

Alice Shepherd House & Oak House Regeneration

Fact checker

With the ballot of residents taking place shortly One Housing wanted to reach out to residents to clarify certain areas, clear up any misunderstanding and reiterate our commitments to residents. There are also some frequently asked questions which are also in the landlord offer document, which we wanted to share with you here as well.



Visit our website
asoproject.co.uk/



Voting

'If we vote 'no' in the regeneration ballot, then the landlord offer and design will have to be changed and we will get to vote again'

If the residents vote no in the upcoming ballot, then it is very likely that the proposed regeneration will not go ahead. It would probably not lead to a new offer or a changed design and so there wouldn't be another vote.

It is the Greater London Authority (the GLA) who say that there must be resident ballots on possible regeneration sites. Without a 'Yes' result in a ballot, the GLA will not give grant funding to One Housing. Without grant funding, One Housing cannot afford to do the regeneration. The GLA do not allow housing associations to have another ballot after a 'No' vote unless the regeneration proposals are significantly different.

It is very unlikely that One Housing could make enough changes to the current landlord offer or design for the GLA to consider it 'significantly' different. Which means we would be prevented from having a second ballot, and so prevented from regenerating the area. Even if One Housing could make significant changes, we would have to carry out a full consultation process with the residents again. This would likely mean that any second ballot would be 12 to 18 months after the first. If you are supportive of the regeneration of Alice Shepherd House and Oak House, then voting 'yes' in the upcoming ballot is the only sure way of ensuring plans get taken forward.



Voting

‘What happens if residents vote ‘Yes’ for regeneration?’

If the ballot result is in favour of the regeneration proposals, One Housing will continue to develop the designs and get them ready to make an application for planning permission to the council. This work will take about 12–18 months. During this period, a number of other important pieces of work need to be done. Firstly, immediately after the ballot there will be a break in consultation for a couple of months while we prepare for the next stage of work. Then we will restart the consultation with residents so that we can progress the design work. We will meet with each household to discuss your individual circumstances and preferences so that these can be included in the design work for the new homes. We will start discussions with leaseholders about their options and preferences. We would also work to appoint a contractor or development partner to carry out the construction works. We expect that the process of temporary rehousing for affected residents would begin after we have received planning permission, starting approximately two years after the ballot.



Right to return/remain on the estate

‘Will I be able to stay living on the estate?’

All residents of the estate are guaranteed a new property on the estate should the ballot be in favour of regeneration, and they wish to stay on the estate. We will work with residents after the ballot to understand each household's needs. Each individual family's circumstances will be considered, and a property will be designed to suit your needs as best as possible. Some households may need to move away while works are carried out but will have the right to return to a new home on the estate when the works are completed.



Timeline

‘When will I be able to/have to move to allow the regeneration to take place?’

We would expect Oak House residents to need to move after we have planning permission (expected to be Early 2024) and Alice Shepherd House residents to move once any new blocks have been built on the Oak House site (a rough estimate would be that this would be in early 2027). This really is a ‘best guess’ at the moment as there is still a lot of work to do before construction can start.



Rent

‘Will my rent increase?’

If you are a social housing tenant of One Housing then apart from the usual annual increases, your rent will not increase because of the redevelopment once you move into your new home, unless you move to a home with more bedrooms. Rents will also stay the same during the temporary move away from the estate while the work is carried out if this is required. If you decide to move away permanently, the rent in your new home may be different to the rent you pay now, but you will know what the rent will be before making your decision to move.

Fact checker

**Tenant rights****'I'm concerned my rights may be affected'**

All your rights from your current tenancy agreement will be honoured in any new property on the estate. This means you will retain all your rights, for example if you currently have right to buy or right to acquire you will keep the same right in your new home.

**Design****'I am not too sure of the designs of new buildings and flats or the designs that have been shown so far'**

The designs shown during the events and in the landlord offer document are not final. They are examples of what a new estate and new properties could look like. Should the ballot be in favour of regeneration, the project team will be working with residents for another 12 or so months to design the estate and residents' flats in more detail and apply for planning permission from the council. When voting, you are not voting on the specific design, rather you are voting on whether you support the idea of regenerating the estate.

**Parking****'Will I still be able to park my car?'**

All residents of the estate who currently have on street parking with the borough will be able to keep this if they are moving to a new building on the estate. Those who currently have a permit to park in the car park will have a space re-provided in any new scheme. If you do not currently have a permit, we cannot guarantee that you will be able to park after the redevelopment as the provision of future on-street parking permits will be at the discretion of the London Borough of Tower Hamlets.

**Size of new homes****'Will my new home be smaller than my current home?'**

One Housing have committed to making any new properties the same size or larger than your current home. There are minimum standards properties must be and most residents should benefit from larger homes and better utilised spaces. Each property will benefit from private outdoor spaces (balconies, patios, or gardens).

**Views****'Will I lose the river views?'**

There have been concerns raised with the potential loss of views if residents move homes. One Housing will be working with residents who have river views to ensure a similar view is provided. We cannot guarantee the same floor level or exact view, but working through the detailed design stage post ballot, we will be able to estimate more accurately, based on each individual's housing needs and with more detailed designs of the buildings where we anticipate each resident to be located. We can then work out the views likely to be received.

Key dates:

The Landlord Offer document was delivered to all households on **Monday 14th February**. You have just over two weeks to read this before the ballot begins.

If you have any questions the One Housing regeneration team will be on site in the Alice Shepherd House games court with your Resident Advocate Mike Tyrrell and Independent Advisor Lee Page on the following dates:

- **Tuesday 15th February – 3pm-7pm**
- **Friday 18th February - 10am-2pm**
- **Monday 21st February – 3pm-7pm**
- **Wednesday 23rd February 10am-2pm**
- **Saturday 26th February 11am-2pm**

Voting opens on **Tuesday 1st March**. You will receive a ballot pack in the post within 1-2 days of this date.

Voting closes at 5pm on **Thursday 24th March**.

Get in touch

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One Housing