the existing homes. They will also have private outdoor space.

Right to return –

All resident leaseholders and One Housing social tenants will have the right to return to a new home on the estate if their home is demolished as part of the regeneration.

Rent levels –

If you are a social housing tenant of One Housing then apart from the usual annual increases, your rent will not increase because of any regeneration, unless you move to a home with more bedrooms.

Housing need –

For social tenants who currently have more bedrooms than they need, the local authority allows a ‘one room tolerance.’ This means that a single person in a two-bedroom property would be able to return to a new two-bedroom property if their current home is demolished. A single person currently in a three-bedroom property would be able to return to a new two-bedroom property.

Compensation and Disturbance –

We will pay you (leaseholders and social housing tenants) a Home Loss Payment for the loss of your home, which is £7,100 for tenants and up to 10% of the value of your property for leaseholders as of February 2022. We will also pay all other reasonable costs incurred as a result of your having to move home.

Landlord Offer Document –

As part of the final round of consultation, we will be talking to you about the Landlord Offer Document. This is a document containing information and promises that will be made to you to help you decide whether you want to vote ‘yes’ for the final option to go ahead. There will be many opportunities for you to give us your feedback about what you would like to see in your landlord offer. Although the final option will be the same for everyone on the estate, there will be separate offers for tenants and resident leaseholders.

Upcoming Site Visit –

On Thursday 31 March 2022 between 5pm-6pm we will be holding a site visit to New Union Wharf, E14 3JX, this is a regeneration project by the housing association L&Q. This will be an opportunity for you to visit a newly completed project to have a look at the internal layouts and sizes of homes. It is about a 20-minute walk from the Kingsbridge Estate or a short bus ride away. We are happy to arrange transport if you prefer. If you are interested in coming along, please contact Ayla or Ceire for details found at the end of the newsletter.

Project Website –

There is a dedicated website for the Kingsbridge Options Appraisal project. All documents relating to the project can be found here, including the booklets from each round of consultation, the reports that have followed each round of consultation. You can also give your feedback here if you prefer by completing a questionnaire. Please visit the website here: <https://kingsbridgeproject.uk/>

Contact information

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

One Housing

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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

Rob Lantsbury: 0796 153 2761 or
Rob.lantsbury@newmillconsultants.com

Ifte Ahmed: 0794 656 6401 or
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0800 0304 588

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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