



BARKANTINE ESTATE November 2023

The newsletter of the 4 Estates Forum, a group of residents, independent of Riverside

What is the situation at Kedge House, Starboard Way and Winch House?

The summary situation is:

- Ballot date – May 2021
- Ballot result – 88% in favour, turnout 94%
- Architect – PRP
- Developer – Mount Anvil
- Homes to be demolished – 72 homes
- Homes to be built – 341 homes
- Planning application outcome due – Summer 2024
- Anticipated start on site – 2025
- Anticipated completion date for Phase One – 2027
- Overall anticipated completion date – 2030

Since our last newsletter in August 2023, there has not been much progress as Riverside Housing (the Housing Association that One Housing are now a part of) have been reviewing all their regeneration projects to ensure that the money is in place to deliver the promises made to residents. Jehan Weerasinghe, the Managing Director of the One Housing part of Riverside Housing, attended the 4 Estates Forum in October and confirmed that One Housing will be undertaking the building of the replacement homes but some of the project timetables will be slightly changed so that the money required to carry out the works is in place. The outcome of the financial review is due by the end of November 2023.

Mount Anvil are the development partners to build the new homes and in July they held a consultation event with residents on the latest designs. The feedback that residents gave on the new designs is being worked on by Mount Anvil, but due to the financial review that Riverside Housing are undertaking, the next stage in the design is delayed and early in 2024, the consultation will recommence.

As we reported in the August newsletter, 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.



Aerial view of the proposed replacement homes of where Kedge House currently sits

The residents have started to move from the three blocks in preparation for the first phase which requires Winch House to be demolished. So far 20 have moved along with 5 adult children who have their own tenancy as part of the promises made at the time of the ballot.

The Independent Resident Advisers are Ray Coyle and Murselin Islam from Open Communities. They can be contacted by phone on **0800 073 1051** or at ray.coyle@opencommunities.org and murselin.islam@opencommunities.org

Get involved on Barkantine

The Barkantine Management Team (BMT) represents One Housing residents' issues about the estate. It meets monthly and would really welcome any One Housing tenants or leaseholders that would like to come and help make the Barkantine a better place to live. Please get in touch if you'd like to know more at youbmt@yahoo.co.uk.

What is happening on the other estates?

Like the regeneration project on Tiller Road at Kedge House, Starboard Way and Winch House, the financial review being undertaken by Riverside has meant that progress with consultation on the other three estates has been delayed.

The consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House 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. 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. The delay caused by the financial review that has been undertaken, has meant



that the outcome of the appointment of a development partner to build the new homes is also delayed. 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. To the left is one of

the possible layouts that residents saw for the new homes at the time of the ballot. The anticipated start on site for the first new homes is 2025, with them being completed by 2028.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. Riverside have carried out housing needs surveys of the tenants to ensure that the new homes being built meet the requirements of the existing tenants.

The financial review has meant that the appointment of a development partner, who will be responsible for building the new homes has been delayed. 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 visits to residents. This is to develop a planning application and further work on the designs that residents saw prior to the ballot.

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, Starboard & Winch”, “Kingsbridge” and “Samuda”. 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.

Published by the 4 Estates Forum

4 Thorne House
Launch Street,
Cubitt Town
London E14 3LU

www.4estatesforum.org.uk.