

What is the situation at Alice Shepherd & Oak Houses?



There was a consultation event on Wednesday 9th July 2025 where the developer's Hill and their architects HTA presented the proposed outline shapes of the 4 new blocks for the site, as pictured above. The boards for the event can be found on the 4EF website at www.4estatesforum.org.uk.

Phase one proposals show that on the site of the existing community centre there will be a 10 Storey block where all the homes will have views both East and West, with access via communal landings facing West in the same way the communal landings are at Alice Shepherd House at present. This was a big demand from residents as to what they wanted for their replacement homes. This will link into a 17 story tower roughly on the site of Oak House which will have the new community centre on the ground floor and where the homes will be off internal corridors.

The tower will provide the lifts and stairs for the 10 story block, plus of course the 10 story block at its southern end will also have another set of

stairs as modern building requirements following the Grenfell fire, require such blocks to have a second staircase.

For phase two on the site of Alice Shepherd House and there are proposed to be two towers of 22 storeys high and 12 storeys high. These are just outline at the moment because at present Hill and HTA have not come up with a design that's viable which not only has to pay for the new homes on phase one but also the new homes on Phase two.

Alice Shepherd House residents have been issued with a frequently asked questions booklet on rehousing, a copy of which can be found on the 4EF website, www.4estatesforum.org.uk.

The summary situation at present, is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – HTA
- Developer – Hill Partnership
- Homes to be demolished – 84 homes
- Homes to be built – Provisionally 350 to 400 homes
- Planning application outcome due – 2027
- Anticipated start on site – 2027
- Overall anticipated completion date – 2032

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. They have a weekly drop in for residents at 31 Alice Shepherd House every Wednesday evening between 6pm and 8pm.

Get involved on St John's

The **St John's Tenants & Residents Association** meet monthly on the first Monday of each month and the **St John's Leaseholders Association** meet monthly on the second Monday of each month; both are at 7pm in the St John's Community Centre.

What is happening on the other estates?

At **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate**, the planning application for the new homes that has been submitted by Riverside and their development partners, Mount Anvil will be considered by Tower Hamlets Council's Strategic Development Committee in October 2025.



If approved, this will give the green light to works starting next year on building 400 new homes, of which 58 are replacement social rent

homes for tenants of the three blocks who want to be rehoused on the site; and an additional 58 social rent homes. Existing tenants who move back to the new homes are guaranteed by Riverside the same rent levels as the existing homes. Pictured above is a view of the new homes from Tiller Road.

The boards from the exhibitions that were shown to the residents with the final designs can be found on a website dedicated to the scheme

www.tillerroadregeneration.co.uk.

The residents have been moving from the first phase which requires Winch House and Kedge House to be demolished. Only 10 households are still to be re-housed from the first phase. 9 adult children have also been rehoused.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. Riverside have reported that they remain committed to delivering their promises, 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 their ability to progress. They are looking at alternative ways of funding the regeneration, but are unlikely to start consultation again until at least 2026 project.

Riverside have confirmed that the consultation with residents on the future of the **Samuda Estate**, will be for the whole of the estate. However, they are not in a position to confirm when the consultation will happen.

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

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