

# Kingsbridge News

A newsletter to update Kingsbridge Estate residents on the regeneration proposals

## PROJECT UPDATE

Welcome to the December 2023 edition of the Kingsbridge Regeneration Newsletter. Since the last newsletter in September, our team has continued focussing on conducting housing needs assessments throughout the estate.

The housing needs assessment is a critical step in planning your future homes. It helps us gain a precise understanding of you and your households' living arrangements and any specific requirements your household may have, ensuring our plans are tailored to meet your needs.

In our August newsletter, we told you we had been contacted by a local campaign group known as 'Reclaim Our River'. They explained they would like to see full accessibility of the Thames path to pedestrians and cyclists opened up along its entire length behind Kingsbridge Estate. They are advocating for the removal of obstructions, such as the Kingsbridge estate wall, which currently creates a 400-yard detour around the estate.

Most residents we spoke to, or who completed an online survey told us that they are in favour opening up the river path wall. Given the positive feedback, we will remove the wall between the estate and the Odessey building to open the river pathway, either before the regeneration or during construction phases.

### A message from your independent advisors New Mill Consultants

Rob and Christine are still available for residents and leaseholders to contact should you need any advice, however, due to low take up we have cancelled our freephone number.

Our contact details are below, if you text either one of us we will ring you back.



**Christine Searle**  
specialises in  
**tenant matters.**

You can contact Christine  
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# UPDATE ON THE REVIEW OF OUR ISLAND REGENERATION PROJECTS

**In our September 2023 newsletter we let you know that we were reviewing all our regeneration projects and updating the predicted costs and timelines. This was to account for the challenging economy (high inflation and interest rates etc) that we are all currently facing.**

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We also advised in the September 2023 newsletter that following the review, some projects may take longer than previously thought to spread the cost of expensive construction and design over a longer period.

The project review has now been completed. We can confirm that all our regeneration projects on the Isle of Dogs will continue, although will be some changes to the project timelines.

We intend to start consulting with you again next year about some early design concepts for the new estate, although this will be at a slower pace than previously expected.

We will update you in the new year with a new consultation programme for 2024.

We now expect to begin the detailed design of estate in April 2025, with much more intensive consultation in partnership with the local community. We expect that this will allow us to submit a planning application by mid-2026.

Any feedback we receive from you during the next 18 months will be used in all design work.

We won't have selected a development partner by the end of this year as originally planned. This is because we expect the design work over the next 18 months to be quite high level and not require the input of a developer.

We may not select a development partner until late 2024 or early 2025, when they can make meaningful contributions to the design process.

This delayed appointment is not expected to delay the start of detailed design work in April 2025.

**If you have any queries or concerns about any of the information in this newsletter, please get in touch with us using the contact details below:**

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