

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 – 322 homes
- Planning application outcome due – Summer 2024
- Anticipated start on site – 2025
- Anticipated completion date for Phase One – 2027
- Overall anticipated completion date – 2029

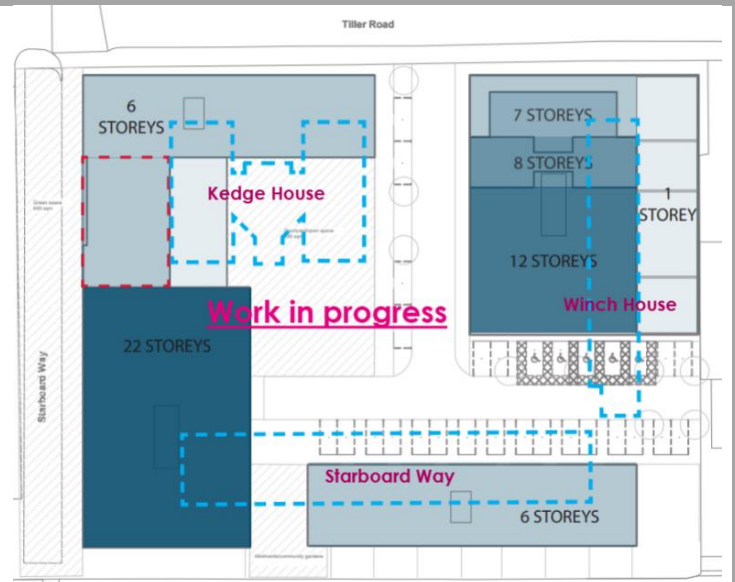
At the April 2023 meeting, Mount Anvil who are One Housing's development partner attended to give an update on the building of the new homes.

Mount Anvil are in the first phase of the design process and they will be making sure that all the new buildings that 8 or more storeys in height have two staircases, so that they comply with the forthcoming changes in fire safety.

In July 2023 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.

There are no further delays as a result of the need to include a second staircase.

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. This is still work in progress and following on from the July exhibition Mount Anvil will continue to work with the residents on the final designs.

The residents have started to move from two of the blocks in preparation for the first phase which requires Winch House to be demolished. So far 13 have moved along with 4 adult children who have their own tenancy as part of the promises made at the time of the ballot.

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 on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. At the moment One Housing are 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 along with community consultation to develop a planning application. This will involve a number of exhibitions, workshops and one to one visit to residents. As part of this One Housing will be setting up a design group for residents.

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.

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.

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. One Housing 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.

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

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