



SAMUDA ESTATE November 2022

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

What is the situation on Samuda?

A Resident Steering Group has been set up comprising of residents from Dagmar Court, Halyard House, Kelson House and Talia House. The Resident Steering Group's role is to provide a resident-led mechanism to maximise resident engagement in any consultation exercise and if any option is chosen that includes works, to monitor and oversee any proposed works.

As residents will be aware, One Housing have that they 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 options from doing nothing, refurbishing the blocks, extending 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.

However the Resident Steering Group have a concern that this should also include representatives from the other blocks as if residents of the 4 blocks choose a redevelopment, it will inevitably affect the remaining blocks; and any decision requires a ballot of every block on the Samuda Estate, therefore all Samuda Estate residents should be consulted to start with.

What else do we want to say.....

Independent Resident Advisers

The Independent Resident Adviser team are Ray Coyle, Jen Pepper and Murselin Islam from Open Communities. The Open Communities team can be contacted on the following freephone number **0800 073 1051**.

4 Estates Forum meet the Chief Executive of Riverside Housing Association

Last month, the members of the 4 Estates Forum met with Carol Matthews, the Chief Executive of Riverside Housing Association; the organisation that One Housing merged into late last year.

This was the first opportunity to question the Chief Executive about the how the merger would affect One Housing residents especially those on the estates that are subject to regeneration proposals.

At the meeting it was made clear that One Housing still exists and that they are responsible for the regeneration as well as services. Nevertheless as part of the Riverside Group the Chief Executive confirmed that Riverside will uphold the promises made to residents in the regeneration schemes.

The current financial crisis was also raised and in response to how this would affect the delivery of the regeneration promises. Carol Matthews responded that they were committed to deliver the regeneration schemes, even if it may mean that they may take longer than originally planned.

What is happening on the other estates?

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

- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn 2023
- Anticipated start on site – Spring 2025
- Anticipated completion date – Autumn 2029

The residents have recently began meeting again following a break after the ballot. The next steps will lead up to the appointment of a builder and will cover important matters such as the detailed design and planning application process.

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour of redeveloping their homes last year. The Planning application outcome is due in Autumn 2023, with an anticipated start on site of Spring 2024 and anticipated completion date of Spring 2029

The residents are started to move from two of the blocks in preparation for the first phase which requires Winch House to be demolished. Residents have the option to move from Winch House on a permanent or temporary basis.

The residents on the **Kingsbridge Estate** on West Ferry Road, will vote on the future of their homes this month.

The closing date for the ballot is 2nd December 2022. The summary of what is happening is:

- Ballot date – November 2022
- Ballot result – Not applicable
- Architect – Haworth Tompkins
- Developer – To be confirmed if residents vote for redevelopment
- Homes to be demolished if residents vote for redevelopment – 134 homes
- Homes to be built if residents vote for redevelopment – 323 homes
- Planning application outcome due if residents vote for redevelopment – Autumn 2024
- Anticipated start on site if residents vote for redevelopment – 2026
- Anticipated completion date if residents vote for redevelopment – 2033

The residents are being balloted on the full redevelopment option, which involves the demolition of all three blocks – Michigan House, Montrose House and Montcalm House; and construction of new homes in three phases.

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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**4 Thorne House
Launch Street,
Cubitt Town
London E14 3LU**

www.4estatesforum.org.uk.