

What is the situation at Alice Shepherd & Oak Houses?

The Residents in Oak House and Alice Shepherd House in Manchester Road, on the St Johns Estate took part in a ballot on the future of their homes in March 2022. The result was 82% in favour of redeveloping the two blocks and replacing them with new homes. 88% of residents eligible to vote took part in the vote.

The summary situation is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be confirmed – timetabled for Summer to Winter 2022
- 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 proposed to be 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 to be submitted in 2024. In developing a planning application the development partner has to take into consideration the concerns that the new replacement homes need to be dual aspect, have access balconies and river views on the higher floors to replicate what residents have in Alice Shepherd House.

The Independent Resident Adviser is Ray Coyle from Open Communities. Ray can be contacted by phone on **0800 073 1051**, or by email at ray.coyle@opencommunities.org. Open Communities will be organising a weekly drop in for residents in Alice Shepherd House and details will be circulated to the residents once finalised.

Get involved on St Johns

The Chair of the **St Johns Tenants & Residents Association** is Maggie Phillips (**07910 416868**). They meet monthly on the first Monday of each month (except August & December) at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE. The Chair of the **St Johns Leaseholders Association** is Jill Skeels (**07759 972896**). They meet monthly on the second Monday of each month at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE.

What is happening on the other estates?

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 on the **Kingsbridge Estate** on West Ferry Road, voted on the future of their homes in November 2022, the turnout was 75.6% and 85.4% voted in favour of redevelopment. One Housing have written to residents with the following indicative timeline:

- January to Summer 2023 - Appoint development partner, who will be responsible for building the new homes.
- Summer 2023 - Begin detailed design work and ongoing community consultation to develop the planning application.
- Spring 2024 – Submit planning application.
- Late 2024, early 2025 – Begin temporary rehousing of tenants offsite where needed.
- 2026 to 2029 (Phase 1) – Demolish Michigan House and build new homes. 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.
- 2029 to 2031 (Phase 2) – Demolish Montrose House (and Montcalm House if possible) and build new homes.

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.

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, or contact our Advisor, Mike Tyrrell at: mike@4estatesforum.org.uk.

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