



KINGSBRIDGE ESTATE February 2024

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

What is the situation on Kingsbridge?

In our last newsletter in November 2023, we told you that Riverside Housing (the Housing Association that One Housing are now a part of) were reviewing all their regeneration projects to ensure that the money is in place to deliver the promises made to residents.

The financial review outcome was that all of their four regeneration projects on the Isle of Dogs will continue, although it will mean some changes to the timetable.

So, the summary situation at present, including the timetable changes following the financial review, is:

- Ballot date – November 2022
- Ballot result – 85% in favour, turnout 76%
- Architect – Haworth Tompkins
- Developer – To be confirmed
- Homes to be demolished – 134 homes
- Homes to be built – 323 homes
- Planning application outcome due – 2026
- Anticipated start on site – 2028
- Anticipated completion date – 2034

The financial review has meant that the appointment of a development partner, who will be responsible for building the new homes will not take place until 2025, when consultation on the design of new homes will also start.



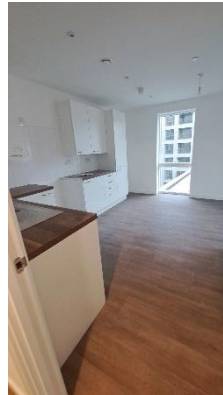
In the meantime, this year residents will be going on visits to other new build schemes to see what they like and do not like. The first visit took place this month to the Greenwich Millenium Village as pictured to the left. This together with workshops on planning

requirements for new homes, will mean residents will have their own ideas on the kind of homes they

want, when they start work with the development partner on the designs for their new homes.

93 of the new homes are replacement homes for existing tenants. To understand the sizes of the new homes required for the existing tenants, Riverside have undertaken a housing needs surveys of the tenants so that once a development partner has been appointed, they know what homes are required in the new blocks for the existing residents.

Following the appointment of the development partner Riverside will begin detailed design work and ongoing community consultation, following up the designs residents have already seen.



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 were included in the offer document and detailed layouts of the new homes. Pictured to the left is one of the kitchens in the three bedroomed flats that residents saw on the visit to the Greenwich Millenium Village. Visits to other schemes will help residents develop their own ideas as to what they want to see in the design of new homes.

Contacting Newmill

If you have any queries, the Independent Resident Adviser team are Christine Searle and Rob Lantsbury from Newmill. The Newmill team can be contacted as follows:

- Christine can be contacted at christine.searle@newmillconsultants.com or **07764 421981**.
- Rob can be contacted at rob.lantsbury@newmillconsultants.com or **07961 532761**.

What is happening on the other estates?

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour by 88% of redeveloping their homes in 2021. Mount Anvil are the development partners to build the new homes and in April they will hold a consultation event with residents on the latest designs, that will include the additional staircases that are now required for new blocks over 18 metres in height. The planning application for the new homes is due to be concluded in late 2025, with a start on site in 2026. In the meantime, 22 tenants have been rehoused from the blocks along with 9 adult children who have all moved to their own social housing home as well.

The consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House will start again in April 2024. It will be 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. It is expected that they will be appointed in March 2024. Once appointed they will be working with residents on the detailed design of the new homes so that a planning application can be submitted in late 2025. The anticipated start on site for the first new homes is late 2026, with the whole project completed by 2031/2.

This consultation will involve further exhibitions and visits to



other schemes to look at designs that work, and don't work. Pictured to the left is one of the design options that was drawn up prior to the ballot, viewed from the southern end of Stewart Street.

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, "Samuda", Starboard & Winch" and "Kingsbridge". 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.

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