



SAMUDA ESTATE November 2023

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

What is the situation on Samuda?

Since our last newsletter in August 2023, there has not been much progress. This is because 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 on the estates that have voted for regeneration, 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. Although Samuda residents have not made any decision on the future of their estate, consultation on Samuda is delayed until the financial review is known.

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.

When the consultation restarts after the financial review, 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.

This is not about any detailed design of refurbished homes nor the design of any new build homes, that will take place later. BPTW were chosen by the residents because they have experience of designing both refurbished homes and new homes.

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



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?

Like the regeneration project on the Samuda Estate, the financial review being undertaken by Riverside has meant that progress with consultation on the other three estates has been delayed.

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 July they held a consultation event with residents on the latest designs, for example to the right an illustration showing Tiller Road

and the new tower to the south-west of where Kedge House currently sits. 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. In the meantime, 20 tenants have been rehoused from the blocks along with 5 adult children who have all moved to their own social housing home as well.

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. 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” “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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