

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

The consultation in the three distinct areas across the Island where residents will be making the decision on the future of their homes is continuing.

The residents in Kedge House, Starboard Way and Winch House took part in a ballot on the future of their homes in May 2021. 94% of those eligible to vote took part in the ballot and of those who voted:

- 88% voted yes to the regeneration project
- 12% voted no to the regeneration project

The ballot took place after the residents received an offer document giving residents the details of the preferred regeneration option and letting them know what to expect and the promises made by One Housing. The full offer document is available to view on the 4 Estates Forum website [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk).

The summary situation is:

- Architect – PRP
- Developer – To be confirmed
- Homes to be demolished – 72 homes
- Homes to be built – 278 homes
- Planning application outcome due – Winter 2022
- Anticipated start on site – Spring 2023
- Anticipated completion date – Spring 2029

There has been lots going on over the last year with exhibitions where residents having been working with the architects on the design of their new homes. The designs have changed as a result of resident input.

Currently residents have been working with One Housing on the on the appointment of the developers. They have shown the companies who have bid for the work around the blocks and then went on to interview them a few weeks later. The residents involved were tough with their questions and we are awaiting the outcome of the bids.

The current design for the new homes is pictured below, but this will change with more consultation being undertaken by the developers, who are very much aware that the new homes must meet the promises in the offer document.



Residents have been awarded decant status as Winch House needs to be empty first to build the first new homes. Residents have already started to move, and so have adult children who want to be rehoused separately from their parents.

The Independent Resident Adviser is Ray Coyle from Open Communities. Ray can be contacted by phone on **07932 066501** or at [ray.coyle@opencommunities.org](mailto:ray.coyle@opencommunities.org).

### Get involved on Barkantine

The Barkantine Management Team (BMT) represents One Housing residents' issues about our 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 in favour of redeveloping their homes earlier this year. The summary of what is happening is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be confirmed
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn 2023
- Anticipated start on site – Spring 2025
- Anticipated completion date – Autumn 2029

Over the next couple of months, One Housing will work with the architects and other consultants, as well as colleagues in other departments at One Housing, to produce a detailed plan for the next steps which will cover important matters such as the detailed design and planning application process, ongoing resident engagement through the design work, phasing of the development works, permanent/temporary rehousing of households, and leaseholder negotiations.

The residents on the **Kingsbridge Estate** on West Ferry Road, will vote on the future of their homes later this year. The summary of what is happening is:

- Ballot date – Autumn 2022
- Ballot result – Not applicable
- Architect – Haworth Tompkins
- Developer – To be confirmed if residents vote for redevelopment
- Homes to be demolished if residents vote for redevelopment – 134 homes
- Homes to be built if residents vote for redevelopment – 323 homes
- Planning application outcome due if residents vote for redevelopment – Autumn 2024
- Anticipated start on site if residents vote for redevelopment – Spring 2025
- Anticipated completion date if residents vote for redevelopment – Autumn 2029

At the moment the residents are being consulted on the full redevelopment option, which involves the demolition of all the blocks and construction of new homes. As part of this process One Housing are holding events on the Landlord's Offer document. This is the booklet giving residents the details of the preferred regeneration option and letting them know what to expect and the promises made by One Housing should residents vote in favour in a ballot later this year.

## 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" and "Kingsbridge". 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 three 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).

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