



## KINGSBRIDGE ESTATE May 2023

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

### What is the situation on Kingsbridge?

Following the vote on the future of the homes on the Kingsbridge Estate in November 2022, when 85% of residents who voted, voted in favour of redeveloping the 3 blocks, further consultation is on hold until the appointment of a development partner later this year.

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 for existing tenants. To understand the sizes of the new homes required for the existing tenants, Riverside (which is what One Housing are now called) have been undertaking housing needs surveys of the tenants and have completed 51 out of 77 tenanted households.

The development partner, who Riverside will be expecting to appoint later this year, will be responsible for building the new homes will begin detailed design work and ongoing community consultation. This will involve setting up a design group for residents, a number of exhibitions, workshops and one to one visit to residents.

The detailed design will lead to developing a planning application which is due to be submitted in 2024.

Design standards have changed dramatically so that the new homes that have to be bigger than



other new homes that have been built in recent years.

Whoever is appointed as Riverside's development partner for rebuilding the Kingsbridge Estate has to abide by these new standards.

For example the new homes have to be at least the following sizes and in addition outdoor space such as a balcony:

- One bedroomed flat – 50 square metres plus at least another 5 square metres for an outdoor space.
- Two bedroomed flat with 2 double bedrooms – 70 square metres plus at least another 7 square metres for an outdoor.
- Three bedroomed flat with two double bedrooms and one single bedroom – 86 square metres plus at least another 8 square metres for an outdoor space.
- Four bedroomed maisonette with two double bedrooms and two single bedrooms – 99 square metres plus at least another 10 square metres for an outdoor space.

There are a number other standards such as cupboard spaces, room widths and WC provision will also have to be taken into account.

### Contacting Newmill

If you have any queries, the Independent Resident Adviser team are Christine Searle and Rob Lantsbury 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**.

## 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 by 88% of redeveloping their homes in 2021. Mount Anvil are the development partners to build the new homes.

In July, Mount Anvil will be holding a consultation event with residents on the latest designs. Mount Anvil are proposing to build the new homes in two phases, with the first phase being a new 7 to 12 storey building on the site of Winch House, with enough homes for all existing residents in Kedge House, Starboard Way and Winch House. This is planned to be completed in 2027. In Phase Two the heights of the proposed homes are reduced to six storeys on the lower rise blocks, with the new tower being 22 storeys in height. rather than the 18 in the previous design that residents saw in December 2022. and the final phase in 2029.

Residents in the block where the first phase of new homes are proposed to be built are already being rehoused, with a right to return for those who want to move back to the new homes.

The residents at **Alice Shepherd House and Oak House** in Manchester Road, on the **St Johns Estate** voted by 82% in favour of redeveloping their homes in 2022.

This summer a development partner will be appointed to build the new homes. Once appointed they will be working with residents on the detailed design of the new homes so that a planning application can be submitted next year. The anticipated start on site for the first new homes is 2025, with them being completed by 2028.

Riverside 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.

Residents on the Steering Group asked that any consultation on Samuda should involve a masterplan for the whole estate and not just part of it. This is because any decisions by residents of the 4 blocks will inevitably affect the remaining residents in the other 5 blocks. Riverside have advised that they are now considering this request and that they will report back on any decision made as to whether all blocks will be included.

## 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, “Samuda”, 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 Riverside Housing Group with the aim of holding Riverside to account.

In the current consultation being undertaken in the four 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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