

## What is the situation at Alice Shepherd & Oak Houses?

Riverside Housing (the Housing Association that One Housing are now a part of) have confirmed that the finances to deliver the new homes are in place, therefore this summer Riverside will be appointing a development partner 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 in



late 2025. Above is one of the designs that was included in the offer document showing a possible new block on the site of Oak House, the 50p Club and the old Housing Office in Manchester Road as viewed from Roserton Street.

So, the summary situation at present, including the timetable changes following the financial review, is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be confirmed – March 2024
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – 2026
- Anticipated start on site – 2027
- Overall anticipated completion date – 2032

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 the development partner knows 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, with at least 5 square metres of private balcony
- Two bedroomed flats will be at least 70 square metres, with at least 5 square metres of private balcony
- Three bedroomed flats will be at least 86 square metres, with at least 8.5 square metres of private balcony.

The consultation on the final designs will involve a number of exhibitions, workshops and one to one visits to residents. This is to develop a planning application and further work on the designs that were included 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](mailto:ray.coyle@opencommunities.org) and [murselin.islam@opencommunities.org](mailto: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 at 7pm at the St John's Community Centre in Glengall Grove.

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?

Riverside have confirmed that the consultation with residents on the future of the **Samuda Estate**, will be for the whole of the estate, rather than just Dagmar Court, Halyard House, Kelson House and Talia House. The consultation will be about developing a range of viable options 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. Riverside are still to advise when the consultation will start.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. The appointment of a development partner, who will be responsible for building the new homes will not take place until 2025. Residents are keen that when the new homes are designed, they should be like the existing blocks and have open communal landings as pictured above in one of their early designs.



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 they will shortly hold a consultation event with residents on the latest designs, that will include the additional staircases that are now required for new blocks over 18 metres in height. 25 tenants have so far been rehoused from the blocks along with 9 adult children who have all moved to their own social housing home as well.

The consultation will include further work on the detailed layouts of the new homes. The new homes will have to be larger in accordance with the requirements of the 2021 London



Centre that residents liked during the last round of consultation.

Plan. Pictured left is the view of the communal landings of the new block on Tiller Road next to the Leisure

## 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, 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 Housing (as One Housing Group are now called) with the aim of holding Riverside Housing 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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