



## BARKANTINE ESTATE February 2024

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

### What is the situation at Kedge House, Starboard Way and Winch House?

The summary situation is:

- Ballot date – May 2021
- Ballot result – 88% in favour, turnout 94%
- Architect – PRP
- Developer – Mount Anvil
- Homes to be demolished – 72 homes
- Homes to be built – 341 homes
- Planning application outcome due – Early 2025
- Anticipated start on site – 2026
- Anticipated completion date for Phase One – 2028
- Overall anticipated completion date – 2031

In our last newsletter in November 2023, we told you that Riverside Housing (the Housing Association that One Housing are now a part of) were reviewing all their regeneration projects to ensure that the money is in place to deliver the promises made to residents.

The financial review outcome was that all of their four regeneration projects on the Isle of Dogs, will continue although it will mean some changes to the timetable, and the dates are all set out above.



So, what is going to happen next? Mount Anvil who are Riverside Housing's development partners to build the new homes, will be holding the next consultation event in April on the latest designs, which will have to take on board the new requirement for new homes over 18 metres tall to have an additional staircase to help residents to escape in case of fire.

At the last consultation event, Mount Anvil presented their designs showing that 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. The next consultation will be about any update on this plan.

The residents have started to move from the three blocks in preparation for the first phase which requires Winch House to be demolished. So far 22 have moved along with 9 adult children who have their own tenancy as part of the promises made at the time of the ballot.

The Independent Resident Advisers are Ray Coyle and Murselin Islam from Open Communities. They can be contacted by phone on **0800 073 1051** or at the drop in venue at 4 Winch House every Wednesday between 4 and 6pm or by email at [ray.coyle@opencommunities.org](mailto:ray.coyle@opencommunities.org) and [murselin.islam@opencommunities.org](mailto:murselin.islam@opencommunities.org)

### Get involved on Barkantine

The Barkantine Management Team (BMT) represents One Housing residents' issues about the estate. It meets monthly and would really welcome any One Housing tenants or leaseholders that would like to come and help make the Barkantine a better place to live. Please get in touch if you'd like to know more at [yourbmt@yahoo.co.uk](mailto:yourbmt@yahoo.co.uk).

## What is happening on the other estates?

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. It is expected that they will be appointed in March 2024. Once appointed they will be working with residents on the detailed design of the new homes so that a planning application can be submitted in late 2025. The anticipated start on site for the first new homes is late 2026, with the whole project completed by 2031/2.

The consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House will start again in April 2024. It will be 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.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. The

financial review has meant that the appointment of a development partner, who will be responsible for building the new homes will not take place until 2025, when consultation on the design of new homes will also start. In the meantime, this year residents will be going on visits to other new build schemes to see what they like and do not like. The first visit took place this month to the Greenwich Millenium Village as pictured to the left. This together with workshops on planning requirements for new homes, will mean residents will have their own ideas on the kind of homes they want, when they



start work with the development partner on the designs for their new homes.

## 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](http://www.4estatesforum.org.uk).

The website has sections called “Alice Shepherd & Oak Houses”, “Kedge, Starboard & Winch”, “Kingsbridge” and “Samuda”. 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](http://www.4estatesforum.org.uk), or contact our Advisor, Mike Tyrrell at: [mike@4estatesforum.org.uk](mailto:mike@4estatesforum.org.uk).

## Published by the 4 Estates Forum

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