



## KINGSBRIDGE ESTATE February 2023

The newsletter of the 4 Estates Forum, a group of residents, independent of One Housing

### What is the situation on Kingsbridge?

The vote on the future of the homes on the Kingsbridge Estate was held in November 2022, The turnout was 75.6% and 85.4% of residents who voted, voted in favour of regeneration

The regeneration proposal is to demolish the 130 homes and replace them with between 270 to 323 homes. 93 of the new homes are replacement homes; up to 53 are additional new homes for rent, 45 are new homes for shared ownership; and to pay for it, between 160 to 204 new homes for sale.

Prior to the ballot, residents received from One Housing an offer document setting out the promises made by them. Some of the key promises were:

- A new home for every One Housing tenant and resident leaseholder if you want to return
- Help when moving and extra support for those who need it
- Your rent will stay the same
- Your tenancy will stay the same
- A permanent move away only if you want it:
- You will receive compensation
- A fair and flexible offer to leaseholders

Now that the ballot is over there is a lot more consultation to be carried out. By summer this year One Housing will be appointing a development partner, who will be responsible for building the new homes.

Following the appointment of the development partner One Housing will begin detailed design work and ongoing community consultation to develop the planning application which is due to be submitted in Spring 2024. This will involve a number of exhibitions, workshops and one to one visits. In addition a Design group for residents will be set up.



In late 2024, early 2025, One Housing will begin the temporary rehousing of tenants offsite where needed to allow for phase one to start in 2026.

Between 2026 and 2029 Michigan House will be demolished and the new homes built as phase one. The intention is that most of the existing resident households in Montrose House and Montcalm House will then be able to move into the newly built homes.

Between 2029 and 2031 will see the demolition of Montrose House as phase two (and Montcalm House if possible) and build new homes.

### Contacting Newmill

If you have any queries, the Independent Resident Adviser team are Christine Searle, Rob Lantsbury and Iftekhar Ahmed from Newmill. The Newmill team can be contacted on the following freephone number **0800 0304588**.

- Christine can be contacted at [christine.searle@newmillconsultants.com](mailto:christine.searle@newmillconsultants.com) or **07764 421981**.
- Rob can be contacted at [rob.lantsbury@newmillconsultants.com](mailto:rob.lantsbury@newmillconsultants.com) or **07961 532761**.
- Iftekhar can be contacted at [ifte@bia-consultants.co.uk](mailto:ifte@bia-consultants.co.uk) or **07946 566401**.

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour of redeveloping their homes in 2021.

Late last year Mount Anvil were appointed as the development partners to build the new homes. They are proposing to redevelop the blocks in two phases and will spend 2023 working with residents to design the new homes for submitting a planning application at the end of the year.

The summary situation is:

- Ballot date – May 2021
- Ballot result – 88% in favour, turnout 94%
- Architect – PRP
- Developer – Mount Anvil
- Homes to be demolished – 72 homes
- Homes to be built – 322 homes
- Planning application outcome due – Summer 2024
- Anticipated start on site – 2025
- Anticipated completion date – 2029

The residents at **Alice Shepherd House and Oak House** in Manchester Road, on the **St Johns Estate** voted in favour of redeveloping their homes in 2022. The summary of what is happening is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be appointed Summer 2023
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn\Winter 2024
- Anticipated start on site – 2025
- Anticipated completion date – 2030

The redevelopment is in two phases with Oak House being phase one, and as a result the residents in Oak House already have priority to move. By the summer One Housing will have appointed a development partner who will then work with residents on a detailed design and planning application.

One Housing have started consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House.

The consultation is not simply about demolition of the 4 blocks and replacement with new homes. The consultation is about developing a range of viable options that are compliant with planning policies, from doing nothing, refurbishing the blocks, or knocking some or all of the blocks down and replacing them with new homes. It will be residents who decide what happens to their homes in a ballot in 2025.

## Where can I find out more about what is going on?

The minutes of the meetings of all the Resident Steering Groups are available on the 4EF website [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk).

The website has sections called “Alice Shepherd & Oak Houses”, “Kedge, Starboard & Winch” and “Kingsbridge”. If you click on those sections, three tabs appear for each of the three areas. If you click on them, you can find all the consultation information, newsletters and minutes for the meetings in that area.

## The role of the 4 Estates Forum

The 4 Estates Forum (4EF) is an elected group of residents independent of One Housing Group with the aim of holding One Housing Group to account.

In the current consultation being undertaken in the three areas, we are not making any decisions on behalf of residents about their homes, our role is to make sure all residents’ voices can be heard loudly and clearly and that any consultation is done properly, fairly and openly.

For more information, visit the 4EF website and find the whole story: [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk), or contact our Advisor, Mike Tyrrell at: [mike@4estatesforum.org.uk](mailto:mike@4estatesforum.org.uk).

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