

REGENERATION NEWSLETTER - ALICE SHEPHERD HOUSE AND OAK HOUSE

September 2023

Welcome note from Jehan Weerasinghe

Dear Residents,

I am pleased to take this opportunity to introduce myself to you, having recently joined One Housing (Part of Riverside) this month as Managing Director.

I am into my first week and have been familiarising myself with the great teams looking after our homes and residents and getting out to look at some of our estates. I am particularly looking forward to the tour of the Isle of Dogs in the next few weeks.

I joined One Housing from Wheatley Group, where I was the managing director of Glasgow Housing Association (GHA) having been in that role since November 2019 following nine months as Director of Innovation and Improvement. Before that I had spent 16 years at L&Q, leaving as their Regional Director of Operations.

My role at One Housing will be to support integration into Riverside and lead on development and operational activities in the capital, working closely with stakeholders and residents in London.

I'm very excited to be joining this fantastic organisation. The group has clear goals and values which align with mine. I'm looking forward to working with the team to help steer One Housing and the wider group through the many challenges and opportunities ahead, and to meeting lots of you as we strive to continue our journey on service improvement and regeneration.



Alice Shepherd House and Oak House Regeneration update

It has been some time now since our last newsletter and we wanted to keep you informed on what has been happening in the background since we last spoke to you.

Housing Need assessments

Over the last few months, we have been carrying out Housing Needs surveys with residents to discuss current living arrangements, the make up of each individual household and your preferences.

We have completed these with most residents, however if you have not yet had this conversation with a member of staff please contact us on the details at the end of this newsletter to arrange a meeting. This is very important as it helps us ensure we are designing a suitable flat for you in the newly built estate.

Appointment of a Development Partner

A key step in the progress of the regeneration of the estate is to appoint a Joint Venture developer partner who will work with One Housing and the residents to design and build the new homes and estate. One Housing have begun the process of looking for a development partner. This is a lengthy process to ensure we get the best candidate on board, we aim to conclude this by the end of the year.

The Steering Group, the Independent Advisor and Resident Advocate will all help in the selection of the development partner to ensure they are a good fit.

Review of our Island regeneration projects

It's been a tough 24 months for everyone, as we all try and navigate the cost-of-living crisis. The housing sector has also faced labour challenges and volatile economic and political landscapes.

There have also been some big changes in building regulations this year. This has meant that lots of house builders have had to change the designs of buildings to include additional fire safety measures and second staircases.

These economic and design challenges have affected the construction and development industry. Rising interest rates, high inflation and house price uncertainty has meant that it is becoming much more expensive to build new homes or refurbish old ones.

These challenges mean that One Housing/Riverside need to review their regeneration projects to ensure that we are accurately forecasting the cost and timelines in this challenging time. We are currently in the process of this review and will give you updates as the review progresses.

If construction and design costs remain high over the next few months, we need to ensure that the building work on our Island projects starts at different times, to spread out the cost across a longer period. Doing this may change the timetable for some of the projects.

It's understandable that in these periods of uncertainty, some may have concerns about our commitment to our regeneration and improvement projects. We want to take this opportunity to make it clear that none of the projects have been cancelled. We remain fully committed to working with you to progress the regeneration of your estates.

Following the review, some key dates such as planning applications or the start of construction may come later than previously thought.

The following projects may be affected:

- Kedge House, Winch House & Starboard Way (also known as the Tiller Road project)
- Alice Shepherd House & Oak House (also known as the Stewart Street project)
- Kingsbridge Estate project
- Samuda Estate project (also known as 'Future Samuda')

We will continue to keep you updated with progress and next steps. We hope to know the outcomes of the review in November 2023.

In the meantime, if you have any questions regarding the project, please contact us on the details below:

If you have any questions or comments contact the One Housing regeneration team on:



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Drop in sessions every
Wednesday at 4 Winch House.