

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

Following the residents in Kedge House, Starboard Way and Winch House voting by 88% to 12% in a ballot on the future of their homes in May 2021 in favour of the regeneration of their homes, Mount Anvil were appointed late last year to be One Housing's development partner to build the new homes.

The summary situation is:

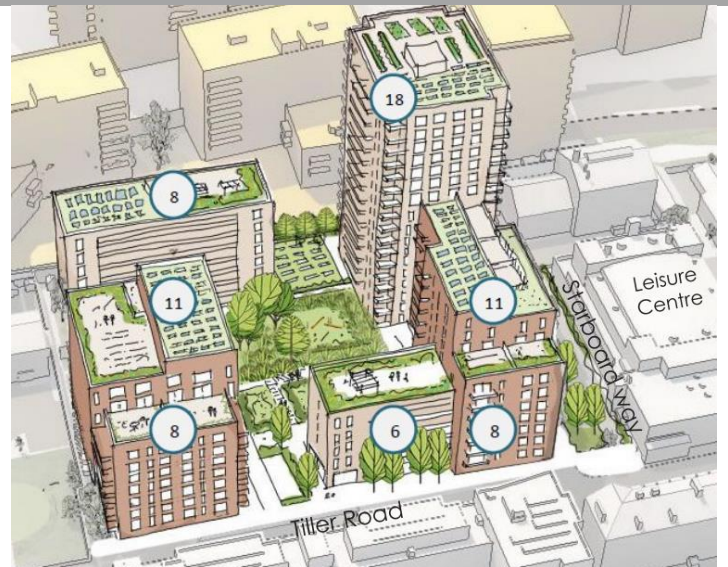
- Ballot date – May 2021
- Ballot result – 88% in favour, turnout 94%
- Architect – PRP
- Developer – Mount Anvil
- Homes to be demolished – 72 homes
- Homes to be built – 322 homes
- Planning application outcome due – Summer 2024
- Anticipated start on site – 2025
- Anticipated completion date – 2029

These dates for the outcome of the planning application and the start on site are a year later than previously anticipated however the completion of the new homes is still planned for 2029 as Mount Anvil are planning to deliver the scheme in two phases rather than three phases.

Phase One will be carried out between 2025 and 2027 and will involve the demolition of Winch House and replacement with a new block ranging from 8 to 11 storeys in height, with enough homes for all existing residents in Kedge House, Starboard Way and Winch House.

In Phase Two which will run from 2027 to 2029, Kedge House and Starboard Way will be demolished, and the new homes on that part of the site will be completed.

In December 2022, One Housing held an exhibition for residents to meet Mount Anvil. At the event



Mount Anvil showed a film on how the blocks will be demolished. They will now work with the residents on the final designs during 2023 concentrating first on the grounds around the new blocks, and then on the flat layouts. Each of the blocks will have two staircases to meet the anticipated changes expected this year in building design following the aftermath of the Grenfell fire..

The residents have started to move from two of the blocks in preparation for the first phase which requires Winch House to be demolished.

The Independent Resident Adviser is Ray Coyle from Open Communities. Ray can be contacted by phone on **0800 073 1051** or at ray.coyle@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.

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 in 2022. The summary of what is happening is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be appointed Summer 2023
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn\Winter 2024
- Anticipated start on site – 2025
- Anticipated completion date – 2030

The redevelopment is in two phases with Oak House being phase one, and as a result the residents in Oak House already have priority to move. By the summer One Housing will have appointed a development partner who will then work with residents on a detailed design and planning application.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted on the future of their homes in November 2022, the turnout was 75.6% and 85.4% voted in favour of regeneration. One Housing have written to residents with the following indicative timeline:

- January to Summer 2023 - Appoint development partner, who will be responsible for building the new homes.
- Summer 2023 - Begin detailed design work and ongoing community consultation to develop the planning application.
- Spring 2024 – Submit planning application.
- Late 2024, early 2025 – Begin temporary rehousing of tenants offsite where needed.
- 2026 to 2029 (Phase 1) – Demolish Michigan House and build new homes. The intention is that most of the existing resident households in Montrose House and Montcalm House will then be able to move into the newly built homes.
- 2029 to 2031 (Phase 2) – Demolish Montrose House (and Montcalm House if possible) and build new homes.

One Housing have started consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House. The consultation is not simply about demolition of the 4 blocks and replacement with new homes. The consultation is 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 in 2025.

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.

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 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, or contact our Advisor, Mike Tyrrell at: mike@4estatesforum.org.uk.

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4 Thorne House
Launch Street,
Cubitt Town
London E14 3LU

www.4estatesforum.org.uk.