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.



KEDGE HOUSE Starboard Way Winch House





YOUR ONE HOUSING REGENERATION TEAM



Shaun Simpson Regeneration Officer ssimpson@onehousing.co.uk 0208 821 6215



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Jen Pepper & Ray Coyle Open Communities enquiries@opencommunities.org Freephone 0800 073 1051

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Senior Development Manager One Housing Joint Venture Team

Tiller Road Regeneration

INDEPENDENT ADVICE



Mike Tyrell

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Mount Anvil, better London living



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

One Housing





Business Culture Awards 2020 Winner Integrated Talent Approaches

Sola Estefanos

Resident Engagement Manager

Nick Hayden-Skinner Alun Thomas

Senior Design Manager

Tiller Road Regeneration



Delivery Director

Mount Anvil, better London living



OUR PROMISES TO YOU

- We'll keep the commitments made in the Landlord Offer 1.
- 2.
- 3.
- 4.
- 5.
- We'll invest in delivering added social value 6.

Catalyst and Mount Anvil have ensured our views are heard and really listened to us. THE FRIARY PARK (ESTATE REGEN) RESIDENTS STEERING GROUP

One Housing



We'll listen, communicate and actively encourage you to hold us to account We'll work in collaboration with you and One Housing to design and deliver the development We'll deliver your new homes with care, in a way that keeps you and your family safe We'll build you a warm, sustainable home and a neighbourhood your family can enjoy

Tiller Road Regeneration





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.

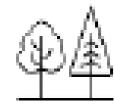






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53% Affordable homes (overall habitable room)



1,015m² Green space



These are our initial thoughts,

we'd love to hear your thoughts too....



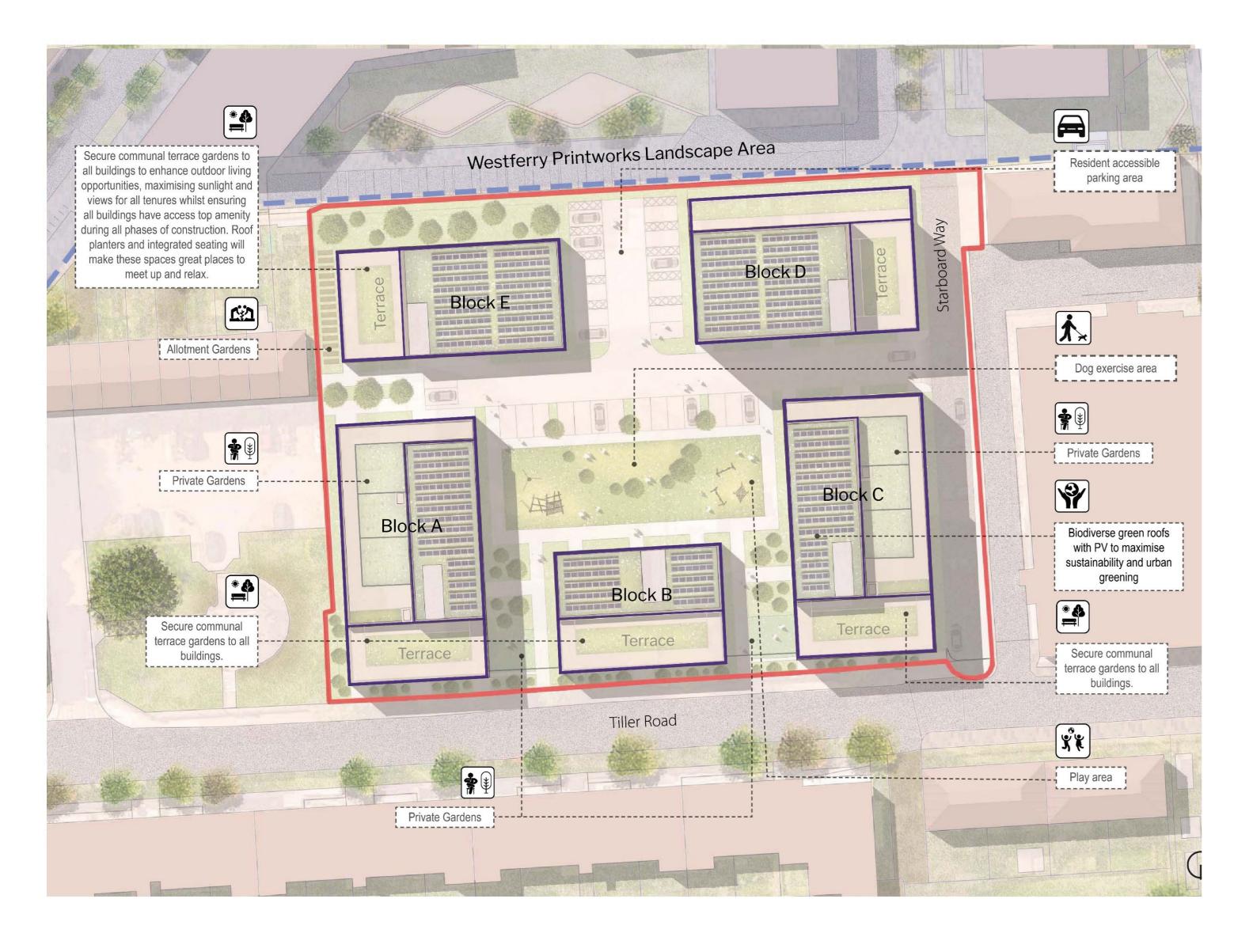


Tiller Road Regeneration

Mount Anvil, **Nou** better London living

INITIAL THOUGHTS

PRP'S DESIGN



One Housing

MOUNT ANVIL'S PROPOSAL



Tiller Road Regeneration



STARBOARD WAY PROPOSED GREEN LINK

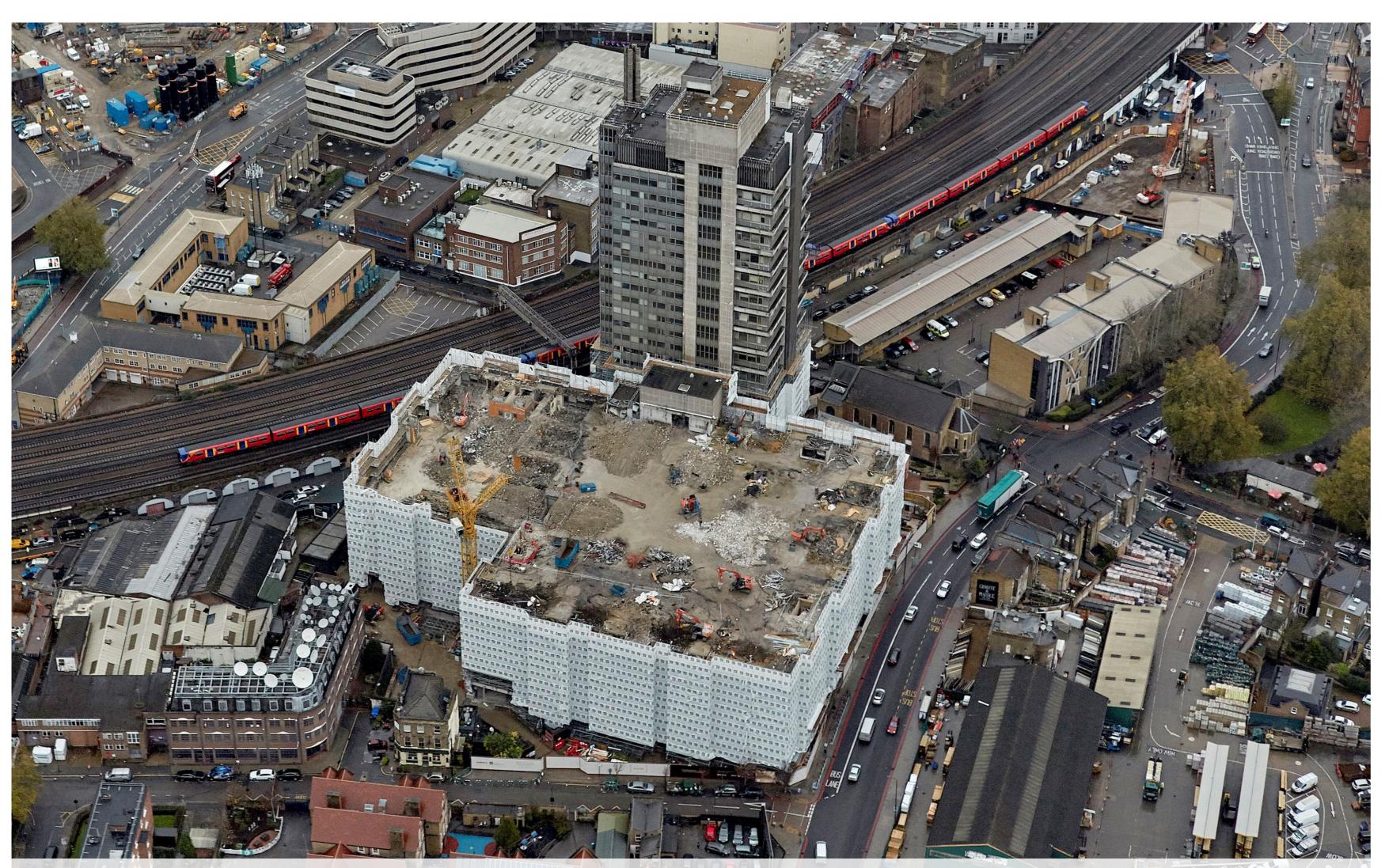


One Housing

Tiller Road Regeneration

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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

> Mount Anvil, MOU better London living



KEEPING YOU SAFE AND MINIMISING DISRUPTION

How we will keep you safe:

Understand • Protect



Phasing Plan Existing

Phase 1 Phase 2

One Housing





Phasing Plan Proposed

Phase 1 Phase 2

Tiller Road Regeneration

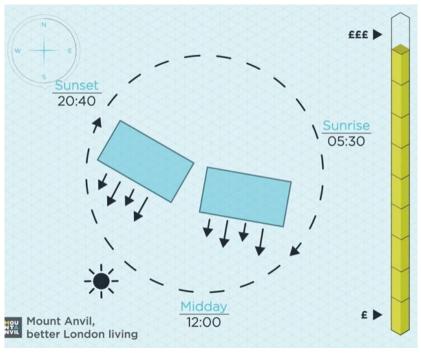


Communicate

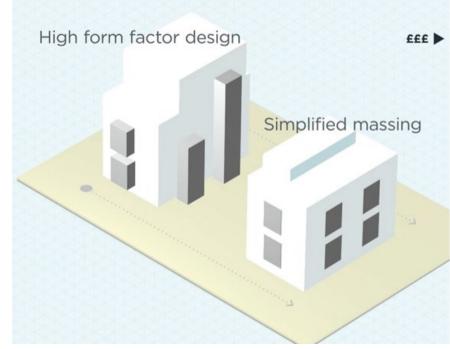


SUSTAINABILITY

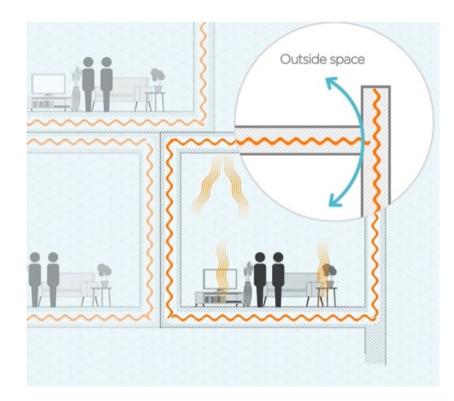
SUSTAINABLE PLACES



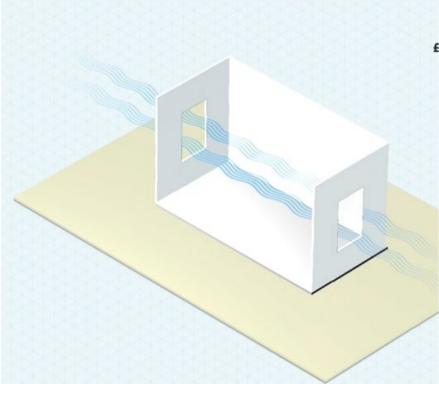
Orientation



Building form



Air tightness

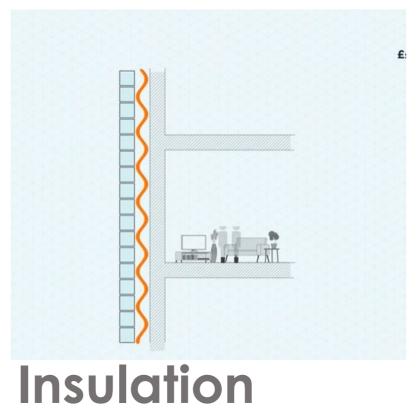


Ventilation

Our sustainability goals:

- Maximise energy efficiency
- Safe, warm and affordable homes

One Housing





SUSTAINABLE COMMUNITIES



Health and wellbeing

- Vibrant, engaged and liveable communities
- buildings; homes

Tiller Road Regeneration

Tenure blind • maximising affordable

Residents benefiting from opportunities

Mount Anvil, **Nou** better London living



SOCIAL VALUE

- Community Fund
- 70 jobs and 12 apprenticeships (target)
- Makers & Mentors
- New Community Hub
- And more...







One Housing



Tiller Road Regeneration



Mount Anvil, better London living

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 \bullet
- Resident Advisory • Panel

One Housing

Flexible, Informal Engagement

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

Tiller Road Regeneration

What works best for Tiller **Road residents**







Winter 2022

- Mount Anvil appointed Joint Venture partner.
- Meet the community event in December.
- One Housing Regeneration team work with residents to update the housing need information of each resident household for the design of new homes.

Spring 2023 – Spring 2024

Restart the design work & consultation with residents. Hold at least two consultation events with the community to discuss the design and get feedback. Meet Tower Hamlets planning department to discuss the

- design and get feedback.
- 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.

One Housing



- Submit planning application to Tower Hamlets.
- Target for all residents in Winch • House to have moved out so that it is ready to be deconstructed.



2025-2027

- Construction of Phase 1.
- including those who have moved away from the

Tiller Road Regeneration

2027-2029

 Construction of Phase 2. Deconstruct Kedge House and Starboard Way blocks. Build new blocks with homes for new residents of the estate.

KEY MILESTONES

 Deconstruct Winch House and build a new block with enough homes for all existing resident households in Kedge House, Starboard Way and Winch House. Once completed, all existing resident households, estate temporarily, will move into their new homes.

THANK YOU

Mount Anvil, **Not** better London living

