

What is the situation at Alice Shepherd & Oak Houses?

Last month residents on the Steering Group from Oak House and Alice Shepherd House in Manchester Road, on the St John's Estate interviewed 3 companies who have bid to be the development partner to build the new homes on the site of the two blocks.

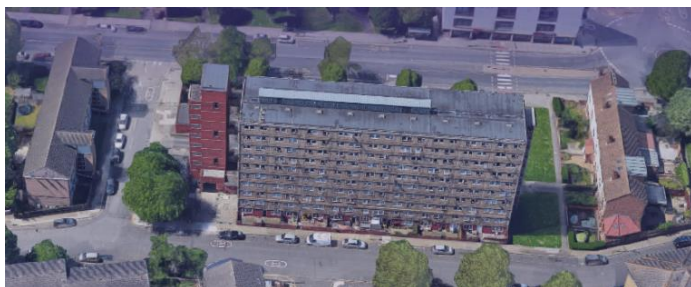
They interviewed Countryside, Hills and Lovells. The scores given by the residents at the interviews will be added to those that are being undertaken by Riverside as part of the bidding process and the successful bidder will be announced in September 2023.

The summary situation is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be confirmed – September 2023
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Summer 2025
- Anticipated start on site – Autumn 2025
- Anticipated completion date – 2030/31

Phase One will be on the site of Oak House. Tenants from Oak House have decanted priority to move and so far one tenant has moved.

Once the developer is on board there will be further consultation on the final designs for the



homes before a planning application is submitted to Tower Hamlets Council in 2024, with the outcome expected by Summer 2025. This consultation will involve further exhibitions and visits to other schemes to look at designs that work, and don't work, including the above design which was one of two options for design in the offer document.

The Independent Resident Advisers are Ray Coyle and Murselin Islam from Open Communities. They can be contacted by phone on **0800 073 1051** or at ray.coyle@opencommunities.org and murselin.islam@opencommunities.org Open Communities have a weekly drop in for residents at 31 Alice Shepherd House every Wednesday between 1.30 and 3pm in the afternoon and 6.30 and 8pm in the evening.

Get involved on St John's

The Chair of the **St John's Tenants & Residents Association** is Maggie Phillips (**07910 416868**). They meet monthly on the first Monday of each month (except August & December) at 7pm at the St John's Community Centre, Glengall Grove, London E14 3NE. The Chair of the **St John's Leaseholders Association** is Jill Skeels (**07759 972896**). They meet monthly on the second Monday of each month at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE.

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 and last month they held 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 one of which is shown above, which will be for affordable rent, with the new tower for private sale being 22 storeys in height. The final phase will be ready in 2030.

Riverside 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 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 are currently waiting to hear as to whether the consultation will be extended to include all 9 blocks on the Samuda Estate.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. Riverside are undertaking housing needs surveys of the tenants and have completed 80% of the tenanted households. This is to ensure that the new homes being built meet the requirements of the existing tenants.

This year Riverside will be appointing a development partner, who will be responsible for building the new homes.

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”, “Samuda” and “Kingsbridge”. If you click on those sections, four tabs appear for each of the four 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 Riverside (as One Housing Group are now called) with the aim of holding Riverside 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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