



## SAMUDA ESTATE February 2023

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

### What is the situation on Samuda?

One Housing have appointed the architects BPTW to work with residents on a vision document for the future of four blocks on the Samuda Estate: Dagmar Court, Halyard House, Kelson House and Talia House.

The vision document is all about what residents would want from either refurbished blocks or new homes, open spaces and public areas, on the estate and the neighbourhood. The vision document will be used next year to develop a number of options to ensure that what residents want to see is incorporated into those options.

Remember, 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.

So, to kick this off in March 2023, One Housing will be holding events on the estate for residents to meet BPTW. This will include exhibitions, presentations a walkabout and following on from this there will be one to one visits / telephone calls with residents of the 317 households concerned.

The consultation on the vision document will continue until November 2023. This is not about any detailed design of refurbished homes nor the design of any new build homes, that comes in 2024.

To ensure that residents are fully involved, a Resident Steering Group has been established. It meets monthly and supported by a Resident Advocate, Mike Tyrrell (**07958 225416**) and Ray Coyle from the Open Communities team is the Independent Resident Adviser (**0800 073 1051**). 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.



### Independent Resident Advisers

The Independent Resident Adviser team for Samuda 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**.

### What about the other blocks on Samuda?

The 4 Estates Forum are concerned that any consultation on Samuda should involve a masterplan for the whole estate and not just part of it. Any decisions by residents of the 4 blocks will inevitably affect the remaining residents. The 4 Estates Forum will continue to press One Housing for a masterplan for the whole estate as we believe this will produce better outcomes for residents in future.

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 regeneration. 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 and Montcalm Houses 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.

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

## 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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