

Hello & welcome...

...to your consultation event

Since the last consultation events held in December 2022, One Housing and Mount Anvil have been working to progress the design of your new homes, and ensure we keep the promises made to you.

The purpose of this event is to update you on the work we have undertaken since December 2022, present our initial ideas on potential revisions to the initial designs, for your review and comment, and specifically seek your views on the new courtyard space, Community Hub and layouts of new homes.

We will also provide you with an update on the work we'll be undertaking for the remainder of this year along with a look at when your new homes will be built.

Today we are looking at:



Where we are with the redevelopment of your estate



Recap of the residents ballot



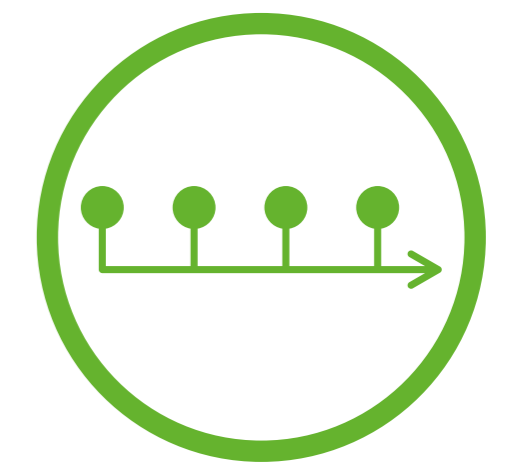
Decanting and moving strategy



Update on design



Home Layouts



Next steps

One Housing regeneration team



Leila Arefani

Regeneration Manager



Shaun Simpson

Regeneration Officer



Soundous Serroukh

Regeneration Officer



Mynul Islam

Project Manager



Mike Tyrrell

Resident Advocate



Murselin Islam

Open Communities



Ray Coyle

Independent advice

Mount Anvil team



Marcus Bate

Partnerships & Communities Director



Thomas Lane

Development Director



Margaret Amadi

Resident Engagement Manager

- We are the developer, selected by One Housing and your resident steering group, to work with you and One Housing to finalise the design, and build, your new homes.
- We are an owner managed, family business who only focus on projects in London.
- We are specialists at partnering on estate regeneration projects. We are currently working with One Housing on the Byng Street/ Bellamy Close scheme.
- We're big enough to deliver, small enough to care.

Residents feedback...

Thank you for sharing your feedback at our previous events in December 2022.

Given we're still at the early stages of the design process, this gives us the opportunity to think about how this feedback can be incorporated.



Summary of the feedback we received

- Provision of benches in public spaces – concern these lead to loitering.
- Terraces and the proximity to public / private terraces – management of privacy.
- Enclosing balconies to provide privacy.
- Preference for underfloor heating.
- Concern about tall buildings.
- Preference for shops/commercial space on the ground floor along the proposed pedestrian 'green link' route.
- Tree coverage – concern around locations / concealment and of anti-social behaviour issues.
- Preference for glass walls to bike stores to promote surveillance.
- Preference for more parking.
- Proposed pedestrian 'green link' route – concern about anti-social behaviour.
- Will there be a choice of white goods?
- Preference for in person meetings.
- Preference for Thursday evening meetings.
- Preference for Zoom meetings and/or Whatsapp groups.

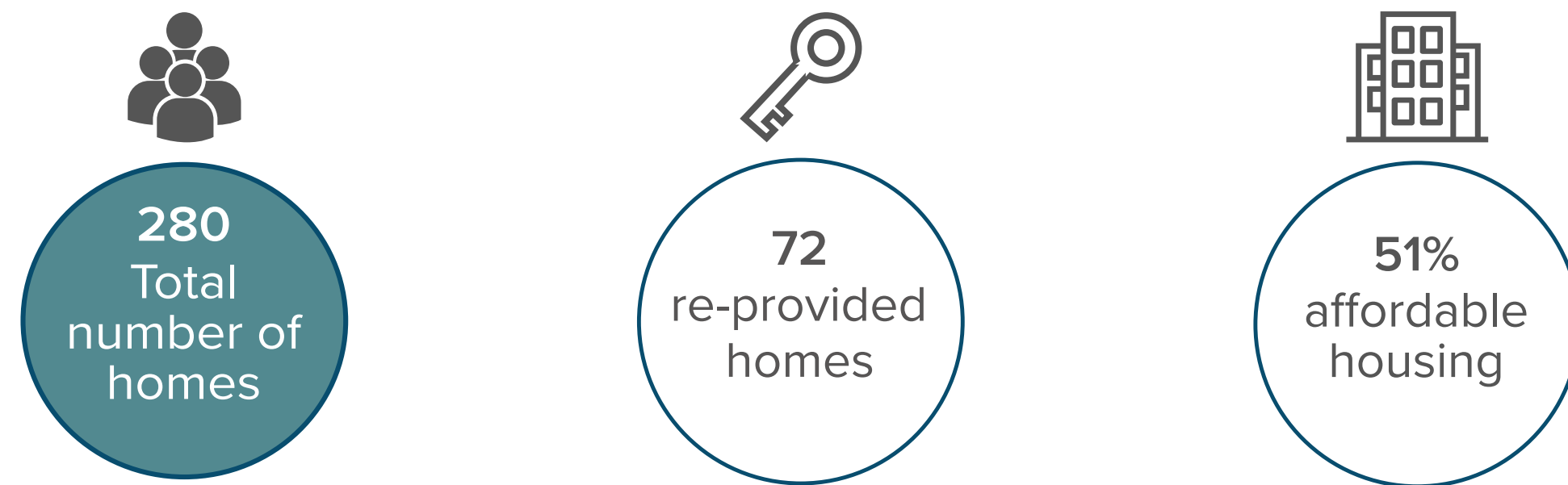
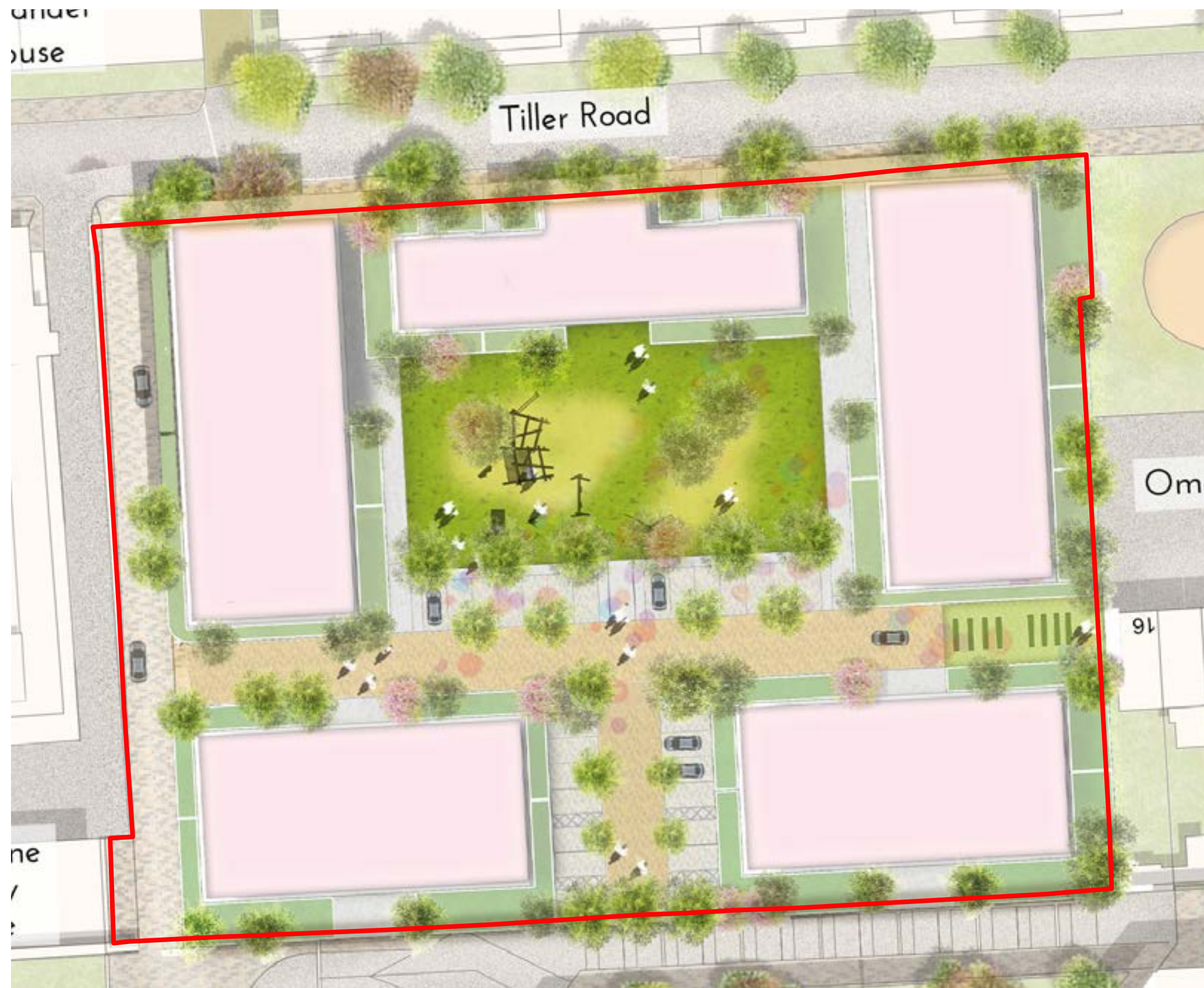
Our promises to you

- We'll **keep** the commitments made in the Landlord Offer.
- We'll **listen, communicate** and actively encourage you to hold us to account.
- We'll work in collaboration **with you and One Housing** to design and deliver the development
- We'll deliver your new homes with **care**, in a way that keeps you and your family **safe**.
- We'll build you a **warm, sustainable** home and a neighbourhood your family can **enjoy**.
- We'll invest in delivering added **social value**.

LANDLORD OFFER



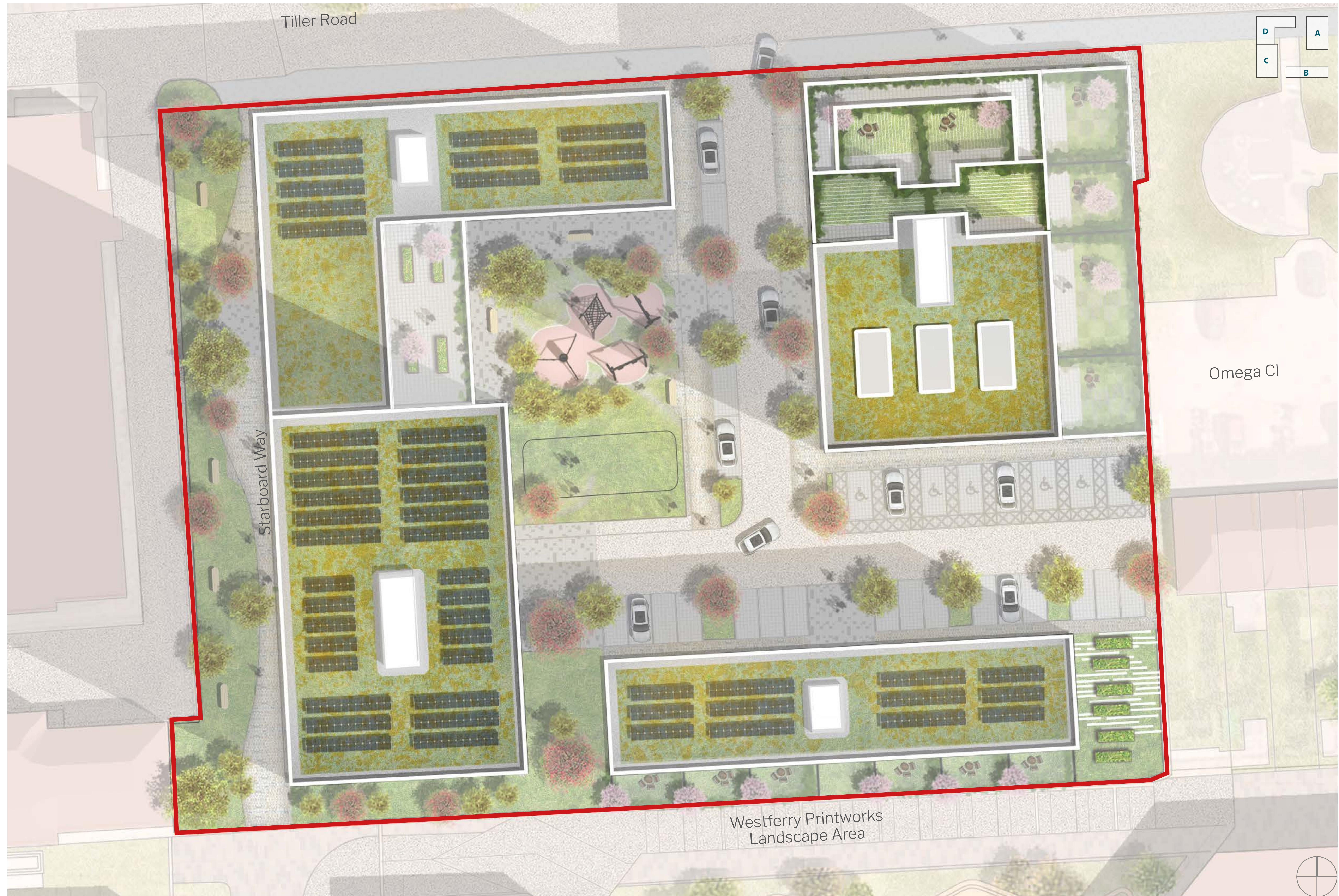
Ballot Option (May 2021)



Mount Anvil's proposal (December 2022)



Current Proposal (July 2023)



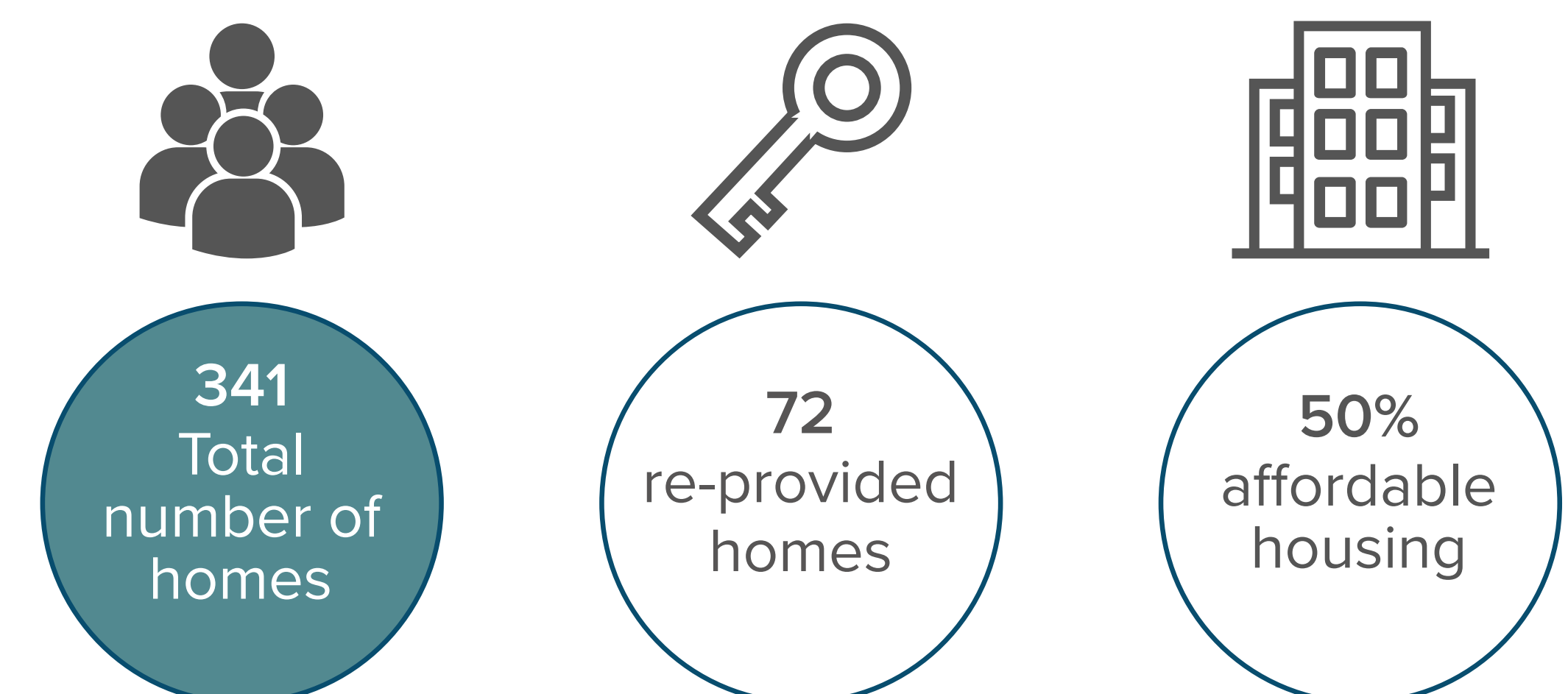
1. We have been working with architects PRP to progress the initial designs from what we showed you in December.

2. How has the design evolved?

- a. 2nd staircases added to Blocks A and C.
- b. Location of new private and affordable homes has varied.
- c. Height of Block C has increased, from 18 storeys to 22.
- d. Height of Block D has decreased from 11 storeys to 6.

3. What hasn't changed?

- a. The designs deliver on the promises made to you as part of your Landlord Offer.
- b. Block A is in Phase 1 and delivers the required reprovided homes.
- c. Overall layout of the buildings and provision of a central courtyard for residents.
- d. Replacement number of parking spaces remain at 28.
- e. 'Green link' to Starboard Way.
- f. Community Hub.



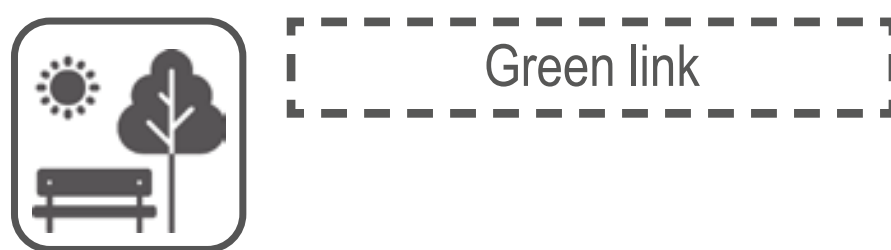
Design Development

Landscape and Public Realm

We are looking to maximise the green space available to residents across the scheme and since we last met we have appointed specialist landscape architects, HTA, to help work up the detail of these spaces



Play area & Courtyard



Green link



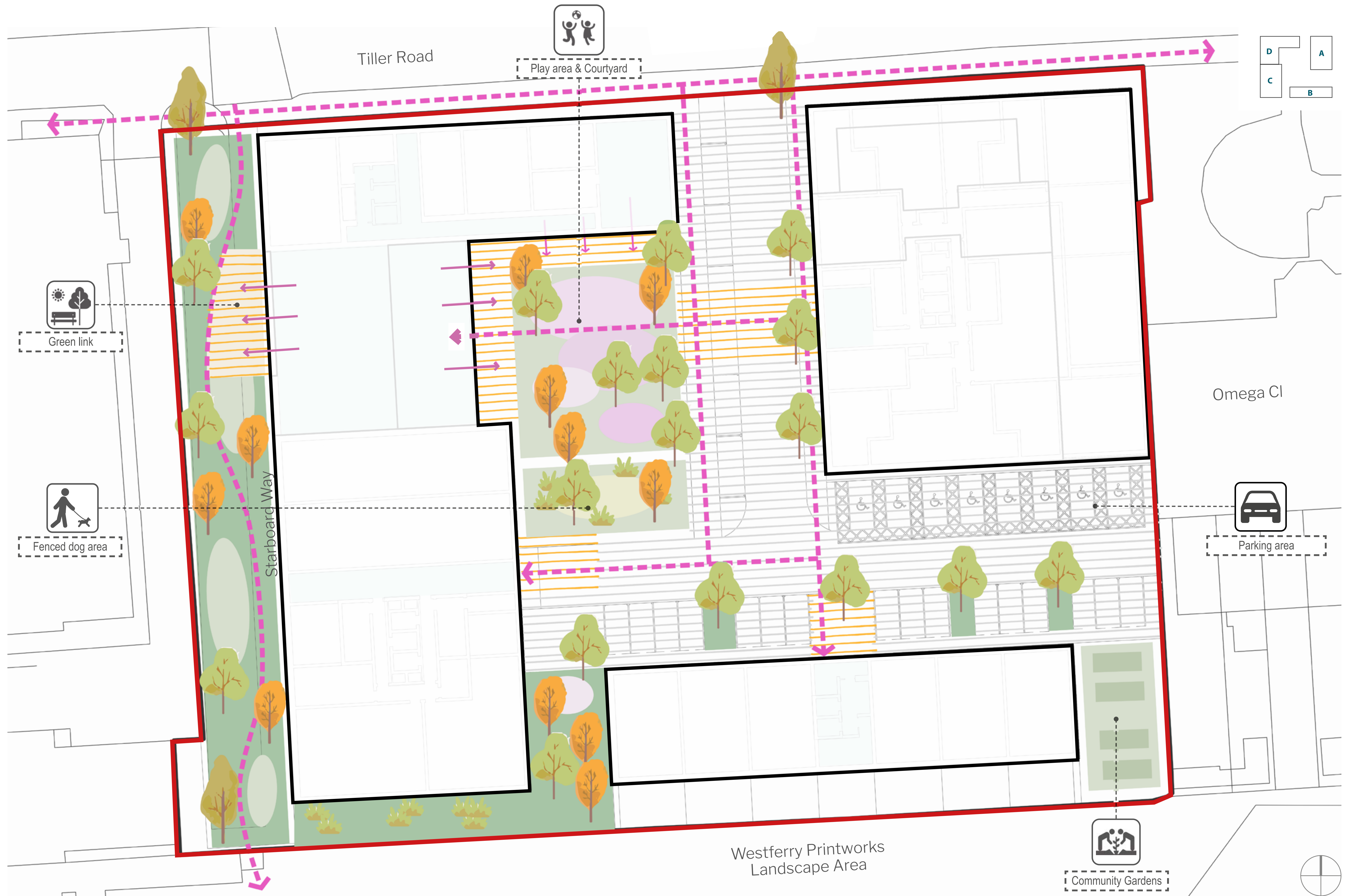
Street and parking area



Fenced dog area



Community Gardens



Ground floor plan

Community Hub

Our vision is to design this space with residents, for residents. This space could be operated by a local charity or social enterprise who could run programmes during the day and enable the space to be booked out by residents at other times. We propose the operator being responsible for any service charges or running costs, associated with this space.

This space could potentially include facilities such as youth facility, workspace for residential and wider use, training focused programmes, community cafe, art / creative focussed activities, etc.



Training programmes



Youth facility



Kids Playground



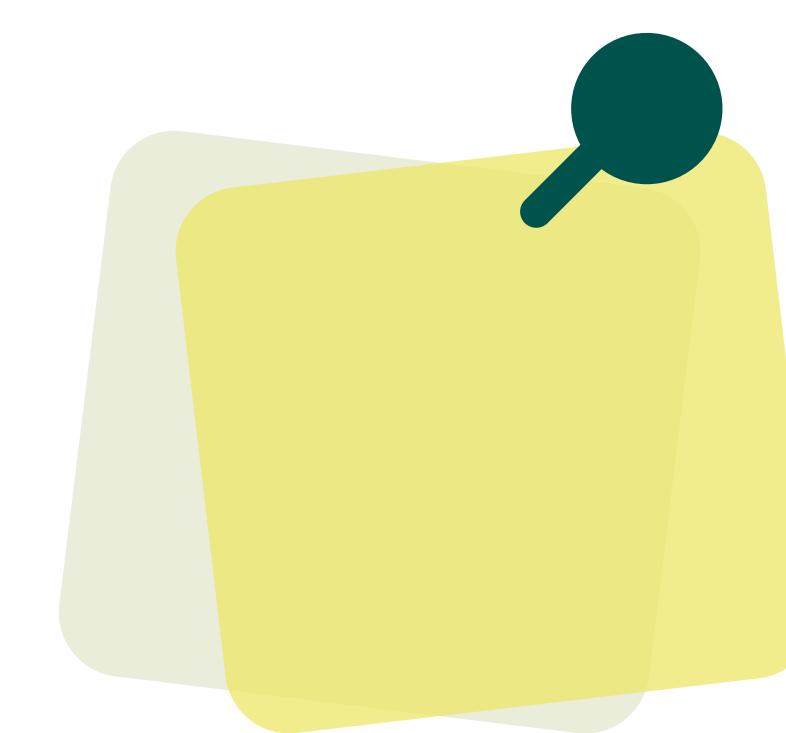
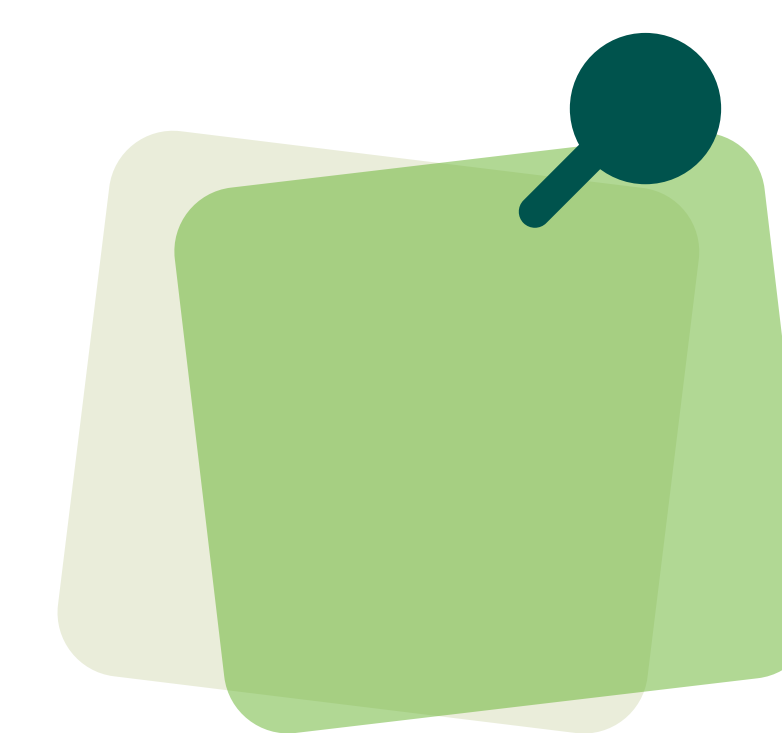
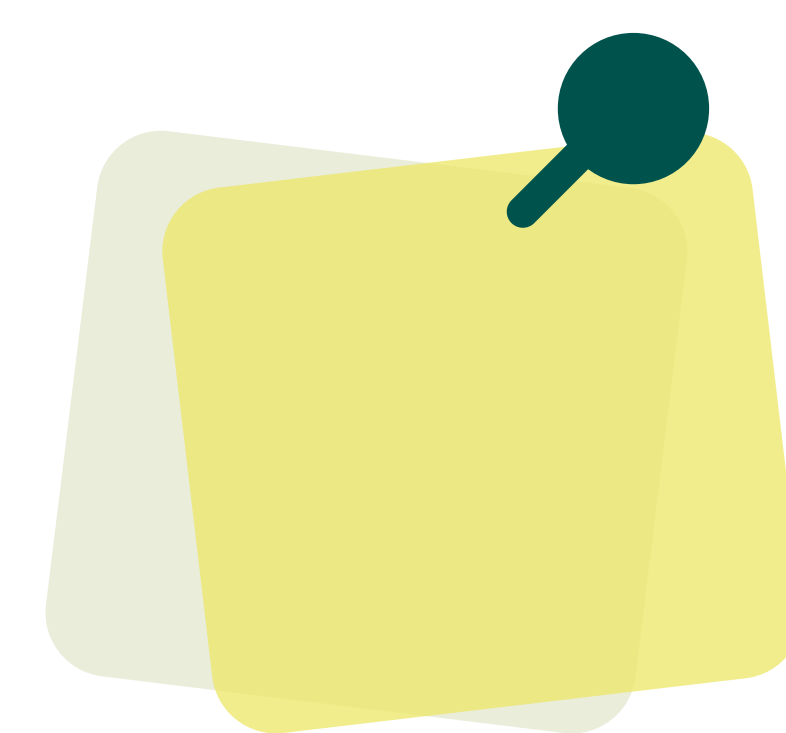
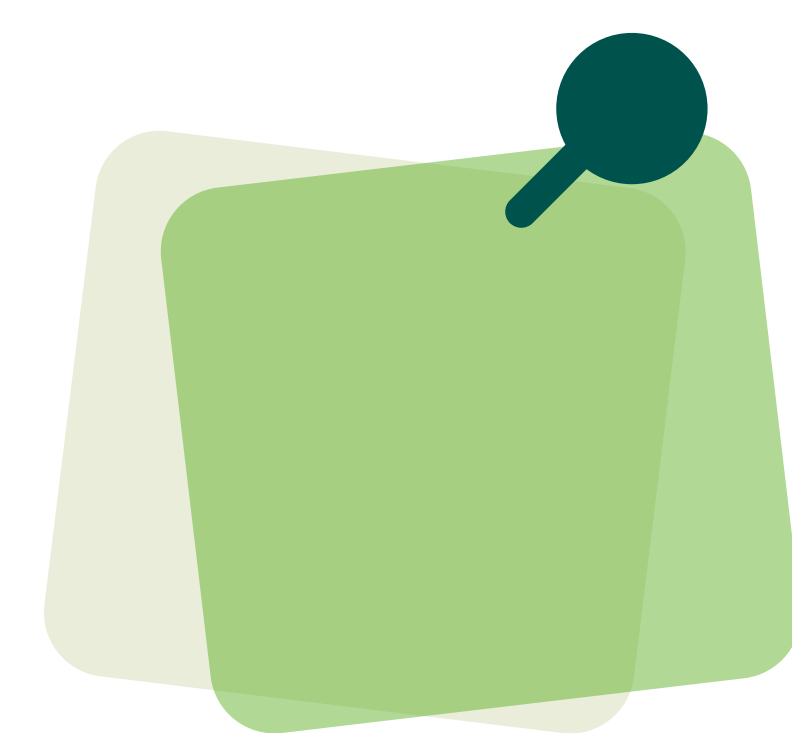
Works spaces for residential



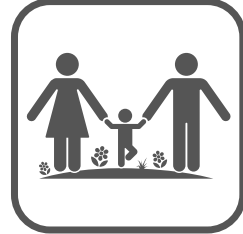
Cycle hub



Cafe



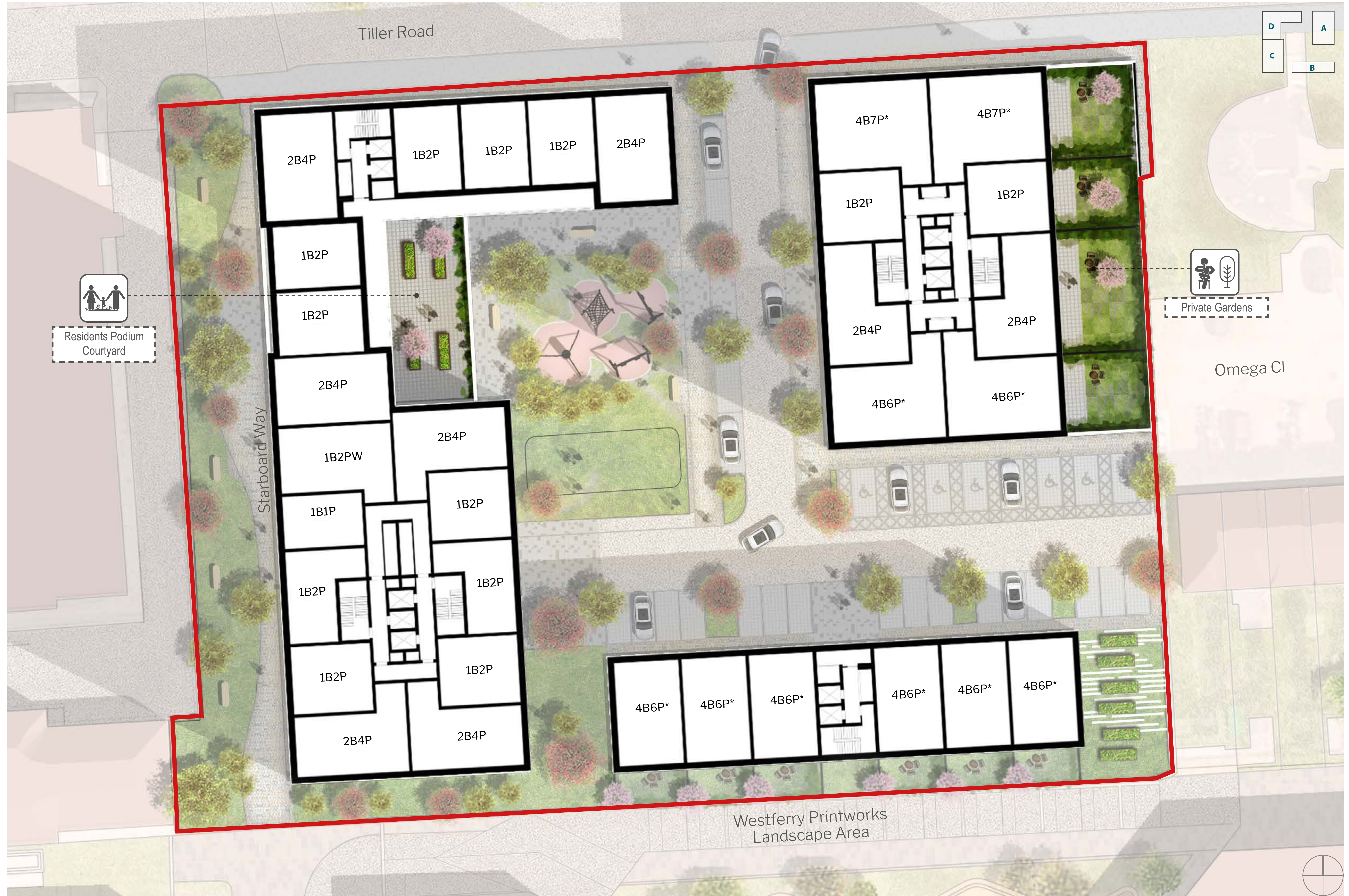
First floor plan

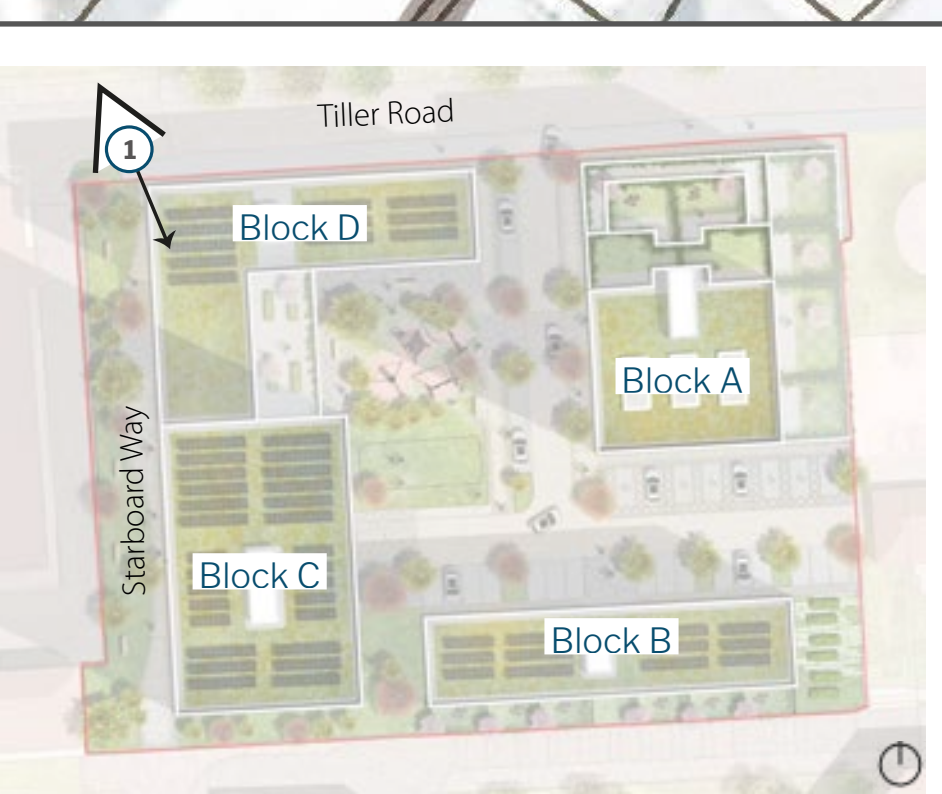


Residents Podium
Courtyard



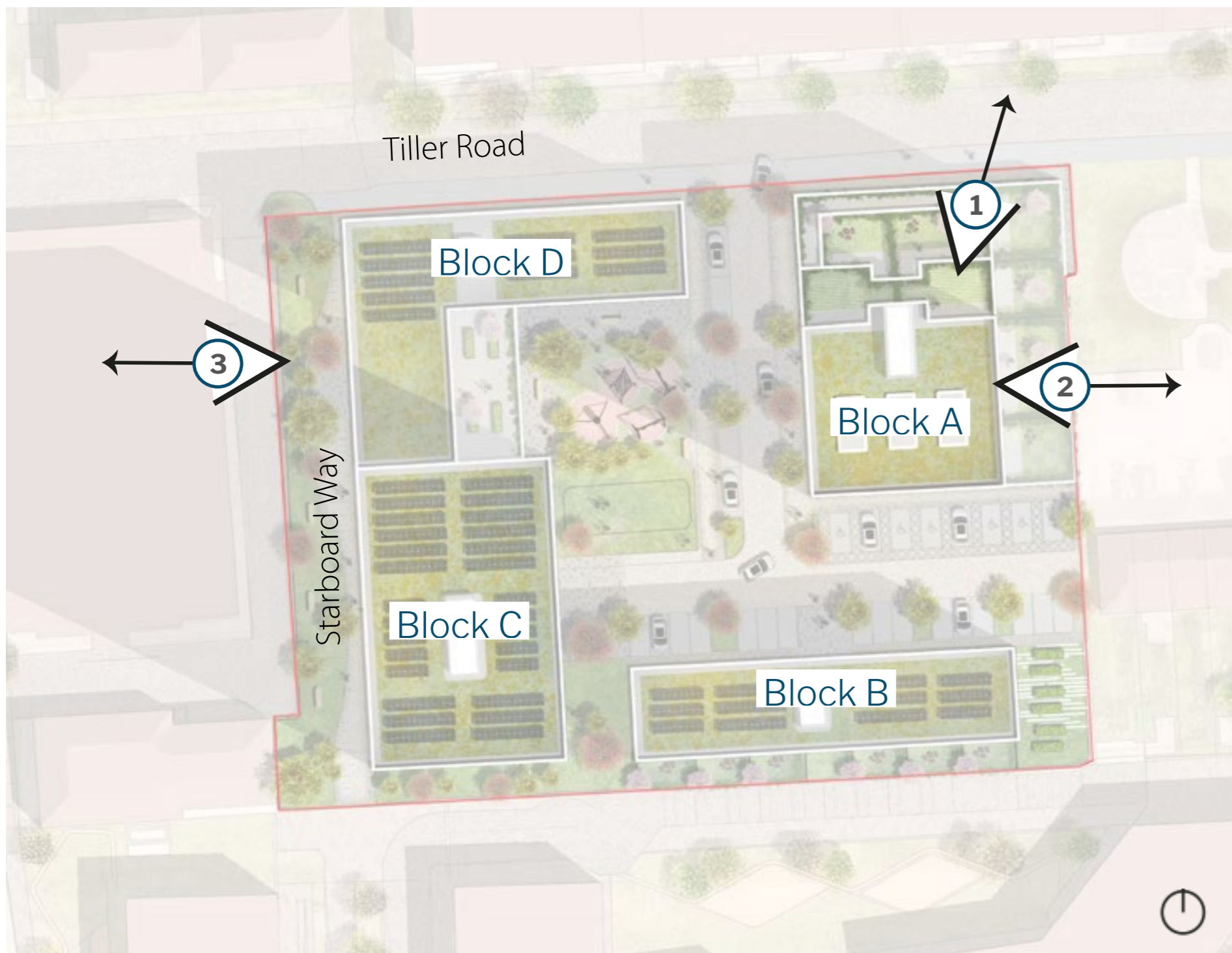
Private Gardens



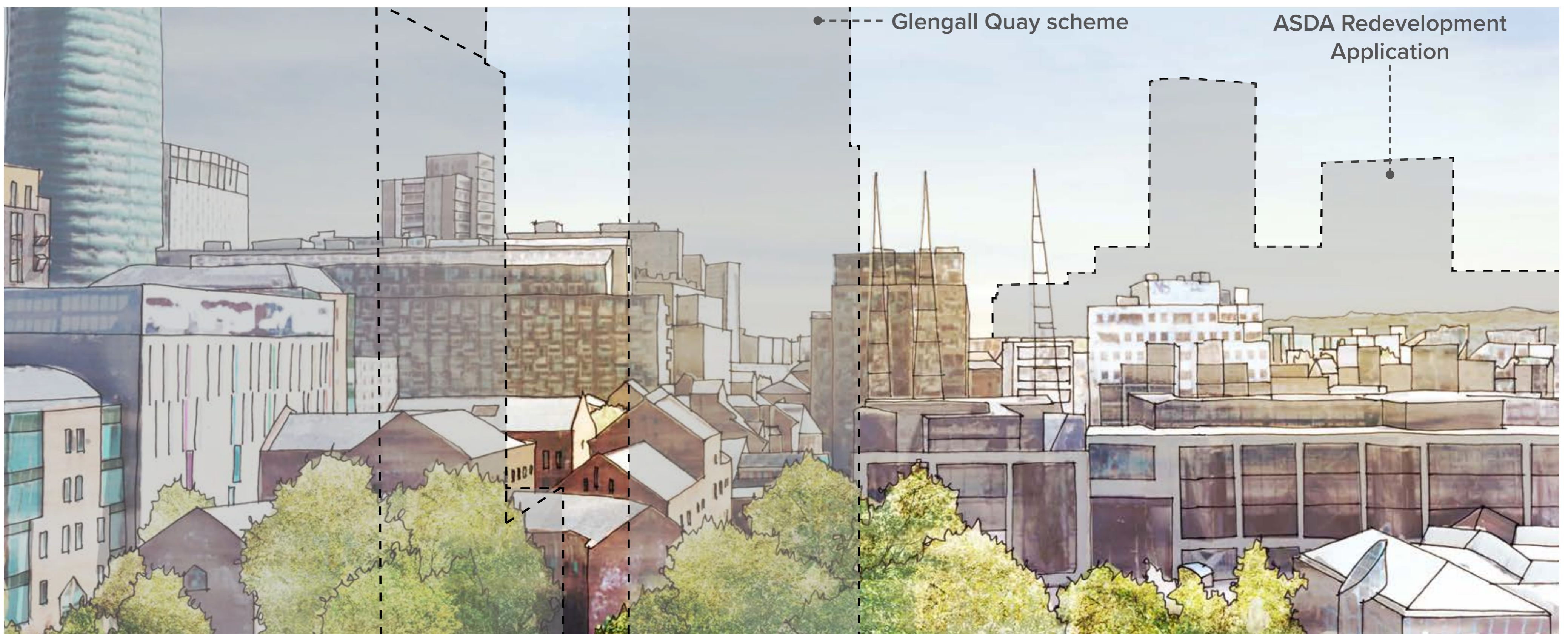


Illustrative Views

This board presents some examples of views from different blocks within the proposed development.



① Block A illustrative North View from 6th floor and above.



② Block A illustrative East View from 11th floor.



③ Block C illustrative West View from 5th floor and above.

Current Proposal (July 2023)



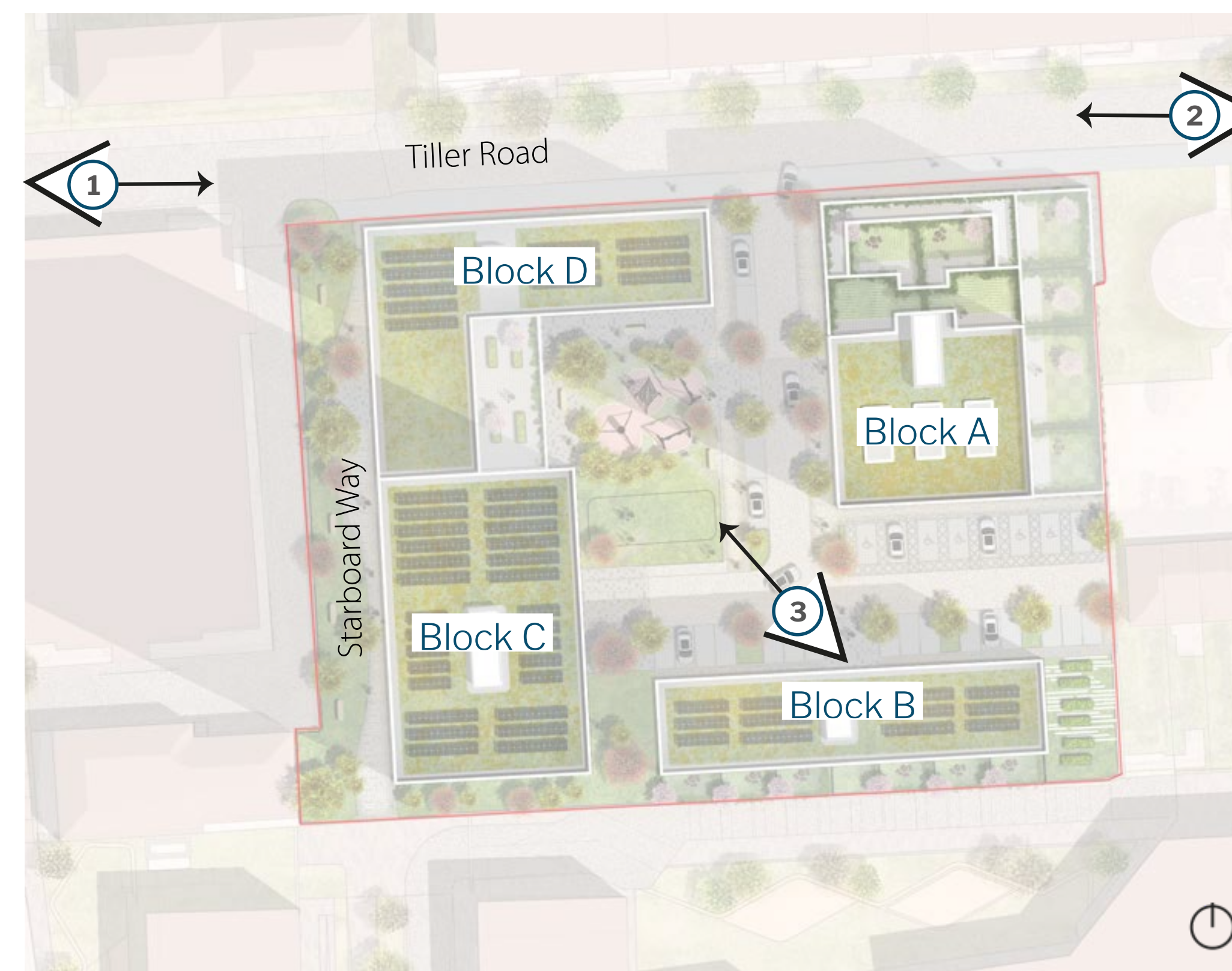
1 Illustrative sketch view from Tiller Road looking east.



2 Illustrative sketch view from Tiller Road looking west.



3 Illustrative sketch view from communal gardens



SUMMARY



Total Homes
341 Homes



Landlord Offer
Our commitments to residents have not been changed



Open Space & Public Realm
(Ground Floor)
1663 sqm / 17900.38 sqft



Community Hub
406 sqm of space for the community



Parking
Total - 28 spaces
Accessible - 8 spaces
Standard - 20 spaces



Cycle Parking
611 spaces



Phasing and Decanting

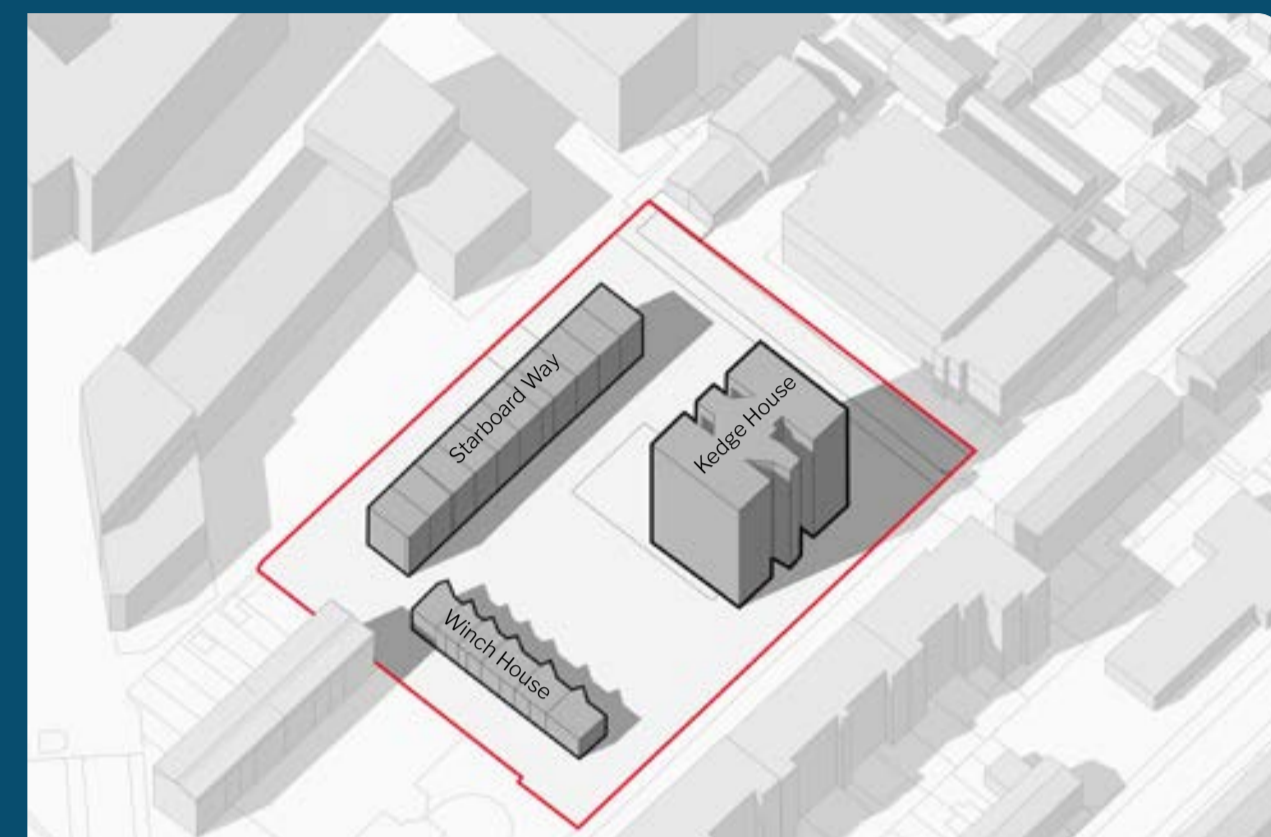
This board explains the proposed phasing strategy of the redevelopment of your estate. It provides a step-by-step guide on the timing of the decanting, deconstruction and construction across the estate.

Although this is the current proposed strategy, this is subject to change as we refine the design.

PHASING VIDEO

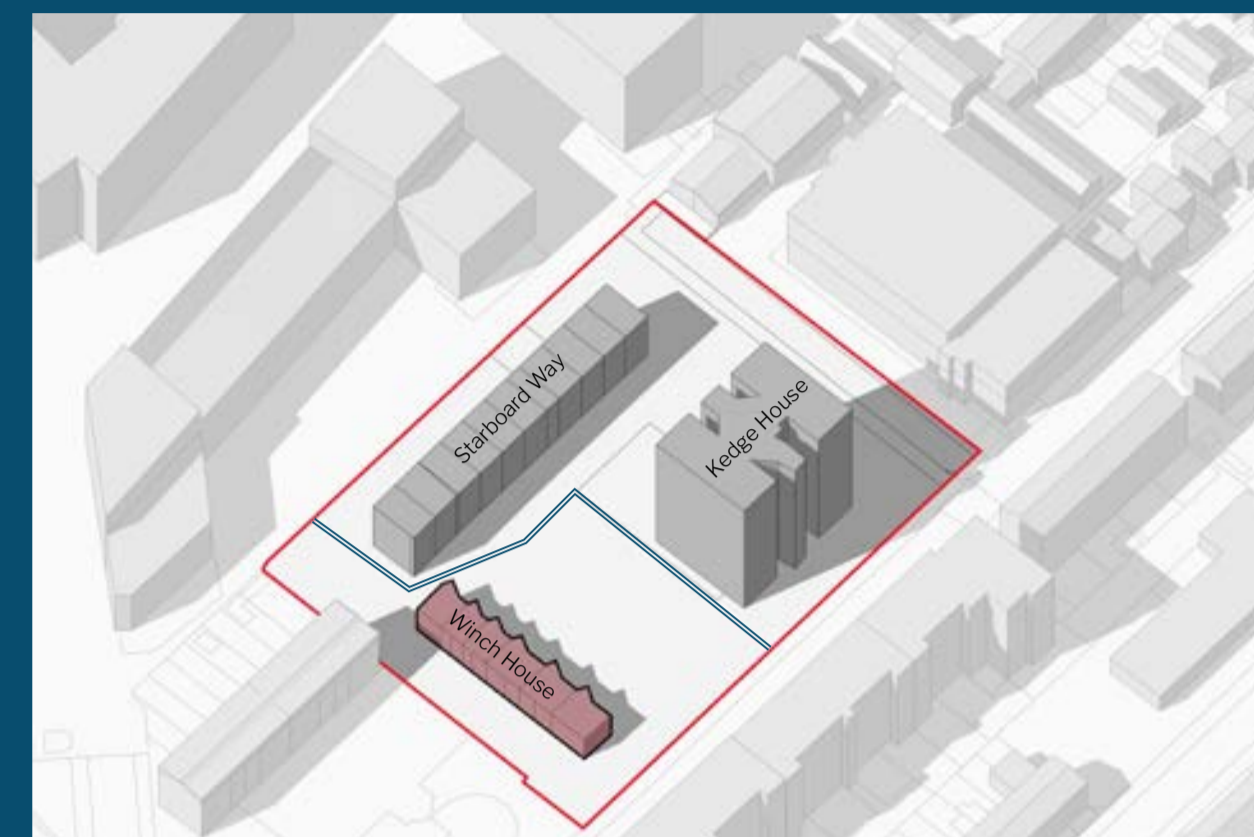


Proposed Phase 0 Existing estate



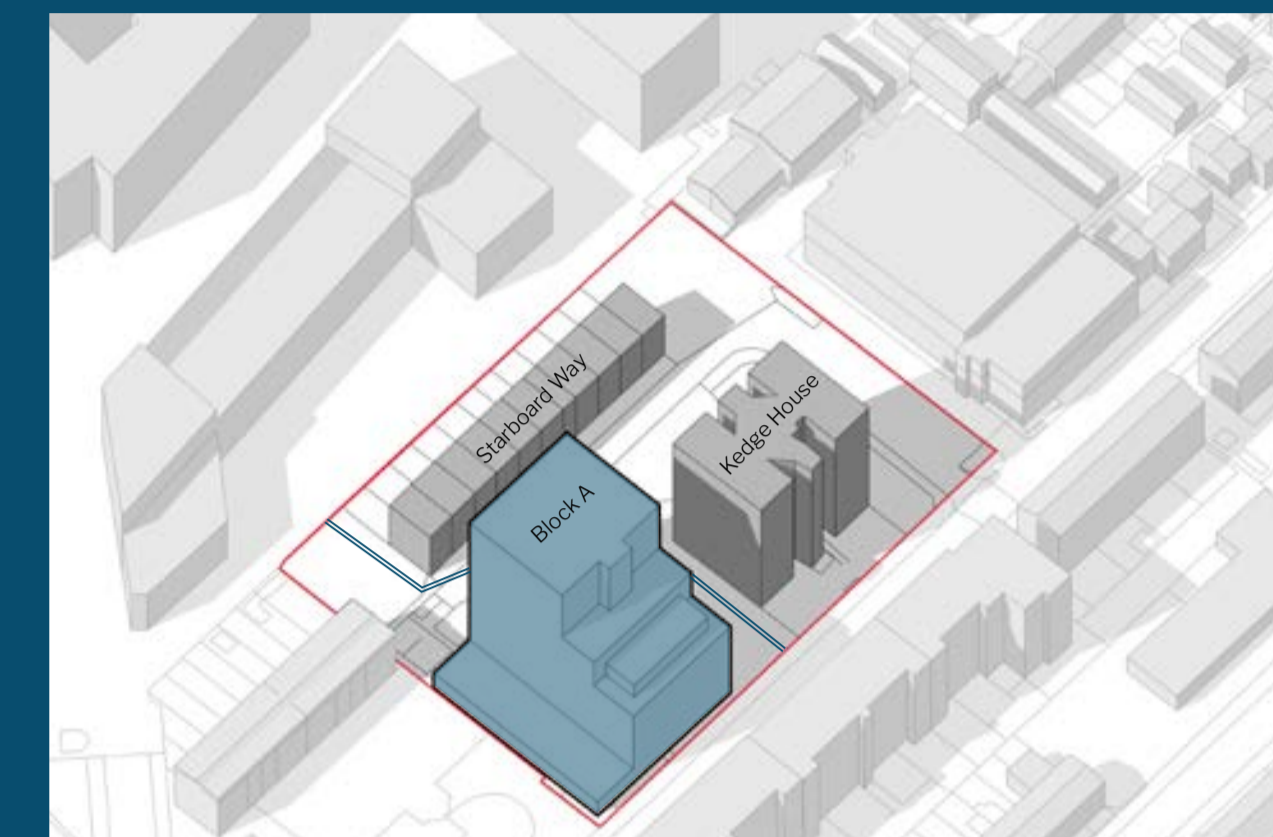
This is the current condition of the estate before any construction work has begun. Tenants of all three blocks have been granted priority decant status to move away from the estate earlier if they want to before final emptying of their block.

Proposed Phase 1a Final decant and deconstruction of Winch House



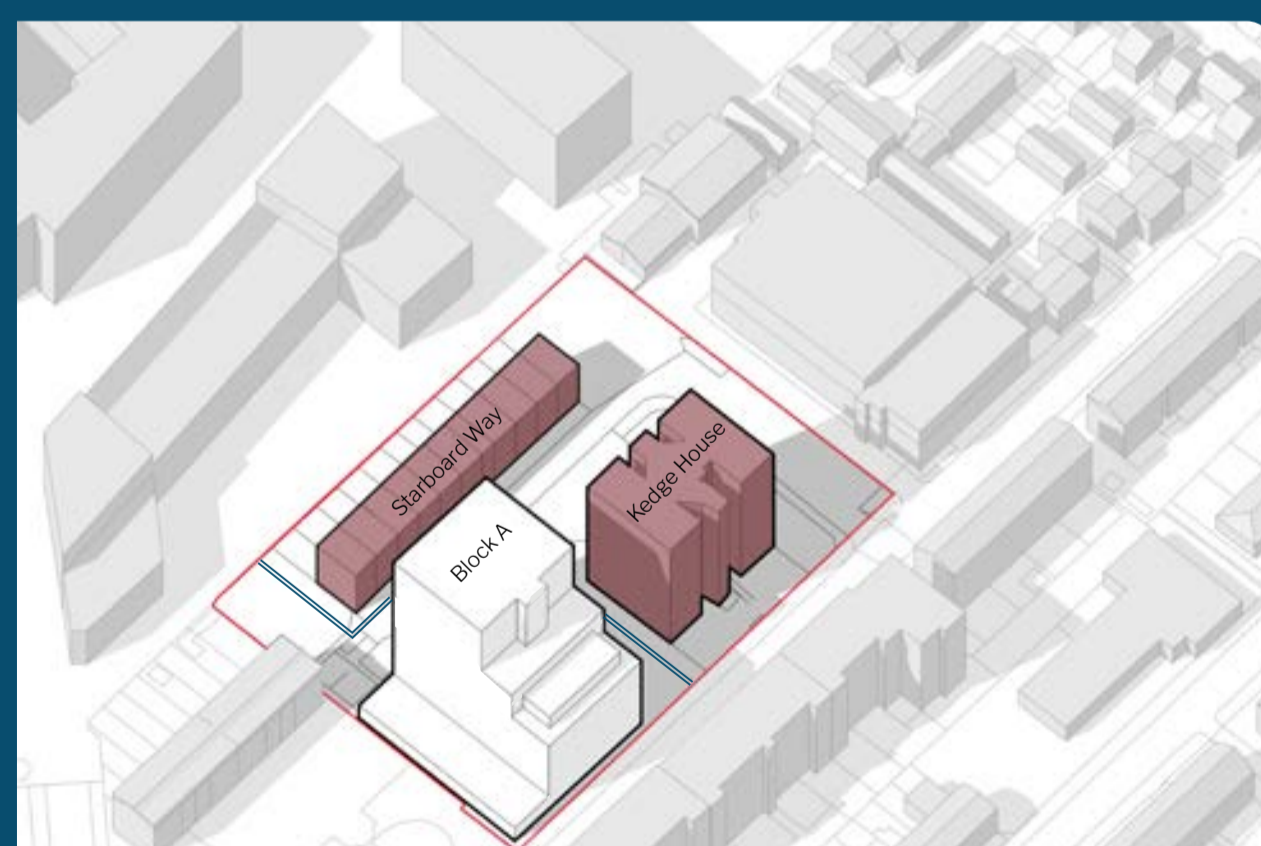
In this phase any remaining residents in Winch House will need to move away temporarily to allow deconstruction of the block and constructions works to begin.

Proposed Phase 1b Build Block A



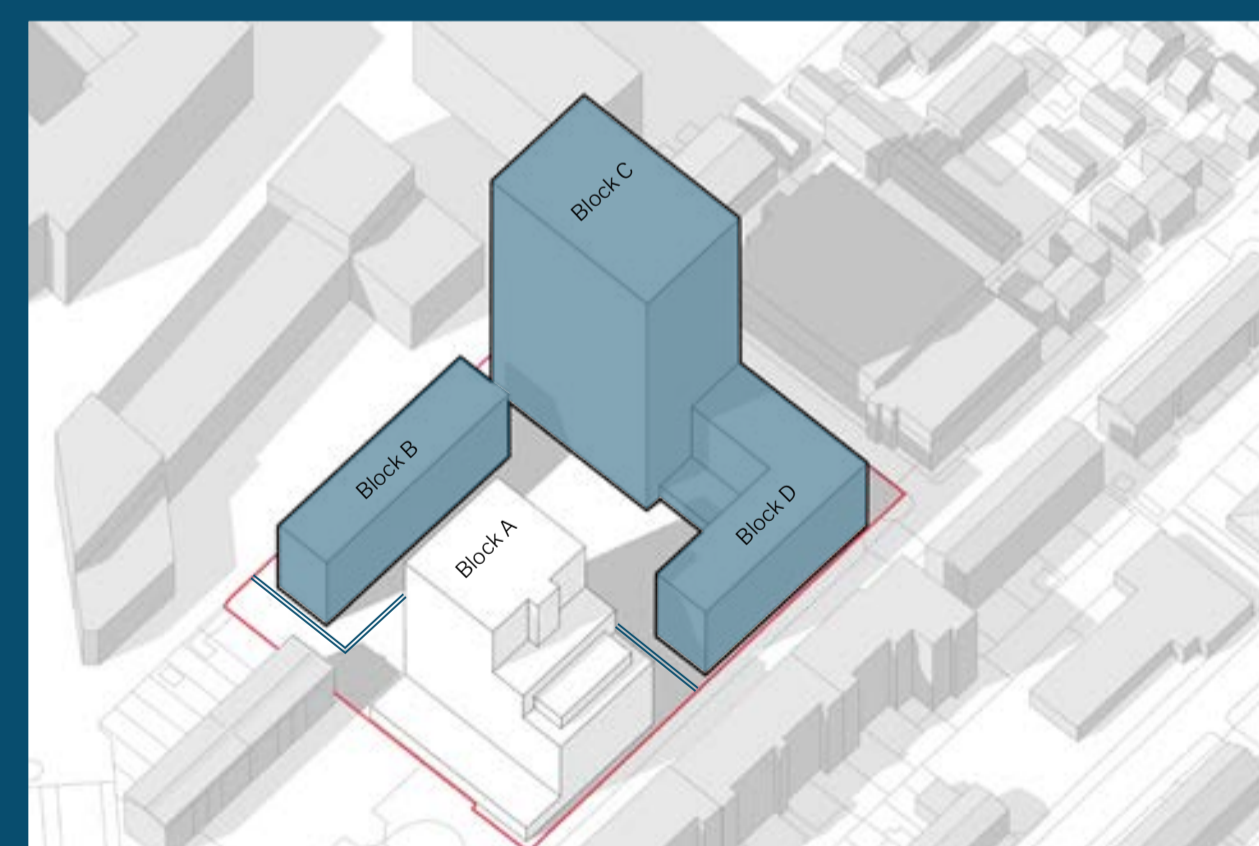
In this phase 'Block A' will be built on the site of Winch House. This block will be affordable housing and will be large enough to accommodate all of the existing households requirements on the estate.

Proposed Phase 2a Final decant & deconstruction of Kedge House and Starboard Way



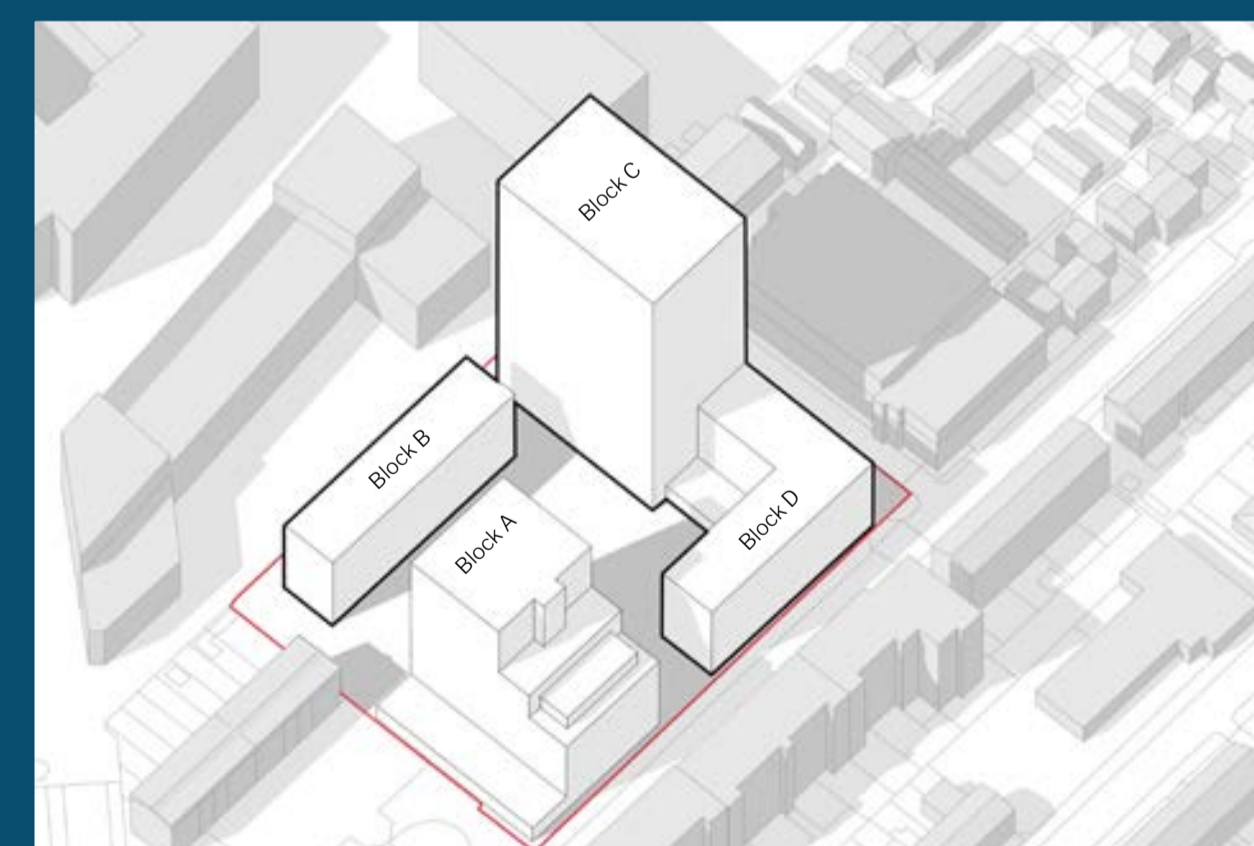
In this phase all remaining and off-site residents from Kedge House & Starboard Way will move into the completed Block A. Once Kedge House & Starboard Way are empty they will be deconstructed.

Proposed Phase 2b Build Block B, Block C and Block D



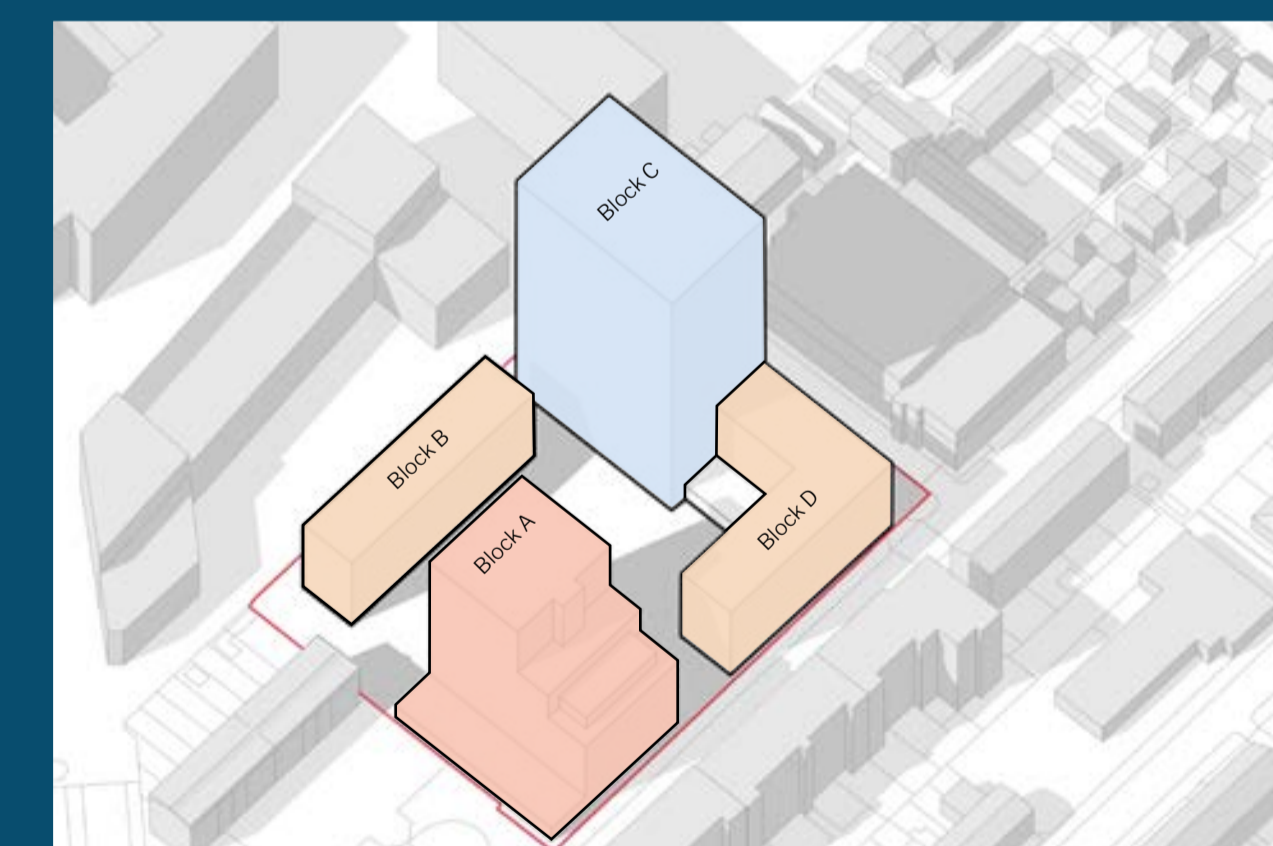
In this phase 'Block B', 'Block C' and 'Block D' will be built on the site of Starboard Way and Kedge House. This will be the end of the redevelopment of the estate.

Redevelopment Completed



Estate will start welcoming new residents for the new blocks.

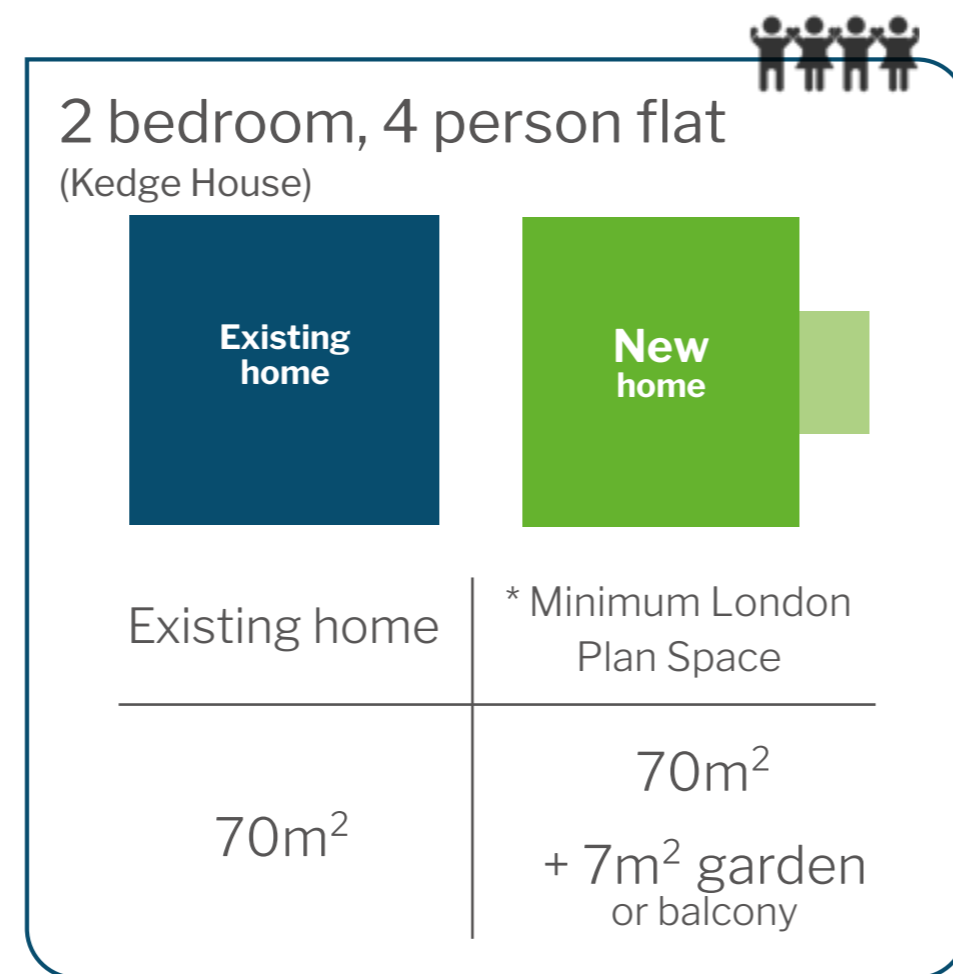
Housing Tenures by Block



- Re provision Social Rented, Affordable Rented & replacement existing leaseholder
- New Affordable Homes
- Private sale

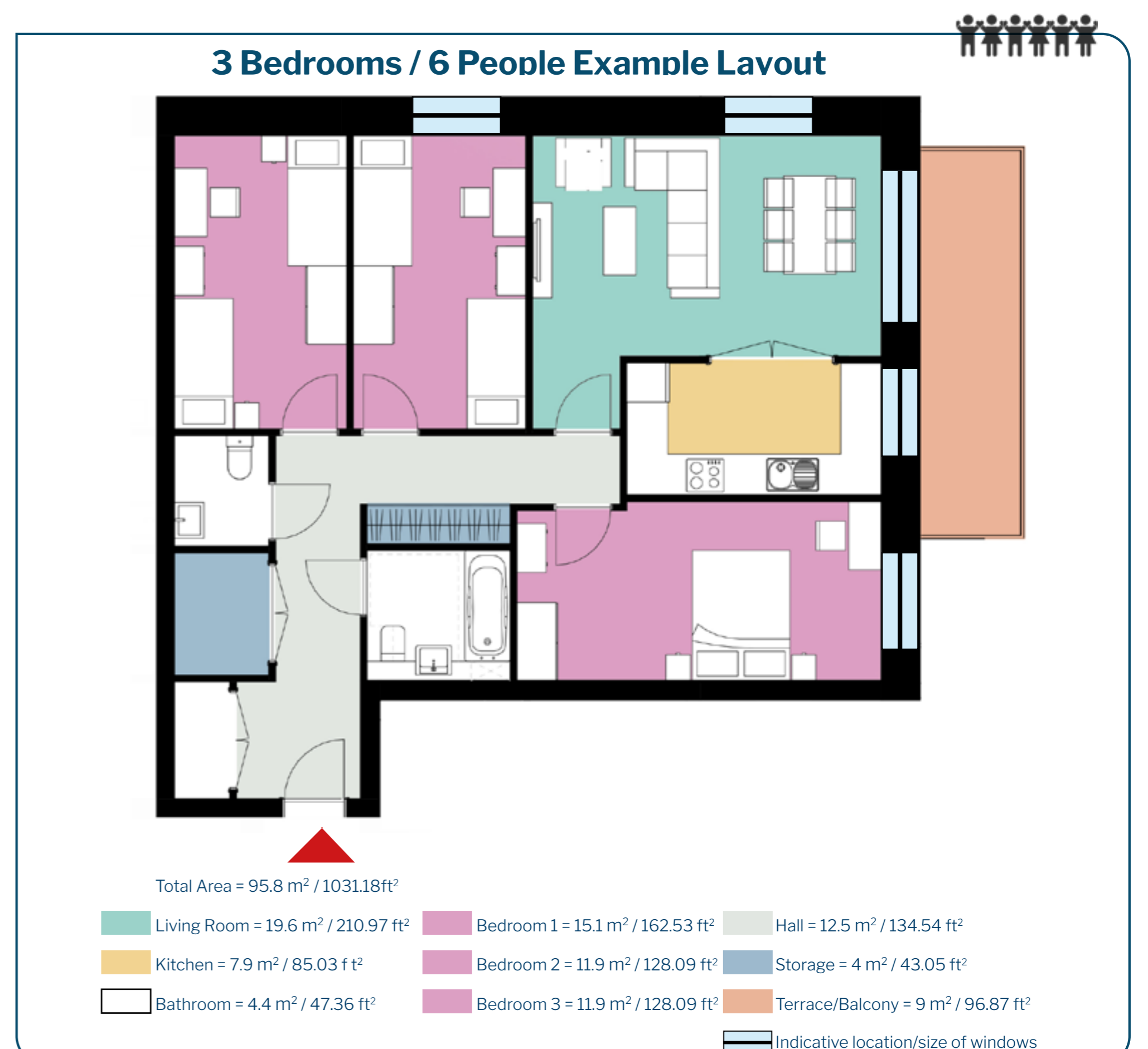
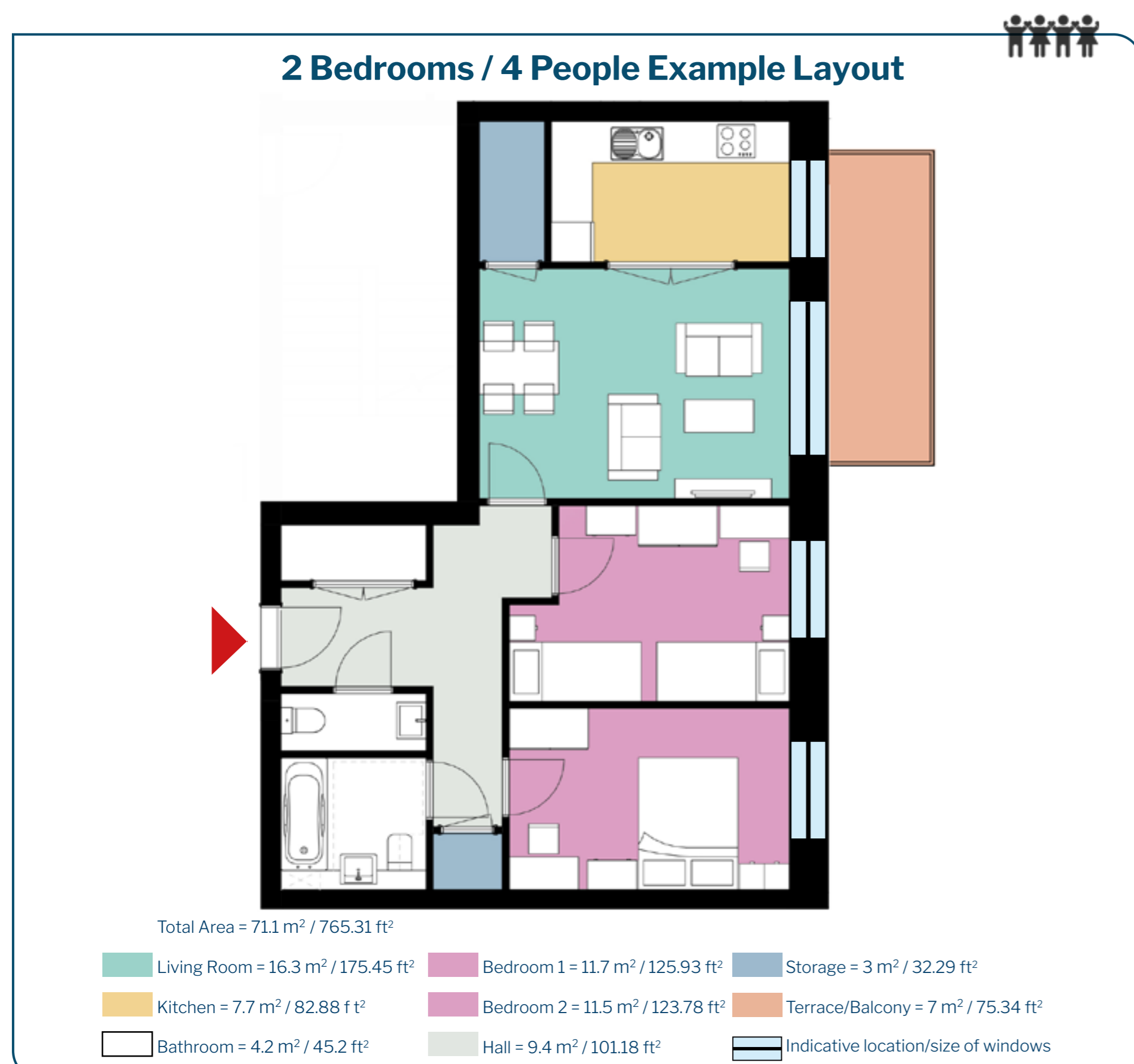
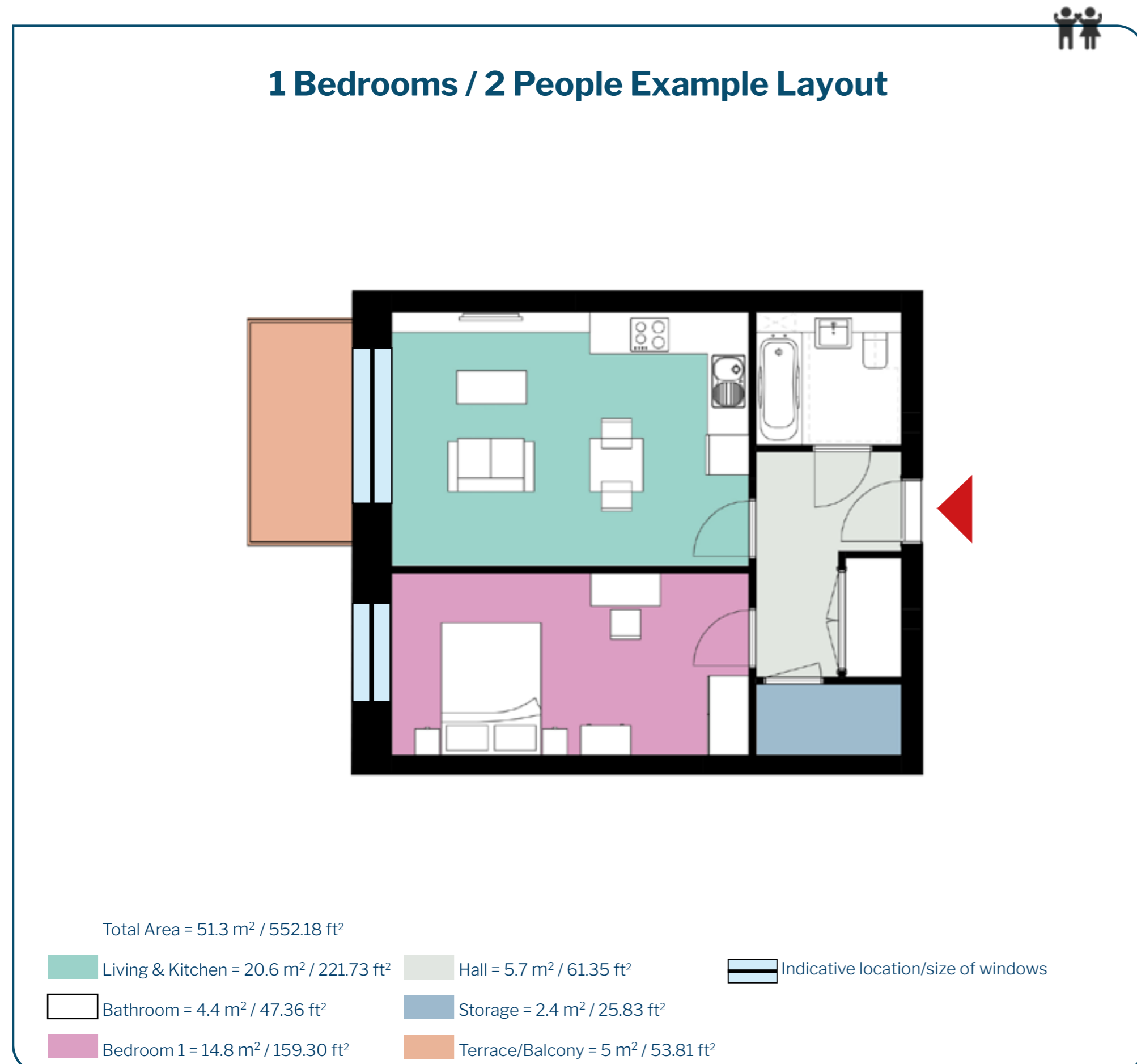
Home Layouts

The diagrams below show the size of your current home and the minimum size of any new homes according to the London Plan Space Standards.



* One Housing has committed that the new homes being built for existing residents will match or exceed the overall size of their current home. Residents of 1 bedroom flats in Kedge House would therefore move into a new home totalling a size of at least 56m² overall, which would include private outside space of at least 5m² as part of this. Private outside space could be a balcony or roof terrace.

Illustrative examples of new home layouts.



The diagrams below show the size of your current home and the minimum size of any new homes according to the London Plan Space Standards.



Illustrative examples of new home layouts.



We are looking forward to starting the detailed design of your new homes, within Block A, which will commence once we have completed consultation and agree the size and location of buildings on the site.

Please see layouts which set out what a typical home could look like. One of the promises made to you was having a choice between an open plan or separate

kitchen and living room. To assist us with this design we would like to hear from you on which you would prefer. Please leave us your feedback so we can start to bespoke the design of your new home.

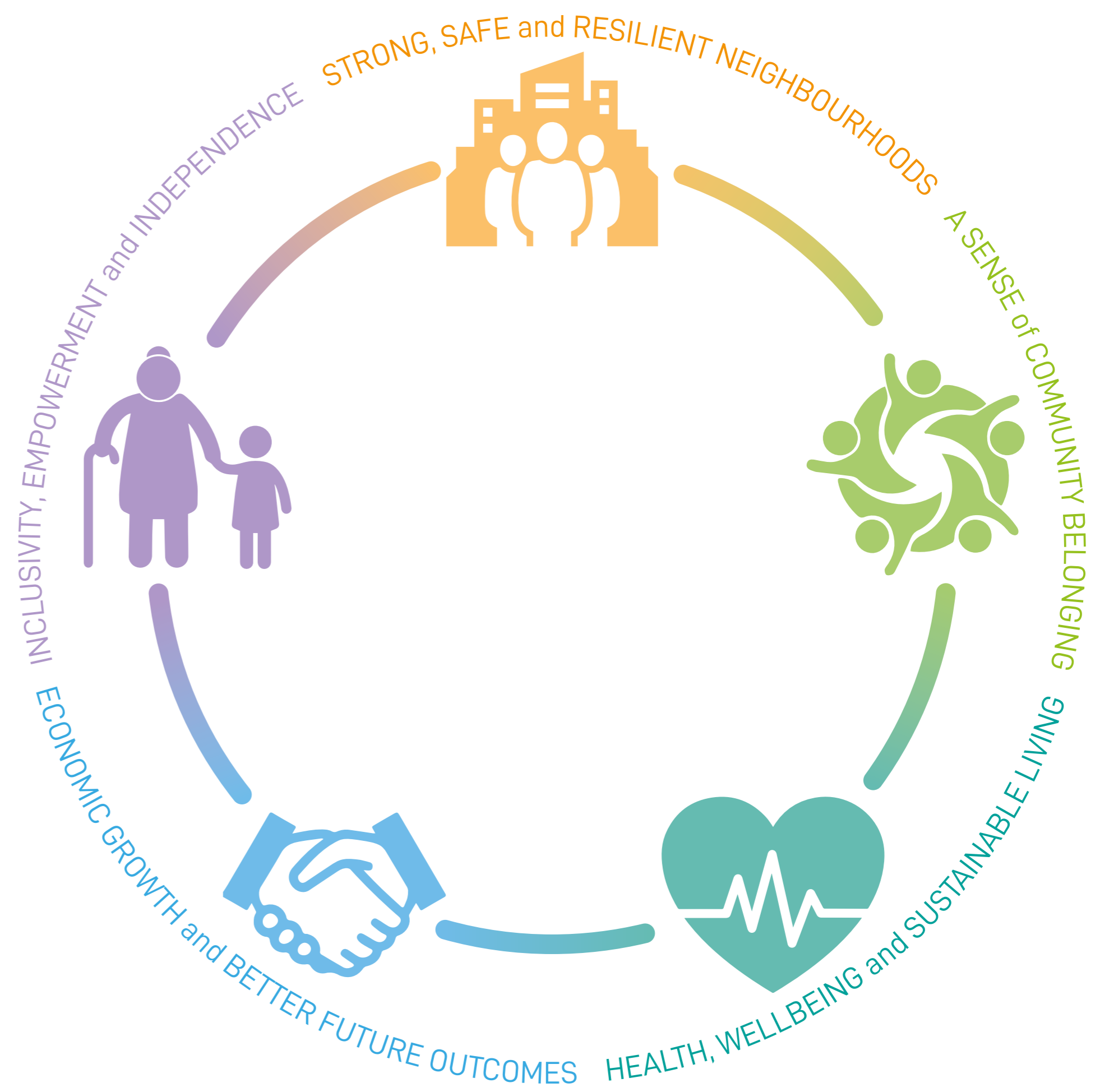
Social Value

As Joint Venture partners we are looking to invest money into programmes and projects that will benefit residents of Tiller Road and the surrounding community.

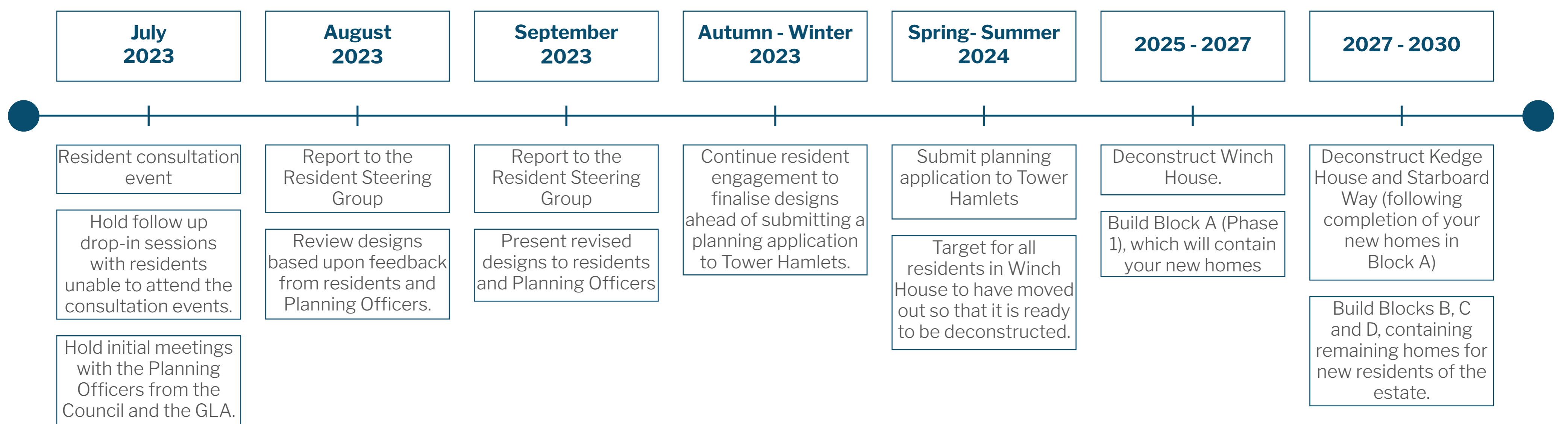
As part of this process we want to agree with you how this money is spent and what projects we fund. Some initial ideas for projects to focus on include the following:

- Local employment initiatives.
- Apprenticeships and mentoring programmes.
- Funding youth programmes (e.g. through Spotlight).
- Gardening projects (e.g. through Isle of Dogs community garden network).
- Community art projects.
- Healthy living activities (e.g. programmes through the Docklands Sailing and Watersports Club).
- Activities for the elderly.

We want to know what you think of these ideas. What would you like us to fund?



Next steps



This is a realistic forecast, based upon our experience of delivering projects of a similar scale and complexity. We could go faster depending upon how you engage with us, how the planning officers respond and how long it takes to temporarily house those who need to move away temporarily from the site first.

Despite the challenges of new fire safety measures and build cost increases, we are still targeting submission of a planning application in 2024, to enable us to start works on Phase 1 in 2025.

Using our relationships with key planning officers and politicians in the borough, we'd look to achieve a planning permission ahead of commencing works on Phase 1 in 2025.

We would like to complete Phase 1 by early 2027 prior to then commencing works on Phase 2.

All works would be completed in early 2030. This date has extended by 3 months since we saw you in December, due to new legal requirements for handing over homes coming into force, which increases the amount of certification required before any homes in a building can be occupied.

At this early stage these are our planned dates and we will keep you up to date with any changes in these dates as we progress.

Feedback and summary

Thank you for attending this exhibition. This board explains how you can stay in touch and have your say via the feedback form, or speaking to one of our team members.

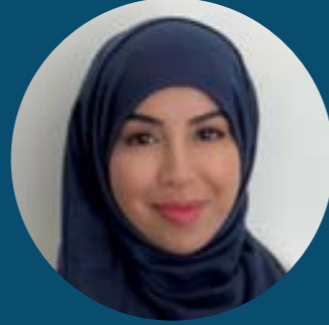
How to stay in touch

Contact the One Housing Regeneration team for more information:

Soundous Serroukh

020 8821 6584

sserroukh@onehousing.co.uk



Shaun Simpson

020 8821 6215

ssimpson@onehousing.co.uk



Mynul Islam

020 8821 5138

myislam@onehousing.co.uk



The Independent Resident Advisor: Ray Coyle

0800 073 1051 (freephone)

enquiries@opencommunities.org



Resident Advocate: Mike Tyrrell

07958 225416

mike@puttingresidentsfirst.co.uk.



Feedback

We want to hear your thoughts and ideas on the proposals and really appreciate you completing a feedback form. Please use the paper feedback forms to share your comments.

Members from the One Housing Group or the Independent Residents Advisors, are happy to take further feedback you might have via phone or email.



Join the
conversation

Shape the
future of your
neighbourhood