

What is the situation at Kedge House, Starboard Way and Winch House?

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 – 341 homes
- Planning application outcome due – Summer 2024
- Anticipated start on site – 2025
- Anticipated completion date for Phase One – 2027
- Overall anticipated completion date – 2030

Mount Anvil are the development partners to build the new homes and last month they held a consultation event with residents on the latest designs.



View of the inside of the new block on Tiller Road next to the Leisure Centre

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.

Following on from last month's exhibition, Mount Anvil will continue to work with the residents on the final designs.

In Phase Two the heights of the proposed homes are reduced to six storeys on the lower rise blocks one of which is shown above, which will be for affordable rent, with the new tower for private sale being up to 22 storeys in height. The final phase will be ready in 2030.



Tiller Road showing the new tower to the south-west of where Kedge House currently sits

The residents have started to move from two of the blocks in preparation for the first phase which requires Winch House to be demolished. So far 16 have moved along with 5 adult children who have their own tenancy as part of the promises made at the time of the ballot.

The Independent Resident Advisers are Ray Coyle and Murselin Islam from Open Communities. They can be contacted by phone on **0800 073 1051** or at ray.coyle@opencommunities.org and murselin.islam@opencommunities.org

Get involved on Barkantine

The Barkantine Management Team (BMT) represents One Housing residents' issues about the estate. It meets monthly and would really welcome any One Housing tenants or leaseholders that would like to come and help make the Barkantine a better place to live. Please get in touch if you'd like to know more at yourbmt@yahoo.co.uk.

What is happening on the other estates?

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 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 are currently waiting to hear as to whether the consultation will be extended to include all 9 blocks on the Samuda Estate.

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. Last month the residents took part in interviews for a development partner to build the new homes. The outcome of the interviews will be known in September. 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.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. Riverside are undertaking housing needs surveys of the tenants and have completed 80% of the tenanted households. This is to ensure that the new homes being built meet the requirements of the existing tenants.

This year Riverside will be appointing a development partner, who will be responsible for building the new homes. Following this appointment of the development partner, Riverside will begin detailed design work and ongoing community consultation. This will involve a number of exhibitions,



Kingsbridge from West Ferry Road, that was included in the offer document.

workshops and one to one visits to residents. This is to develop a planning application and further work on the design to the left of a possible view of the new homes on

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”, “Kingsbridge” and “Samuda”. 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 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, or contact our Advisor, Mike Tyrrell at: mike@4estatesforum.org.uk.

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