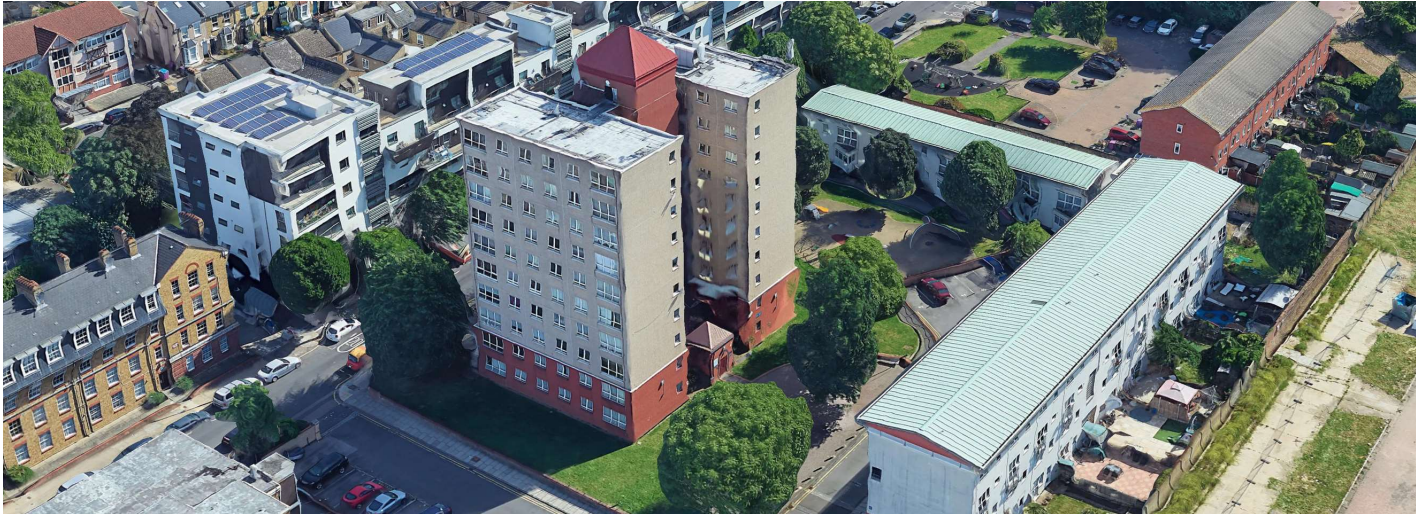


REGENERATION NEWSLETTER - KEDGE HOUSE, STARBOARD WAY & WINCH HOUSE

December 2023



Residents moving off the estate before construction starts

As you may be aware we have been gradually moving residents away from the estate so that we can eventually demolish the empty blocks and begin regeneration. This is a process known as 'decanting' and all residents have a right to return to the new estate once the regeneration is complete.

Residents looking to move have been bidding on available properties weekly on the Homeseekers website that is operated by Tower Hamlets Council. So far, we have had 20 households from across the three blocks move away. This includes 7 households from Winch House, 12 from Kedge house and a household from Starboard Way.

In addition, 7 family members have split from their household and moved out separately to their own social housing homes. We also have a handful of residents waiting to attend viewings or awaiting confirmation of moves. On the whole, decanting is progressing well.

If you need help with bidding or moving, please contact the team, details are on the back of this newsletter.

Project review

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 is to account for the challenging economy (high inflation and interest rates etc) that we are currently all 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 of our regeneration projects on the Isle of Dogs will continue, although there will be some changes to the project timelines.

Remember

If you have been shortlisted for a property after bidding on Homeseekers please do notify a member of the project team as soon as possible, to ensure a smooth transfer to your new home.

The programme for the Tiller Road regeneration has been adjusted and we are now aiming to apply for planning permission from the Council in early 2025. This is later than we previously expected (Spring/Summer 2024).

Taking account of this revised timeline, we will be working with Mount Anvil (our development partner) over the next few weeks to plan out the upcoming stages of the resident consultation process leading to the planning application.

We are aiming to restart the consultation and design work in April 2024 for the planning application in 2025. We will be in touch with you in the new year to provide an update and some more detail on these timescales.

In the meantime, we will continue to work with the community and the Council to progress the decant moves of households in Kedge House and Winch House in particular.

Join 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 about the regeneration in an easy and understandable way.

With residents now moving away from the estate we would like a few more members to join. It will require approximately 2 hours of your time once a month (usually in the evening) 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 Sessions

Pop in and meet the Independent Residents' Advisor from Open Communities and ask any questions.

When:
Murselin or Ray will be available every Wednesday 3.30PM to 6 PM

Where:
Flat 4 Winch House

One Housing Regeneration Team



Shaun Simpson
Regeneration Officer
ssimpson@onehousing.co.uk
02088216215



Soundous Serroukh
Regeneration Officer
sserroukh@onehousing.co.uk
0208 821 6584

Independent Advice



Ray Coyle
Open Communities
Freephone 0800 073 1051
Enquiries@opencommunities.org



Mike Tyrrell
Resident Advocate
07958225416
Mike@puttingresidentsfirst.co.uk