

## **What is the situation at Kedge House, Starboard Way and Winch House?**

The planning application for the new homes on the site of Kedge House, Starboard Way and Winch House was approved by Tower Hamlets Council's Strategic Development Committee last month. The existing low-rise buildings will make way for two slender towers of 21 and 25 storeys, alongside two mid-rise blocks fronting on to Tiller Road that will be 6 and 9 storeys.

This means that next Spring, works will start 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.

The two mid-rise blocks fronting on to Tiller Road will be built first, for the existing tenants who want to move back to the new homes. These new blocks will be finished in 2028 and 2029. Residents moving back are guaranteed by Riverside the same rent levels as the existing homes.

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](http://www.tillerroadregeneration.co.uk).

The summary situation is:

- Ballot date – March 2022
- Ballot result –82% in favour, turnout 88%
- Architect – PRP
- Developer – Mount Anvil
- Homes to be demolished – 72 homes
- Homes to be built – 400 homes (reduced from 411 homes)
- Planning application approved – 2025
- Anticipated start on site – 2026
- Anticipated completion of first new homes – 2028 for Block A and 2029 for Block D
- Overall anticipated completion date – 2031



***The new block on Tiller Road  
being built for Starboard Way Residents***

The first phase involves the demolition of Winch House and Kedge House. All the permanent tenants of Winch House have now moved. This means that works will start on time. There are still 6 tenants and 2 leaseholders to move from Kedge House. 9 adult children have also been rehoused into their own homes.

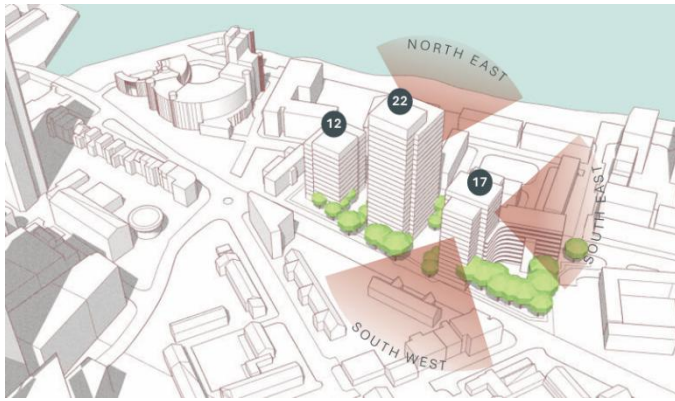
The residents from Starboard Way will be moving directly to the new block on the site of Winch House which will be 6 storeys high and will be completed in 2028. This means that Starboard Way residents will only have one move.

As part of the agreement to give Planning Permission, Riverside and their development partner, Mount Anvil are committed to contributing £112,000 towards improvements to Sir John McDougall Gardens; and £222,000 towards access improvements at Crossharbour DLR station.

The Independent Resident Advisers Ray Coyle and Murselin Islam from Open Communities, can be contacted by phone on **0800 073 1051** or at the drop in venue at 4 Winch House every Wednesday between 3.45 and 5.45pm or by email at [ray.coyle@opencommunities.org](mailto:ray.coyle@opencommunities.org) and [murselin.islam@opencommunities.org](mailto:murselin.islam@opencommunities.org)

The next round of consultation for the residents of **Alice Shepherd House and Oak House** in Manchester Road, on the **St Johns Estate** for

their new homes will not start again until the spring as Riverside's development partner Hill are currently



redrawing the plans for the replacement homes, to take into account the comments they have received on the plans above, which show heights of the proposed homes and their views. They will be dealing with the comments from residents at the last consultation event and comments that they have received from the council.

It is anticipated that a planning application will be made towards the end of 2026, and as such there will be at least three more consultation events between now and then for residents to comment on the revised plans. The last set of plans that were consulted on can be seen at the 4 Estates Forum website 4EF website at [www.4estatesforum.org.uk](http://www.4estatesforum.org.uk).

As well as responding to the issues raised by residents and the council, the plans that residents will see at one of the future consultation events will show the design of individual homes. This is of real interest to the residents of the blocks, as many of them will be moving from Alice Shepherd House directly into new homes being built on the site of Oak House and the 50p club.

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. They are looking at alternative ways of funding the regeneration but are unlikely to start consultation again until at least 2026.

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.

## Get involved on Barkantine

The Barkantine Management Team (BMT) represents Riverside Housing residents' issues about the estate. Please get in touch if you'd like to know more at [yourbmt@yahoo.co.uk](mailto:yourbmt@yahoo.co.uk).

## 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", "Kingsbridge" and "Samuda". 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 Riverside with the aim of holding Riverside to account.

In the current consultation being undertaken, 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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