



## SAMUDA ESTATE May 2023

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

### What is the situation on Samuda?

In March 2023, the consultation on the future of Dagmar Court, Halyard House, Kelson House and Talia House was launched by One Housing. The attendance at the Marquee event was good, but poor at the other events.

Therefore, One Housing circulated a booklet (pictured below) in April that contained the exhibition boards from the events, so that people who could not attend can see what was on display.



Over the coming months up until the end of the year, BPTW the architects will be consulting

with residents on the resident's Vision Document".

The vision document is all about what residents would want from either refurbished blocks or new homes, open spaces and public areas, on the estate and the neighbourhood. The vision document will be used next year to develop a number of options to ensure that what residents want to see is incorporated into those options.

The consultation on the vision document will continue until November 2023. This is not about any detailed design of refurbished homes nor the design of any new build homes, that comes in 2024.

The Steering Group have asked for more events in the next round of consultation along with advanced warning of the dates of events so that there is more awareness amongst residents that they are happening. The events will include exhibitions, presentations a walkabout and block events.

One Housing have set up a website with all the details about the consultation. You can find out more at [www.futuresamuda.co.uk](http://www.futuresamuda.co.uk).

### Independent Resident Advisers

The Independent Resident Adviser team for Samuda are Ray Coyle, Jen Pepper and Murselin Islam from Open Communities. The Open Communities team can be contacted on the following freephone number **0800 073 1051**.

The Resident Steering Group is administered by Open Communities and meets monthly. The Resident Steering Group's role is to provide a resident-led mechanism to maximise resident engagement in any consultation exercise and if any option is chosen that includes works, to monitor and oversee any proposed works.

### What about the other blocks on Samuda?

Residents on the Steering Group asked that any consultation on Samuda should involve a masterplan for the whole estate and not just part of it. This is because any decisions by residents of the 4 blocks will inevitably affect the remaining residents in the other 5 blocks. A masterplan for the whole estate will produce better outcomes for residents in future.

One Housing, after consulting the Steering Group, have advised that they are now considering this request and that they will report back on any decision made as to whether all blocks will be included.

## What is happening on the other estates?

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour by 88% of redeveloping their homes in 2021. Mount Anvil are the development partners to build the new homes.

In July, Mount Anvil will be holding a consultation event with residents on the latest designs. Mount Anvil 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. This is planned to be completed in 2027. In Phase Two the heights of the proposed homes are reduced to six storeys on the lower rise blocks, with the new tower being 22 storeys in height. rather than the 18 in the previous design that residents saw in December 2022. and the final phase in 2029.

Residents in the block where the first phase of new homes are proposed to be built are already being rehoused, with a right to return for those who want to move back to the new homes.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. One Housing have been undertaking housing needs surveys of the tenants and have completed 42 out of 77 tenanted households. This is to ensure that the new homes being built meet the requirements of the existing tenants.

This year One Housing will be appointing a development partner, who will be responsible for building the new homes. Once appointed, the development partner will begin detailed design work and ongoing community consultation. This will involve a number of exhibitions, workshops and one to one visit to residents. This is to develop a planning application. As part of this One Housing have agreed to setting up a design group for residents. The planning application is due to be submitted in 2024, with the first new homes being completed in 2029.

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.

This summer a development partner will be appointed to build the new homes. Once appointed they will be working with residents on the detailed design of the new homes so that a planning application can be submitted next year. The anticipated start on site for the first new homes is 2025, with them being completed by 2028.

All the 9 tenants of the block in the first phase have been registered for rehousing and the have decant status. One has already moved.

## 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” “Samuda” 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 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).

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