



Welcome to our Summer newsletter. Hopefully you are enjoying the weather and have been able to stay cool!



We are following up our last newsletter with an update on regeneration progress. We previously told you that the timeline for the Kingsbridge Estate regeneration had been pushed back, which effectively meant that the project was temporarily on hold. We promised to update you in April 2025 with any news.

This update is later than anticipated as we thought it would be better to update you after the Government's Comprehensive Spending Review which took place last month. The good news is that the government have committed to providing

significant funding towards building new social housing, and this may benefit the regeneration of the Kingsbridge Estate.

We understand that the regeneration of Kingsbridge is important to you, and it has been some time since residents voted for change. We remain committed to delivering on this promise, but the challenges since the ballot has made this difficult. The increase in interest rates, the rising cost of materials and labour, and high inflation since 2022 are making our ability to progress this project and confirm time frames difficult.

We are looking at alternative ways of funding the regeneration. We are in discussions with the Mayor of London's team to understand what financial support they could offer us to progress the project. The commitments to social housing that the government have made following their comprehensive spending review should help, but we do need a bit more time to understand the details of the government's proposal.

At present the project continues to be paused as we work through these challenges.

We understand that delay in setting out clear timescales and the uncertainty relating to the regeneration of Kingsbridge will be frustrating for you. We are working to make the regeneration happen, but it is going to take more time.

We don't expect to be able to restart regeneration consultation until the Spring of 2026 at the earliest. Once the consultation begins again, we expect to be working towards submitting a planning application for the estate regeneration.

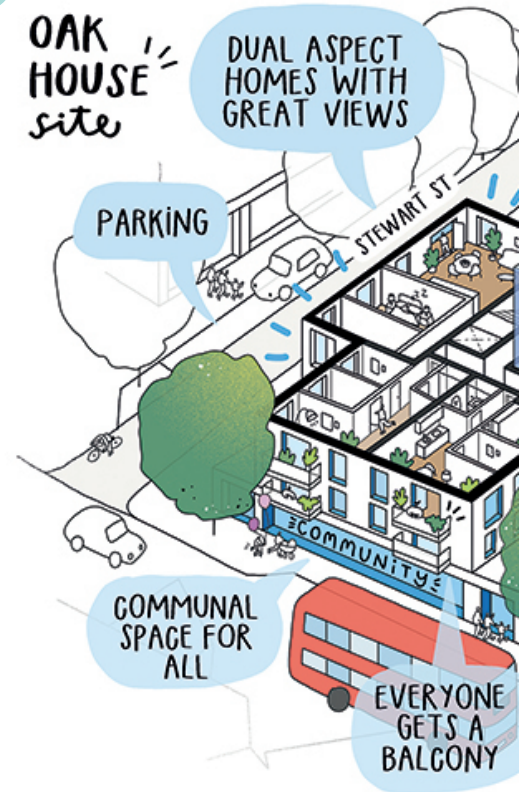
In the meantime, our repairs and maintenance team will continue to maintain the estate and the delays to the regeneration project will not change this.

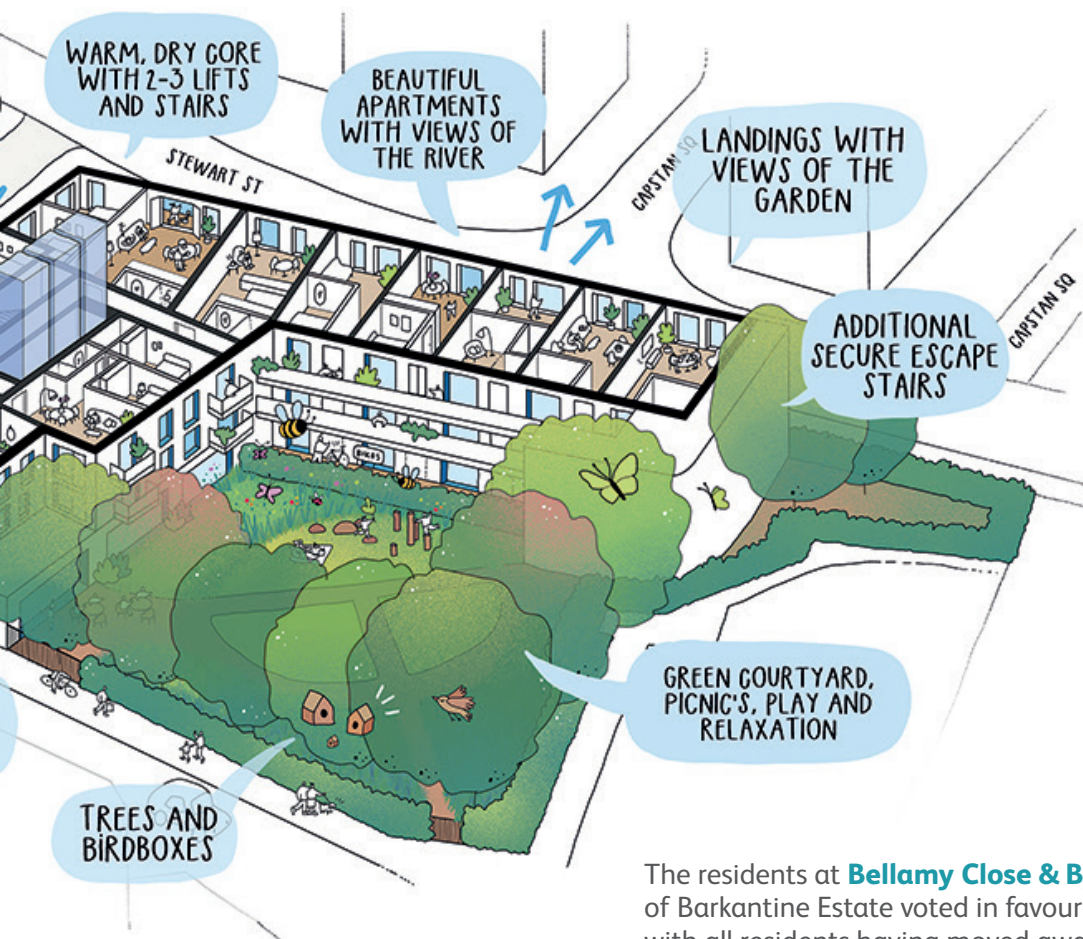
There is no need for tenants to move at the moment as this begins once we are much further progressed with the project.

Riverside continue to regenerate the Isle of Dogs

Elsewhere on the Isle of Dogs regeneration continues on several different Riverside sites.

The residents of **Kedge House, Winch House & Starboard Way** on the Barkantine Estate voted in favour of regeneration in 2021. The planning application was submitted to the council in May this year and we expect to begin the demolition of Winch House in March 2026. The last few residents of that block are in the process of moving out now. ▼





◀ The residents of **Alice Shepherd House & Oak House** on the St. Johns Estate voted for regeneration in 2022. We are now working on completing the design work for the new buildings in consultation with residents. The aim is to submit a planning application in summer 2026.

▶ The residents at **Bellamy Close & Byng Street** to the north of Barkantine Estate voted in favour of regeneration in 2019, with all residents having moved away by Spring 2023. The construction of 210 new homes is now well underway and due to finish in 2027. The refurbishment of the children's playground at Strafford Street is also part of this project and has been completed this month.



Tenants wishing to transfer before any regeneration takes place

We know that there are several households that would like to move away from the estate as soon as possible for different reasons. If you are overcrowded or need to move due to medical or other personal reasons, please reach out to us as we may be able to help. You may be eligible to register for transfer with Tower Hamlets Council for example, regardless of the proposed regeneration. We can direct you to the correct team within the council to take that forward. We also have a Riverside transfer list that you may be able to join to move to another one of our homes through bidding on our available stock.

If you have any questions about joining the transfer list, please contact Isaac Amoah using the contact details below.

Please note, the homes available through us will not be within Tower Hamlets as transfers within the borough are handled by the council. Any transfers that we can make will be within other local authorities that we have properties in.

Contact us

If you have any questions about any of the information in this newsletter, please get in touch with us using the contact details below:

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The government makes a big commitment to social housing

In June the government concluded their 2025 spending review and announced their new Social & Affordable Homes Programme. This will provide £39billion for the delivery of new affordable and social housing over the next ten years. London is expected to receive 30% of that investment, which equals £11.7billion.

At the same time the government confirmed that social rents will rise every year for the next 10 years at the rate of inflation (CPI) plus 1 %. This means that housing associations can more accurately predict their income over that period.

These two measures combined are positive for regeneration because they provide more certainty over the funding available in the coming years. The Affordable Homes Programme should mark a major step in boosting the amount of social housing, which is crucial if we are to cut the record number of homeless families living in temporary accommodation. We have seen first-hand the difference regeneration makes in improving the quality of homes, neighbourhoods and the lives of residents.

This commitment from the government could help us regenerate the Kingsbridge Estate as it may mean that more grant funding will be available to cover the costs of the project.

We are talking to both the government and the Greater London Assembly to try and better understand exactly how the government's commitment can support urban regeneration, and we will update you as soon as we can.

Hopefully this could help us bring forward the regeneration of Kingsbridge that you voted for.



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