



KINGSBRIDGE ESTATE November 2023

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

What is the situation on Kingsbridge?

Since our last newsletter in August 2023, there has not been much progress as Riverside Housing (the Housing Association that One Housing are now a part of) have been reviewing all their regeneration projects to ensure that the money is in place to deliver the promises made to residents. Jehan Weerasinghe, the Managing Director of the One Housing part of Riverside Housing, attended the 4 Estates Forum in October and confirmed that One Housing will be undertaking the building of the replacement homes but some of the project timetables will be slightly changed so that the money required to carry out the works is in place. The outcome of the financial review is due by the end of November 2023.

The vote on the future of the homes on the Kingsbridge Estate in November 2022, resulted in 85% of residents who voted, voting in favour of redeveloping the 3 blocks. Given the delay to appoint a development partner, it is expected the next round of consultation will go into next year and will be part of the update following the project review outcome Riverside will be providing in late November.

93 of the new homes are replacement homes for existing tenants. To understand the sizes of the new homes required for the existing tenants, Riverside have undertaken a housing needs surveys of the tenants so that once a development partner has been appointed, they know what homes are required in the new blocks for the existing residents.

All the new homes will be built to the modern building standards so that:

- One bedroomed flats will be at least 50 square metres, 11 square metres bigger than the homes in Montcalm and Montrose Houses and 2 Square metres bigger than those in Michigan House.

- Two bedroomed flats will be at least 70 square metres, 21 square metres bigger than the homes in Montcalm and Montrose Houses and 6 Square metres bigger than those in Michigan House.
- Three bedroomed flats will be at least 86 square metres, 25 square metres bigger than the homes in Montcalm and Montrose Houses.

Following the appointment of the development partner Riverside will begin detailed design work



and ongoing community consultation, following up the designs residents have already seen such as the communal landings pictured to the left.

This will involve a number of exhibitions, workshops and one to one visit to residents. This is to develop a planning application and further work on the designs below that was included in the offer document. Riverside have agreed to setting up a design group for residents when it gets to this stage of the consultation.

Contacting Newmill

If you have any queries, the Independent Resident Adviser team are Christine Searle and Rob Lantsbury from Newmill. The Newmill team can be contacted as follows:

- Christine can be contacted at christine.searle@newmillconsultants.com or **07764 421981**.
- Rob can be contacted at rob.lantsbury@newmillconsultants.com or **07961 532761**.

What is happening on the other estates?

Like the regeneration project on the Kingsbridge Estate, the financial review being undertaken by Riverside has meant that progress with consultation on the other three estates has been delayed.

The consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House 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. 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 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 in July they held a consultation event with residents on the latest designs, for example to

the right an illustration showing Tiller Road and the new tower to the south-west of where Kedge House currently sits. The feedback that residents gave on the new designs is being worked on by Mount Anvil, but due to the financial review that Riverside Housing are undertaking, the next stage in the design is delayed and early in 2024, the consultation will recommence. In the meantime, 20 tenants have been rehoused from the blocks along with 5 adult children who have all moved to their own social housing home as well.

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. The delay caused by the financial review that has been undertaken, has meant that the outcome of the appointment of a development partner to build the new homes is also delayed. 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.

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, “Samuda”, 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 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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