

# Kedge House, Starboard Way and Winch House

Regeneration Consultation Event

December 2022



Hello and welcome to our consultation event.

One Housing has been working with residents of Kedge House, Starboard Way and Winch House since 2019 to consider options for the future of the estate. We held four exhibition events where designs were presented to the community and we took on board your feedback. The clear message from most residents was that you would prefer all three blocks to be demolished with new homes to be built along with new shared outside spaces that better meet the needs of the community. This was confirmed through a ballot in May 2021 where the overall result was that residents voted 'YES' in favour of the proposals for regeneration. The voter turnout was 93.6% (73 votes cast out of 78 eligible voters), and 87.7% voted 'yes' (64 votes).

Since the ballot One Housing has selected Mount Anvil as the joint venture partner and together we want to start talking to the community again to take forward the design proposals. We would really appreciate it if you would let us know your thoughts on what you see today and there will be post-it notes available for you to record your comments.





# YOUR ONE HOUSING REGENERATION TEAM



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One Housing Joint Venture Team

## INDEPENDENT ADVICE



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# YOUR MOUNT ANVIL TEAM

- We are the developer who will be working with you and One Housing to finalise the design and build your new homes
- We are owner-managed, family business
- We are Estate regeneration in partnership specialist
- We are big enough to deliver, small enough to care



**Marcus Bate**

Partnerships &  
Communities Director



**Thomas Lane**

Development Director



**Sola Estefanos**

Resident Engagement  
Manager



**Nick Hayden-Skinner**

Senior Design Manager



**Alun Thomas**

Delivery Director



# OUR PROMISES TO YOU

1. We'll **keep** the commitments made in the Landlord Offer
2. We'll **listen, communicate** and actively encourage you to hold us to account
3. We'll work in collaboration **with you and One Housing** to design and deliver the development
4. We'll deliver your new homes with **care**, in a way that keeps you and your family **safe**
5. We'll build you a **warm, sustainable** home and a neighbourhood your family can **enjoy**
6. We'll invest in delivering added **social value**

“

Catalyst and Mount Anvil have ensured our views are heard and really listened to us.

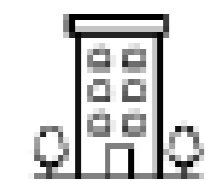
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THE FRIARY PARK (ESTATE REGEN) RESIDENTS STEERING GROUP

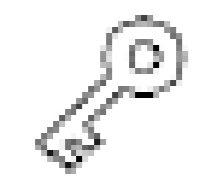


# INITIAL THOUGHTS

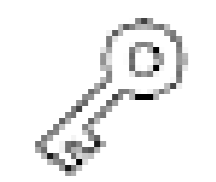
This design response is an evolution of PRP's scheme which delivers our vision for Tiller Road: more secure, more green and more active.



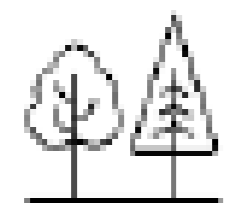
**322 Total homes**



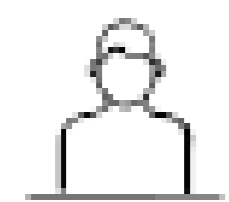
**134 Affordable homes**  
(72 new affordable homes)



**53% Affordable homes**  
(overall habitable room)

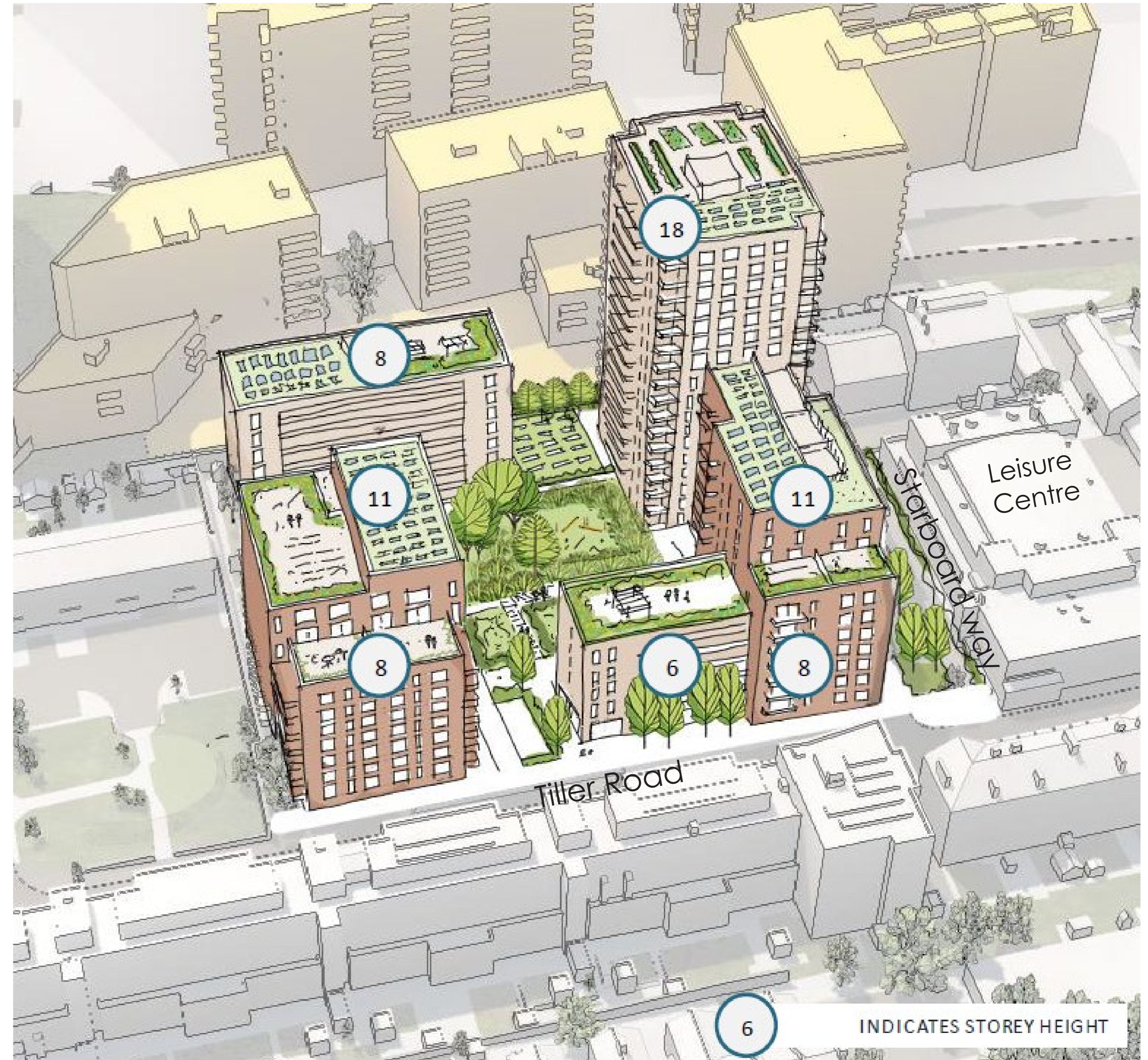


**1,015m<sup>2</sup> Green space**



**175m<sup>2</sup> Community hub**

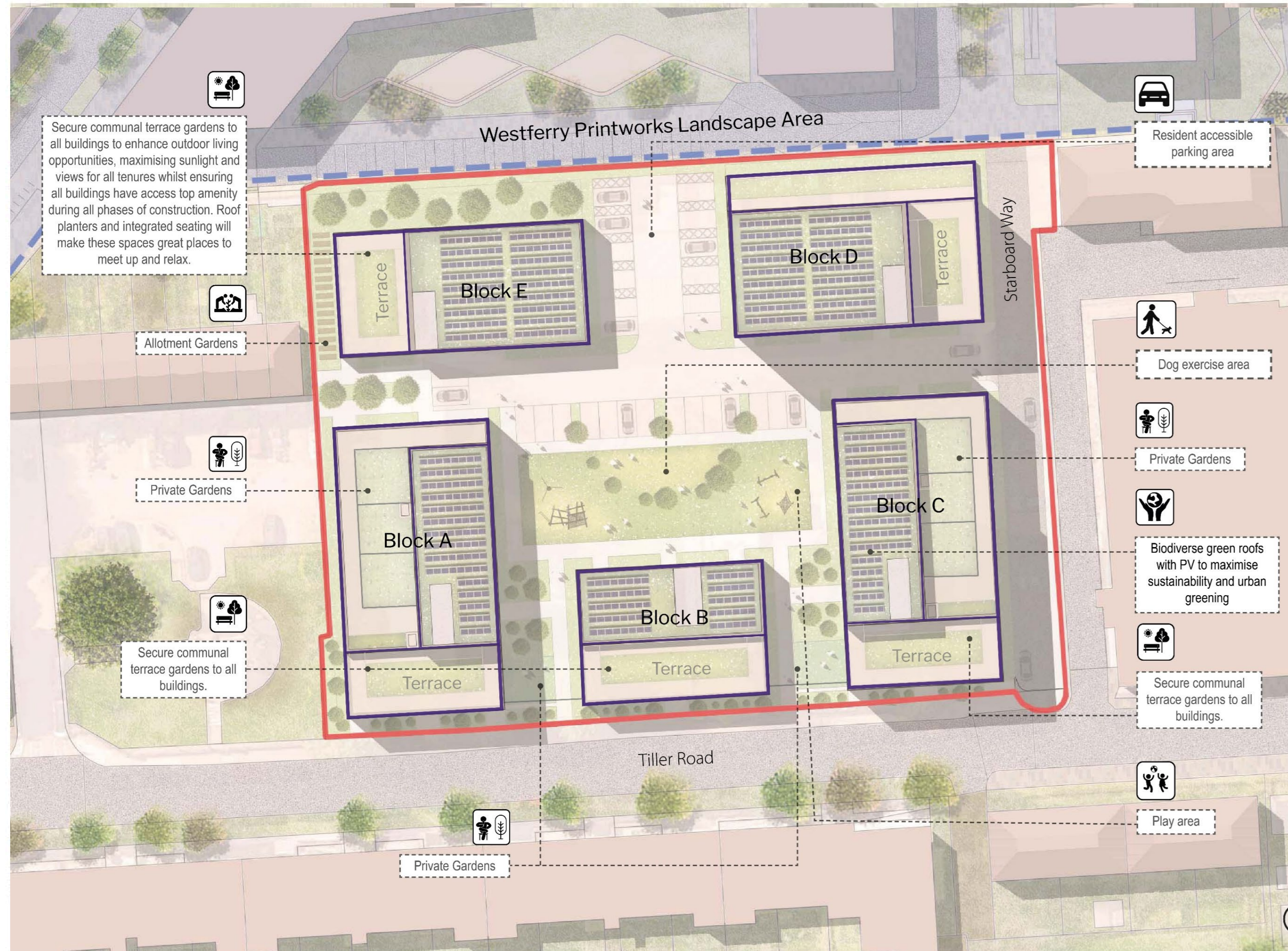
These are our initial thoughts,  
we'd love to hear your thoughts too....





# INITIAL THOUGHTS

## PRP'S DESIGN



## MOUNT ANVIL'S PROPOSAL





# STARBOARD WAY PROPOSED GREEN LINK





# DELIVERING QUALITY, SAFELY FOR 31 YEARS



"I've been walking down this road for 30 years every day, and this is by far the best building around.

It's good to see a developer taking pride in their work to make it blend in to the area"

Local Vauxhall Resident

Picture showing deconstruction (not demolition) of BT's Keybridge House, being undertaken safely next to existing homes, businesses and the main train line into Waterloo station.

50% OF HOMES DEFECT FREE ON  
HANDOVER (2 DEFECTS AVERAGE)  
98% RESIDENT WOULD RECOMMEND  
MOUNT ANVIL AT SILK DISTRICT



100% SCORE AWARDED  
IN FRIARY PARK SITE  
AUDIT, MARCH 2022



ROYAL SOCIETY FOR THE  
PREVENTION OF  
ACCIDENTS **GOLD**  
AWARD 2021



BRITISH SAFETY COUNCIL  
WINNER 6 YEARS IN A  
**ROW**  
NO. 1 IN THE UK

**One Housing**

Tiller Road Regeneration

Mount Anvil,  
better London living 



# KEEPING YOU SAFE AND MINIMISING DISRUPTION

How we will keep you safe:

- Understand
- Protect
- Monitor
- Communicate



Phasing Plan Existing

- - - Phase 1
- - - Phase 2



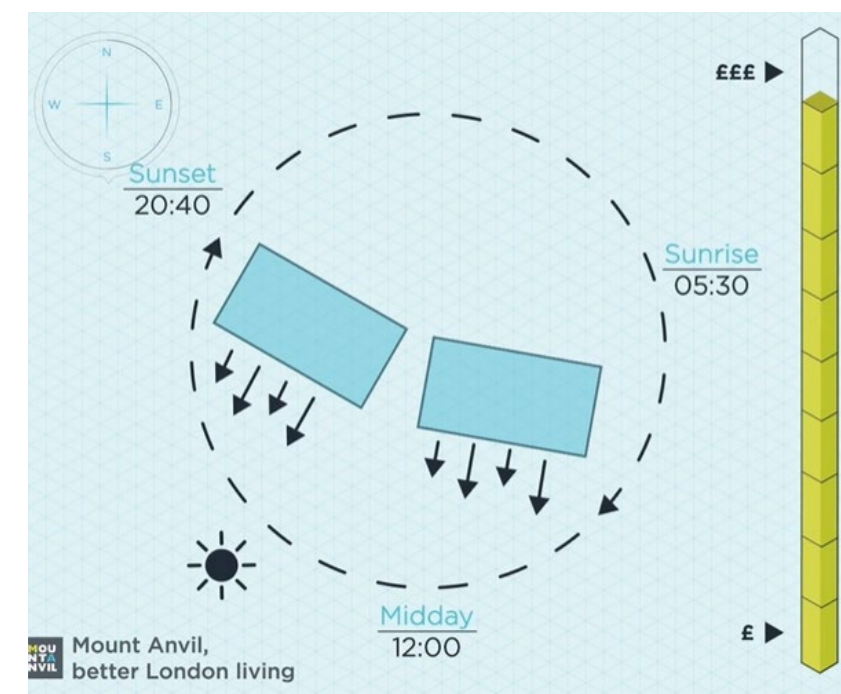
Phasing Plan Proposed

- - - Phase 1
- - - Phase 2

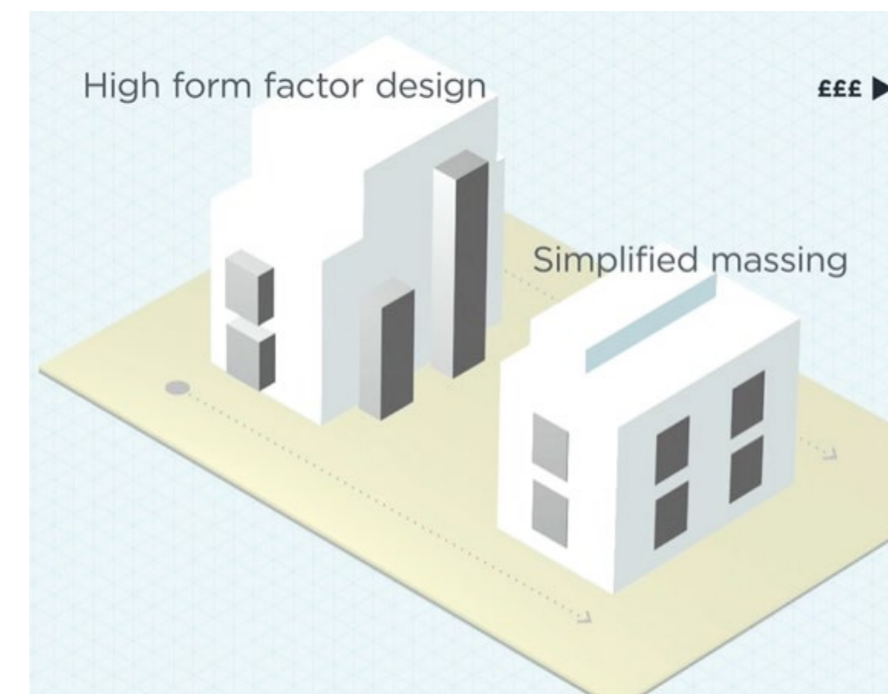


# SUSTAINABILITY

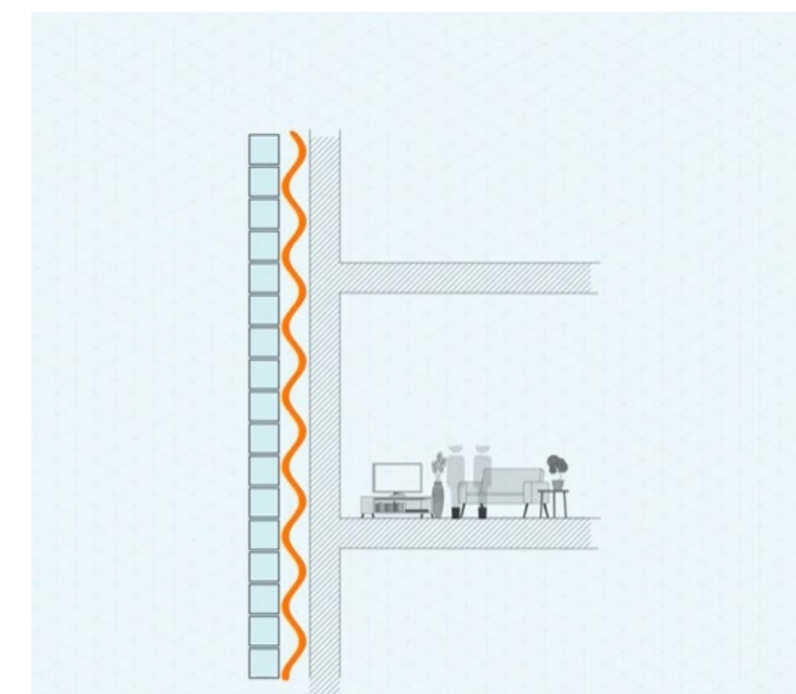
## SUSTAINABLE PLACES



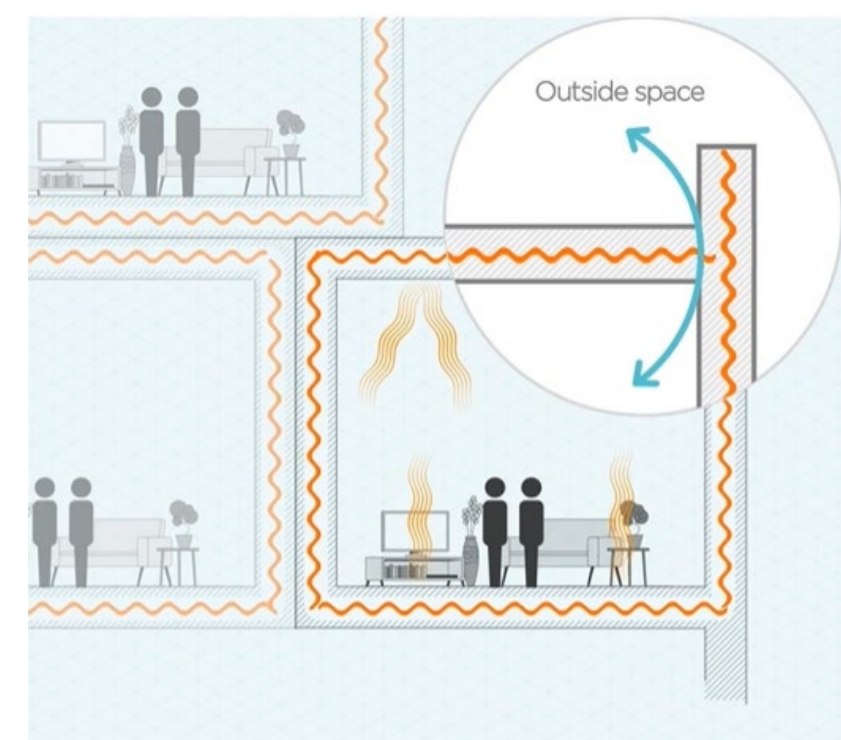
Orientation



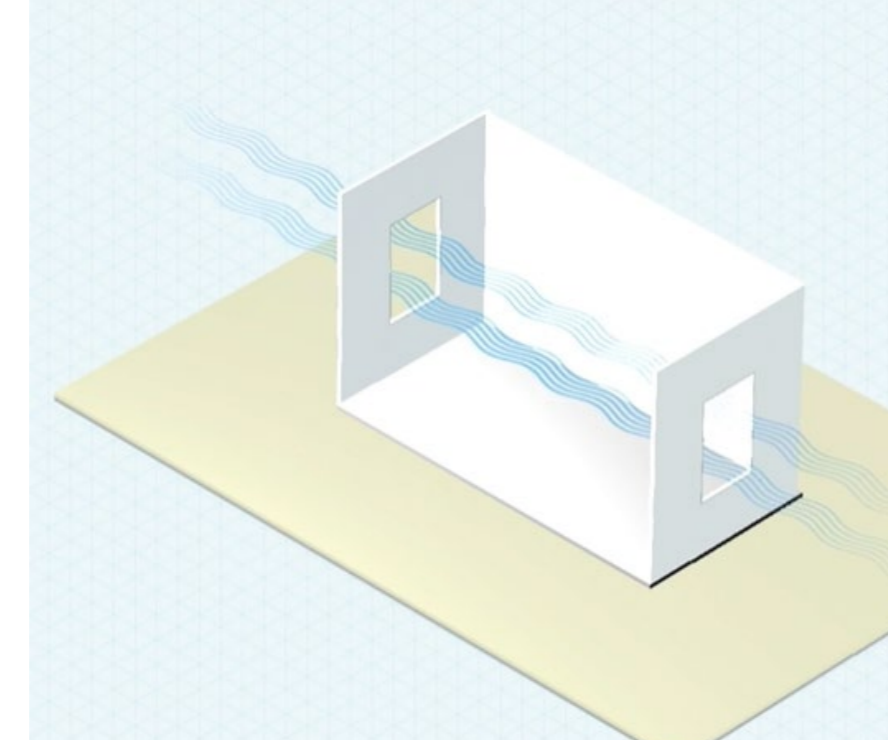
Building form



Insulation



Air tightness



Ventilation



Renewables

### Our sustainability goals:

- Maximise energy efficiency
- Safe, warm and affordable homes
- Health and wellbeing
- Vibrant, engaged and liveable communities
- Tenure blind buildings; maximising affordable homes
- Residents benefiting from opportunities

## SUSTAINABLE COMMUNITIES









# HOW WE'LL WORK WITH YOU

We will work closely with One Housing and your resident advisors to consult and collaborate in a number of ways:

## Structured Engagement

- RSG meetings
- Social Value Board
- Resident Advisory Panel

## Flexible, Informal Engagement

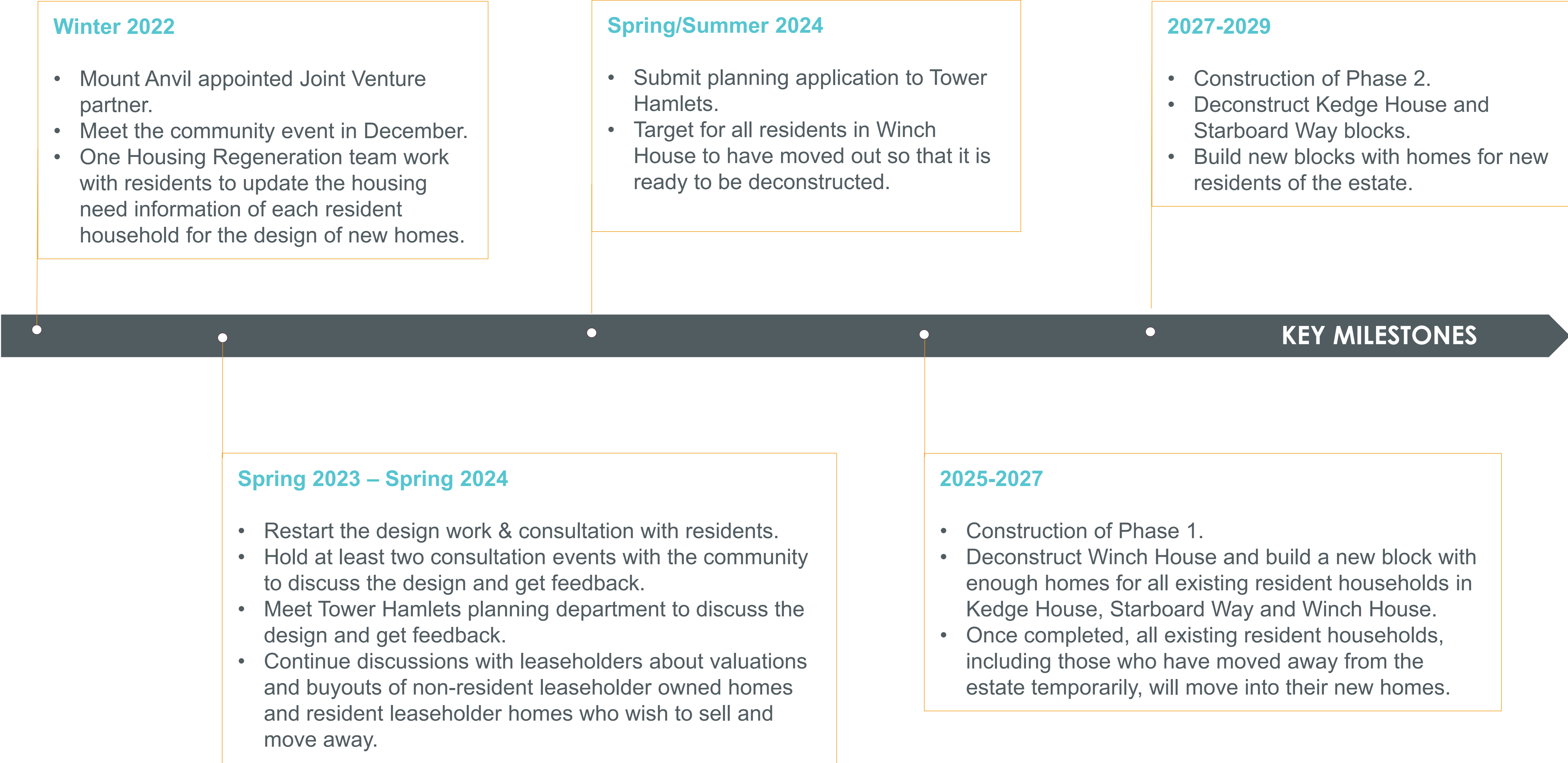
- One to one conversations
- Conversations with our on-site Resident Liaison Officer
- Themed co-design workshops
- Drop-in surgeries
- Social events

## What works best for Tiller Road residents





# NEXT STEPS



THANK YOU

