

Kingsbridge News

A newsletter to update Kingsbridge Estate residents on the regeneration proposals

Welcome to the September 2023 edition of the Kingsbridge Estate Regeneration Newsletter

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.



PROJECT UPDATE

Since the resident ballot in favour of full regeneration in December 2022, our team has focussed on conducting housing needs assessments throughout the estate and considering the selection of a development partner.

The housing needs assessment is a critical step in planning your future homes. It helps us gain a precise understanding of your household's needs so that our plans are tailored to meet them.

So far, our team has met with 77% of households on the estate to complete their housing needs assessment. If you have not yet participated in this assessment, we encourage you to get in touch with us to arrange an appointment. Your input plays a vital role in shaping the future of Kingsbridge, and we value your participation.

In our August newsletter we told you we had been contacted by the "Reclaim Our River." campaign group. They would like to see the Thames path fully open to pedestrians and cyclists along its entire length behind Kingsbridge Estate. If you would like to contribute to the conversation about the river path, then please do not hesitate to contact us using the information provided below.

The current feedback has been overwhelmingly in support of removing the wall, so please do share your views.

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:

Please scan the QR code below with a smart phone or tablet to get access to an online survey and to answer some brief questions about the pathway. Alternatively, please contact us using these details to let us know your thoughts:



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