



SAMUDA ESTATE August 2023

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

What is the situation on Samuda?

Riverside have started consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House.

The consultation 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 in 2025.

Residents are currently waiting to hear whether the consultation will be extended to include all 9 blocks on the Samuda Estate.

After the summer holidays, BPTW the architects will be consulting with residents on the resident's Vision Document".

The vision document is all about what residents would want from either refurbished blocks or new homes, open spaces and public areas, on the estate and the neighbourhood. The vision document will be used next year to develop a number of options to ensure that what residents want to see is incorporated into those options.

The consultation on the vision document will continue until November 2023. This is not about any detailed design of refurbished homes nor the design of any new build homes, that will take place in 2024.

BPTW were chosen by the residents because they have experience of designing both refurbished homes and new homes.

For example, on the right are pictures of schemes that BPTW have been involved with.

One Housing have set up a website with all the details about the consultation. You can find out more at www.futuresamuda.co.uk.



Example of refurbished homes in Hackney



Example of new "infill homes" where new blocks are intermingled with refurbished homes in Barnet

Independent Resident Advisers

The Independent Resident Adviser team for Samuda are Ray Coyle and Murselin Islam from Open Communities. The Open Communities team can be contacted on the following freephone number **0800 073 1051**.

The Resident Steering Group is administered by Open Communities and meets monthly. The Resident Steering Group's role is to provide a resident-led mechanism to maximise resident engagement in any consultation exercise and if any option is chosen that includes works, to monitor and oversee any proposed works.

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 last month they held a consultation event with residents on the latest designs.



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. In Phase Two the heights of the proposed homes are reduced to six storeys on the lower rise blocks one of which is shown above, which will be for affordable rent, with the new tower for private sale being 22 storeys in height. The final phase will be ready in 2030.

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. Last month the residents took part in interviews for a development partner to build the new homes. The outcome of the interviews will be known in September. 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. 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 are undertaking housing needs surveys of the tenants and have completed 80% of the tenanted households. This is to ensure that the new homes being built meet the requirements of the existing tenants. This year Riverside will be appointing a development partner, who will be responsible for building the new homes, following which will begin detailed design work and ongoing community consultation.

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” “Samuda” 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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