

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.

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 have been undertaking housing needs surveys of the tenants and have completed 80% of tenanted households.

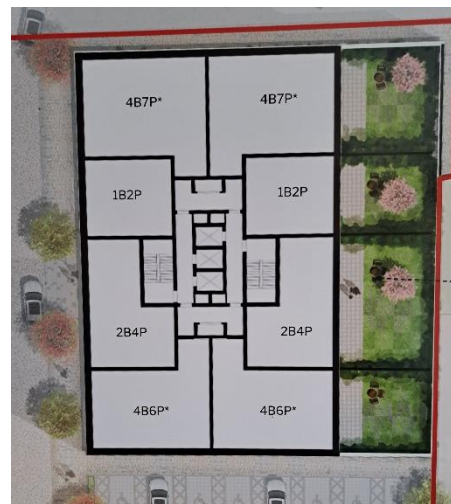
This year Riverside will be appointing a development partner, who will be responsible for building the new homes.

Following this appointment of the development partner Riverside will begin detailed design work and ongoing community consultation. This will involve a number of exhibitions, workshops and one to one visit to residents. This is to develop a planning application and further work on the designs below that was included in the offer document. Riverside have agreed to setting up a design group for residents when it gets to this stage of the consultation.



Whoever is appointed as Riverside's development partner for rebuilding the Kingsbridge Estate has to take into account the Greater London Authority's design requirements for new homes.

In the London Plan, the policy that all developments should achieve the highest standards of fire safety, so in order for Landlords like Riverside to receive funding for new homes on their estates, all planning applications which involve residential buildings over 30 metres in height will need to be designed to provide two staircases before they are referred to the Greater London Authority for approval.



shown in the plan above.

For example at Kedge House on the nearby Barkantine Estate, the plans for a new 12 story building on Tiller Road includes two separate stairwells and a third lift for fire fighting as

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 or **07764 421981**.
- Rob can be contacted at 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 and last month they held 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 one of which is shown above, which will be for affordable rent, with the new tower for private sale being 22 storeys in height. The final phase will be ready in 2030.

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.

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, “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 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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