

# ALICE SHEPHERD HOUSE AND OAK HOUSE REGENERATION NEWSLETTER

NOVEMBER 2022

## INDEPENDENT ADVISOR FOR RESIDENTS

We are pleased to announce that Open Communities have been appointed as the new Independent Tenant & Resident Advisor for the regeneration of Alice Shepherd House and Oak House. They come with wealth of knowledge and experience of working with residents of estates undergoing regeneration, including on the Isle of Dogs.

If you would like independent advice about anything to do with the regeneration proposals you can contact Open Communities using the details on the back page of this newsletter. Soon they will be hosting weekly drop-in sessions on the estate if you would like to meet with the team in person. They also offer translation services and information in formats such as Braille, large print and via Type Talk. Please let the One Housing regeneration team or Open Communities know if you would like any of these.



## HOUSING NEED SURVEY

As part of the regeneration we will be working with residents to design new blocks and homes for the estate.

To do this we need to meet with each household to understand if you want to stay living on the estate and if so what is the makeup of your household so that we can build a new home of the right size for you and which meets your needs.

We will be contacting each household in the coming weeks to arrange an appointment to meet with you.

If you would like some independent advice on these surveys then please contact Open Communities or Mike Tyrrell who's contact details are on the back page of this newsletter.

If you would like Open Communities to attend the meeting with you then please let us know and we can arrange this.

## Regeneration Project Timeline Estimate

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

Autumn / Winter 2022	Check the current housing need of each household for design of bespoke new homes
Spring / Summer 2023	<ul style="list-style-type: none"> <li>• Appoint a Joint Venture (JV) partner and introduce them to the community</li> <li>• Restart the design work &amp; consultation with residents</li> </ul>
Autumn / Winter 2023	<ul style="list-style-type: none"> <li>• Update and confirm the housing need of each household to design bespoke new homes</li> <li>• Continue the design work &amp; consultation with residents</li> </ul>
Autumn / Winter 2024	Submit application for planning permission to Tower Hamlets Council & permission granted
2023-2025	<p>Decant of Oak House –</p> <ul style="list-style-type: none"> <li>• In September 2022 we were given approval from Tower Hamlets Council/Common Housing Register to begin to speak to residents of Oak House about moving out to allow the works to begin in 2025.</li> <li>• From 2023-2025 we will work with tenants and resident leaseholders to gradually move households from Oak House into temporary/permanent homes off the estate.</li> </ul>
2025-2027	<p>Demolition &amp; Construction Phase 1 –</p> <ul style="list-style-type: none"> <li>• Oak House must be empty of residents for this phase to start</li> <li>• Demolish Oak House, old housing office and community centre</li> <li>• Build new homes - Existing residents, including those from Oak House who have moved away temporarily, move into new homes on the estate as they are completed</li> </ul>
2024-2030	<p>Decant of Alice Shepherd House –</p> <p>2024</p> <ul style="list-style-type: none"> <li>• Approval from Tower Hamlets Council/Common Housing Register to begin to empty the block will be given after planning permission which is expected to be around late 2024.</li> </ul> <p>From 2025 -2030</p> <ul style="list-style-type: none"> <li>• We will support the remaining households where tenants wish to move away from the estate permanently</li> <li>• Valuation and buyouts of non-resident leaseholders and resident leaseholders who wish to sell and move away</li> <li>• Re-housing of residents into new homes on the estate as they are completed (details of this will depend on design proposals for the future estate)</li> </ul>
2028-2030	<p>Demolition &amp; Construction Phase 2 –</p> <ul style="list-style-type: none"> <li>• Alice Shepherd House must be empty of residents for this phase to start</li> <li>• Demolish Alice Shepherd House</li> <li>• Build new homes</li> </ul>

# Key questions being asked

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

## When will I need to move home?

### Oak House

We are currently aiming for Oak House to be empty of residents by late 2024/early 2025 so that the block, the disused housing office and the community centre can be demolished.

Between 2023 and 2025 we will be supporting residents in Oak 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 should be around late 2027/early 2028 when the first new blocks have been built.

These dates are an estimate and are subject to change once we get a building company on board and go through the process of getting planning permission from the council.

### Alice Shepherd House

We are aiming for Alice Shepherd House to be empty of residents by around 2028 so that it can be demolished. Once we have planning permission from the council in around late 2024/early 2025 those residents who wish to move off the estate should be able to do so. For residents who remain in the block and move straight into the new replacement homes these should be ready around late 2027/early 2028.

These dates are an estimate and are subject to change once we get a building company on board and go through the process of getting planning permission from the council.

## Will I be able to move 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.

# 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