

REGENERATION NEWSLETTER

ALICE SHEPHERD HOUSE AND OAK HOUSE

November 2025

Welcome to the November Newsletter.

As you'll be aware, regeneration projects take time. We know there has been a lot of information shared along the way since the ballot, you have been asking for clarity on some key areas from both the landlord offer and the upcoming design phase. To help with answering your questions, we've put together this question & answer newsletter covering some of the most common questions we've heard recently from residents. Our aim is to keep you informed and supported as the project moves forward.



Freezing your housing information



Q: What does "freezing information" mean?

A: The term we use of freezing is when we need to fix the number of bedrooms and size of homes needed for the residents who are returning to a home in the new development.

Q: Why is this happening now?

A: We've reached the stage where we have enough information from all residents for the architects to start detailed design of the new development as we work towards submitting a planning application. Without having this information now, we cannot move on to the next stage of design. This is an exciting milestone – it means we're one big step closer to showing you more details about your new homes.

Q: Why is this needed?

A: Freezing the housing need information means the architects have the current accurate information to progress the design of your new homes, ensuring we have accommodated all the sizes and requirements you may have in your new home wherever possible.

Q: Does this mean changes can't be made after the freeze?

A: Essentially yes, because we will be designing a home for you based on the information you have told us. However, if your circumstances change during the time until your new home is built, for example you need an additional bedroom because you've had a child, there will be enough new additional social homes to choose from, however they may not be on the same floor or location of your initial choice.

Ground floor properties in the new development

Q: Why aren't ground floor only flats being built on the island?

A: The Isle of Dogs sits very close to the River Thames, which makes it one of the highest flood-risk zones in London. Because of this, national planning rules don't allow living/sleeping accommodation like bedrooms and the entire living accommodation to be built at ground level.

Q: Why are these rules in place?

A: It's all about keeping residents safe. By raising the 'living accommodation' (living rooms/bedrooms) above ground floor level, people and properties are better protected from any potential flood risk.

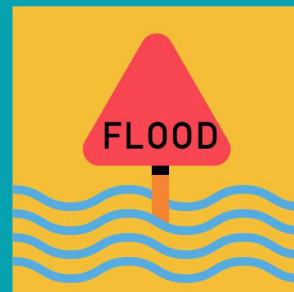
Q: Is this just a Riverside decision?

A: Riverside have no say in this. This is national policy that applies across the UK. It's been put in place to make sure residents are protected long-term as climate and weather patterns continue to change.

Q: What will the ground floor be used for?

A: Ground floors in new buildings are usually used for entrances, maintenance storage, cycle stores, bin stores, or other non-living spaces – things that wouldn't be affected if flooding ever occurred.

Or, if a new home is built as a maisonette or duplex, the property will be built over the ground and first floor, so that bedrooms are on the first floor, to comply with flood risk policies.



Q: Does this mean the Island is at risk of flooding?

A: The Thames flood defences make the risk very low day-to-day, but the Isle of Dogs is officially in Flood Zone 3a – the highest category and why ground floor flats cannot be built.



Ground floor properties continued...

Q: Why can't we just build ground floor flats if defences are already in place?

A: The Thames flood barriers and walls protect us today - but climate change means those defences could be tested more often in the future. That's why new planning rules require safer designs, with all homes built above potential flood levels. This future-proofs the community and protects residents long term.

Q: Who sets these rules?

A: These are national policies set by the Government (the National Planning Policy Framework), along with local guidance from Tower Hamlets and the Thames Estuary 2100 Plan. Riverside must follow them in all new developments on the Island.

Parking



Q: Will I get a parking space in the new development?

A: Resident car owners who had a CPM parking permit parking space in the Alice Shepherd House car park at the time of ballot in December 2022 will be able to park in a new parking space in the new development. This is covered in the Landlord Offer. Residents who currently have a parking permit to park on the street will be able to keep this if they renew this with the council.



Q: I rent a garage at Alice Shepherd House; will I get a garage in the new scheme?

A: There will not be garages in the new development, parking spaces for those residents who parked a car in a garage at the time of ballot in December 2022 will be provided with surface parking space in the new development.

Q: Will you be considering those with disability badges?

A: The new development will have an allocated amount of disabled bays. for returning residents who require a disabled parking space we will work with them to allocate a suitable space.

Rehousing adult children as part of the regeneration



Q: Does this mean my adult children can move out and I'll still get the same size home?

A: No. Current Tower Hamlets policy is that once an adult child accepts their own property through the offer, they are no longer counted as part of your household. This means your housing need will be reassessed based on who is still living with you – so the size of your new home may change.

Q: Can Riverside make an exception?

A: Unfortunately not. The adult child offer and bedroom entitlement are the Tower Hamlets Council policies. We don't have the authority to override them, but we will support you through the process to make sure your options are clear.

Q: What is the adult child offer?

A: The adult child offer is a Tower Hamlets Council policy that allows adult children living in regeneration schemes across the borough to apply for their own one-bedroom home through the council's housing register.

Q: Why does my household size change?

A: This is because Tower Hamlets Council sets the bedroom entitlement criteria for all social housing in the borough. Riverside along with all social landlords in the borough must follow the council's criteria when rehousing residents through the regeneration and within the borough.

Q: What are the benefits of the adult child offer?

A: It helps families with children over the age of 18 create more independence while freeing up larger homes for households who need them most. It also ensures that each new home is allocated fairly and according to housing need.



July consultation event

Thank you to everyone who joined us at the consultation event in July - it was great to see so many attend and hear your thoughts about the project.

If you weren't able to attend, please get in touch to arrange a time for us to go through the information that was shared on the day. And if you did attend but haven't yet filled out a feedback form, we'd still love to hear from you. Every comment, idea and opinion helps shape the future of the scheme and ensures your voices continue to guide the regeneration.

If you'd like to read more about the topics covered in this newsletter, here's where you can find official information:

Flood Risk and Ground Floor Design Rules:

You can find more details in the government's National Planning Policy Framework (NPPF) and the Environment Agency's Flood Risk Guidance:

National Planning Policy Framework – GOV.UK

Flood Risk Assessment Guidance – GOV.UK

Design Freeze and Project Progress:

For more background on how regeneration projects move through design stages, you can visit:

Greater London Authority: Good Practice Guide to Estate Regeneration.

Adult Child Offer (Tower Hamlets Council Policy):

Visit Tower Hamlets Council's housing allocations policy and look for the section on "Adult Children and Separate Household Offers."

Contact

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**Open Communities
Drop-in sessions are
every Wednesday
evening between 6pm-
8pm at 31 Alice
Shepherd House.**



Riverside