



REGENERATION NEWSLETTER - ALICE SHEPHERD HOUSE & OAK HOUSE

December 2023

Joint venture partner site visits

In September 2023 residents from across the estate, accompanied by their independent advisors and One Housing staff visited three regeneration sites. Each of the sites had been developed by one of our potential partners for the regeneration of Alice Shepherd House and Oak house.

We visited Trinity Walk in Woolwich, Fish Island in Bow and the Alma Estate in Edmonton. The walkabout of the estates allowed residents to see first-hand the work carried out by our potential Joint Venture partners.

It also gave residents an opportunity to see modern housing estates built by different builders in different parts of London. Resident feedback was that the visits were very positive and well attended, and also enabled us to have conversations about what residents liked and disliked about the various schemes, which will feed into our future consultation.

Regeneration Hub

31 Alice Shepherd House is now a drop-in hub for residents to pop in and meet the Independent Residents' Advisor from Open Communities and ask any questions.

Murselin or Ray will be available
every Wednesday
1.30PM - 3PM
6.30PM - 8PM

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.

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 there will be some changes to the project timelines.

The programme for the Alice Shepherd House and Oak House regeneration has been adjusted.

We are now in the final stages of appointing a developer partner with whom we will form a joint venture and who will work with One Housing and the community to design and build the new homes and estate. We hope to be able to confirm our preferred partner early in the new year.

Following this we are now aiming to apply for planning permission from the Council in the latter half of 2025, later than we previously expected (Autumn/Winter 2024). Therefore, we don't expect demolition and construction to begin until late 2026 at the earliest.

We will be working with the appointed developer partner to plan out the next stages of the resident consultation process, with the aim to restart the consultation and design work in late spring 2024. We will be in touch with you in the new year to provide an update on these timescales and a bit more detail on how we expect things to proceed.

Please consider joining the resident steering group

The steering group is a group of residents who meet once a month with One Housing and the independent advisors to help ensure all residents are kept up to date and informed in an easy and understandable way.

We would like a few more members to join. It will require approximately 2 hours of your time once a month to meet either in person or virtually with One Housing and the independent advisors.

Please contact Shaun or Soundous on the details below if you are interested or would like more information.

Drop in Session

On the 26 April 2023 we held a resident event and drop-in session with the independent advisor and the resident advocate. This was held in a marquee on the estate, and we had a good turnout of over 20 people from 17 different households. Pizza was served and residents were given an opportunity to ask any questions they had. Responses to questions raised are attached.



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