



# REGENERATION NEWSLETTER - KEDGE HOUSE, STARBOARD WAY & WINCH HOUSE

November 2022

## BIDDING FOR A HOME IN TOWER HAMLETS

Since residents voted in favour of the regeneration proposals, some households have taken advantage of the opportunity to move away from the estate, either to a permanent home or temporarily until the new homes on the estate are ready.

We encourage all residents who wish to move away to sign up for bidding and to check the Homeseekers website weekly for suitable properties.

Our team can help if you need any assistance so please get in touch with one of the Regeneration team using the contact details at the back of this newsletter.

Please keep us informed of your progress - let us know your bidding number when you sign up, if you are invited to attend any viewings, and if you are offered a home - so that we can ensure that all your removals and compensation are arranged in good time.

## MOVING OUT OF TOWER HAMLETS

Some residents have told us they would prefer to move out of Tower Hamlets all together and we want to help where we can.

Please get in touch with the team to let us know where you would like to move to. If One Housing or Riverside have properties in the area(s) you are looking for then we can see if any suitable homes are available.

If you are interested in an area where One Housing and Riverside do not have any properties, then the process is a little more complicated - we will contact the local council to see if you are eligible for social housing in the area and if they have any suitable homes available.

We can't say how long this will take or guarantee that a suitable home will be found as each case will be different. If a suitable home elsewhere can't be found, you will still be entitled to a new home on the estate.

## REMEMBER

Any additional household members who are eligible and are applying for their own separate home will need to sign up for their own bidding number.

The eligible member will need to be rehoused before the main tenant can start to bid.

If you have been shortlisted for a property please notify a member of the project team as soon as possible, to ensure a smooth transfer to your new home.

# Regeneration Project Timeline Estimate

This is subject to change as the design work, consultation and construction works progress

Autumn/Winter  
2022- 23

- Update records of housing need of each household for design of bespoke new homes
- Appoint a Joint Venture (JV) partner and introduce them to the community

Spring/Summer  
2023

- Restart the design work & consultation with residents
- Update and confirm the housing need of each household to design bespoke new homes
- Continue discussions with leaseholders about valuations and buyouts of non-resident
- leaseholder owned homes and resident leaseholder homes who wish to sell and move away

Spring / Summer  
2024

- Submit design proposals for the new estate to Tower Hamlets Council. Request planning permission to demolish the existing blocks and build the new homes.
- Target for all residents in Winch House to have moved out which will allow demolition works to start

2025 – 2027

- Construction Phase 1 – build a block with new homes for all existing households in Kedge House, Starboard Way and Winch House
- Once completed, all existing households, including those who have moved away from the estate temporarily, will move into their new homes

2027 - 2029

Construction Phases 2/3 – All homes in Kedge House and Starboard Way will have moved into new homes in the Phase 1 block. Kedge House and Starboard Way can be demolished and new blocks built.

# Key questions being asked

Below are answers to some of the key questions residents are asking

## Bidding and moving homes

### Why are out of borough moves taking so long?

If One Housing and Riverside do not have properties in the borough you've shown interest in, the team reach out to the borough and ask them for a suitable property for you. However, as many of the boroughs face the same issues of limited properties and large waiting lists, and an obligation to house those already living in the borough, it is difficult for them to address the needs of our residents. Moves to areas outside of One Housing and Riverside's operation are dependent on the chosen borough co-operating with us.

### Why is there a delay in hearing back from Tower Hamlets/Landlords on properties I've bid on?

There are a number of reasons there is a delay when hearing back from landlords once you've bid on a property. Firstly a property is usually uploaded onto the bidding system (Homeseekers) soon after the council or Housing Association receive notice from a resident that they will be moving. This means the property is not yet vacant, and it can take some time for the previous tenant to move out and the necessary work to be carried out to prepare the property. If the property is a new build it could be that the builder has not yet passed the property onto the Housing Association.

### When will I move?

**Winch House** - We are currently aiming for Winch House to be empty of residents by late 2023/early 2024 so that the block can be demolished in 2024. We are supporting residents in Winch House to move into a temporary or permanent home off the estate depending on their preference. If those residents then wish to move back to the new homes on the estate this will be in around 2027 when the first new blocks have been built.

**Kedge House & Starboard Way** - We are aiming for these blocks to be empty of residents by around 2027 so that they can be demolished. Some residents will have moved out to a permanent home in an area they prefer or a temporary home off the estate while the works are taking place. Those who then wish to return should be able to do so to a new home on the estate in around 2027. Those who have not moved away should be able to move straight into a new home on the estate in around 2027.

# Joint Venture partner appointment update



We are pleased to announce that we have selected Mount Anvil as the preferred Joint Venture partner for the regeneration. Mount Anvil will work with One Housing and residents to do the more detailed design work for the new homes and estate, and they will build the new homes.

It was a thorough selection process where the candidates were interviewed by both One Housing and members of the Resident Steering Group (RSG), took a tour of the estate, and they each submitted a bid setting out how they would deliver buildings of quality, deliver on the commitments within the Landlord Offer, with residents at the heart of the process. Keep an eye out for flyers and posters in the coming weeks inviting you to an event on the estate to meet the Mount Anvil team.

# One Housing Regeneration Team

If you need to get in touch with us you can do so using the contact details below.

Please note that some of our phone numbers have recently changed so do make sure you use the details provided in this latest newsletter.



Shaun Simpson  
Regeneration Officer  
ssimpson@onehousing.co.uk  
02088216215



Soundous Serroukh  
Regeneration Officer  
sserroukh@onehousing.co.uk  
0208 821 6584



Leila Arefani  
Regeneration Manager  
larefani@onehousing.co.uk



Mynul Islam  
Project Manager  
myislam@onehousing.co.uk



Sophia Chekdouf  
Regeneration Co-ordinator  
schekdouf@onehousing.co.uk

## Independent Advice



Jen Pepper and Ray Coyle - from Open Communities

Freephone 0800 073 1051  
enquiries@opencommunities.org



Mike Tyrrell - Resident Advocate

07958225416  
Mike@puttingresidentsfirst.co.uk