

REGENERATION NEWSLETTER - KEDGE HOUSE, STARBOARD WAY & WINCH 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.



Kedge House Starboard Way & Winch House Regeneration Update

On the 13th and 15th July we held a resident event over two days on the estate. During the events residents were shown the amendments Mount Anvil had made to the designs and showed potential floorplans and collected feedback. The events were well received, and we had approximately 20 households attend.

Following the events we held a week long drop in session which gave residents a chance to drop by Flat 4 Winch House, which is being used as a regeneration hub, and ask questions to One Housing and Mount Anvil. Independent advice from Ray and Murselin from Open Communities and the Residents Advocate, Mike Tyrrell, was and continues to be available. More details can be found on the signage at flat 4 Winch House.

Mount Anvil continue to progress designs and are working with One Housing to prepare a planning application which is to be submitted to Tower Hamlets Council late next year.

Voids and Decanting

The regeneration team have continued to work with residents to help find and settle residents into temporary or permanent homes off the estate. To date we have helped 12 tenants and their households move and 6 adult children move away separately. There are now 16 void properties across the estate which will be temporarily let to guardians.

We continue to advise residents to bid on the Tower Hamlets Homeseekers website for moves within the borough and Home Connections should you be looking outside of Tower Hamlets. As always please contact the Regeneration Team should you have any questions.

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:



Shaun Simpson
Regeneration Officer
ssimpson@onehousing.co.uk
02088216215



Soundous Serroukh
Regeneration Officer
sserroukh@onehousing.co.uk
0208 821 6584

Independent Advice



Mike Tyrrell
Resident Advocate
07958225416
Mike@puttingresidentsfirst.co.uk



Ray Coyle - Open Communities
Independent Resident Advisor
Freephone 0800 073 1051
enquiries@opencommunities.org

Drop in sessions every
Wednesday at 4 Winch House.