

What is the situation on Samuda?



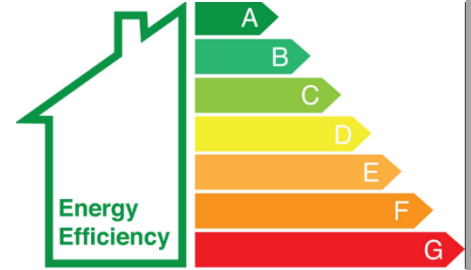
There is no further news from Riverside Housing on when the consultation with Samuda Estate residents on options for regenerating the estate will start again.

As we have reported before, Riverside Housing have told us that they will be consulting with the whole estate on regeneration options, not just the four blocks they initially started with.

However, the cost of either refurbishing the blocks or redeveloping the blocks, depending which options residents go with, have gone up in recent years as a result of: higher inflation for building materials and building labour than ordinary inflation; the rent rise in 2023/4 being much lower than inflation; a depression in the housing market which affects the prices that new homes could be sold for to subsidise the works: and the changes in building regulations requiring a two stairwells on each block and a higher level of fire safety as a result of the Grenfell fire, have made both options difficult to finance.

For example, if residents chose for some blocks to be refurbished, the refurbishment would have to take into account the modern requirements for blocks to be insulated to a much high level than they are present. This could possibly include over cladding the blocks with fire safe materials due to

due to requirements to increase energy efficiency that are being proposed to be introduced for social housing from 2030, where all homes have to meet at least



band C. On the St John's Estate in Glengall Grove you can already see Riverside Housing are carrying out such works to the town houses and on the Barkantine Estate to the cottages in Alpha Grove (as pictured below).



Riverside Housing have confirmed to us that they are working on a long term plan to finance the regeneration options for the Samuda Estate, but at this moment they're not in a position to say when they'll be able to commence the consultation that they have to carry out with residents. The consultation with residents has to happen, as any decision to regenerate the estate has to involve residents; and any option that includes any redevelopment of the blocks has to be subject to a ballot of residents.

In the meantime, Riverside Housing have assured us that are working on a plan so maintaining the estate and when we have further details of that we will let residents know what that plan is.

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 was submitted to Tower Hamlets Council in April 2025 for the new homes in Tiller Road by Riverside Housing and their development partners, Mount Anvil. The final plans were presented to residents at exhibitions in February and showed a slight reduction on the overall number of new homes and an increase in the number of social housing for rent on the site. The boards from the exhibitions can be found on a website for the scheme www.tillerroadregeneration.co.uk.

The two new blocks on the frontage of Tiller Road one of which is illustrated below, will be 6 and 9 storeys high and will be completed in 2028 and 2029. These are the replacement homes for existing residents. Block A will be for Starboard Way



residents so that they only have one move; and Block D for Winch House and Kedge House residents who want to return. These will result in the 58 replacement social homes with first priority going to those residents who want to return to the site of their existing homes. In addition,

behind them, will be two tower blocks, 20 and 25 storeys high, containing 333 homes, including another 58 social homes as well as private homes for sale to pay for the new social homes for rent, as well as more social homes and shared ownership properties. The residents have been moving from the first phase which requires Winch House and Kedge House to be demolished. Only 13 households are still to be re-housed from the first phase.

The residents at **Alice Shepherd House and Oak House** in Manchester Road, on the **St Johns Estate** who voted by 82% in favour of redeveloping their homes in 2022, will be working with HTA and Hill on the detailed design of the new homes this year. Phase one will be on the site of Oak House and the Community Centre (pictured to the left), and these new homes will be the replacement homes for Oak House residents who want to return, and Alice Shepherd House residents. Oak House residents have already started to move. The anticipated start on site for the first new homes is early 2027, with the whole project completed by 2032.

Riverside have confirmed that the consultation with residents on the future of the **Kingsbridge Estate**, is subject to a review of the cost of maintaining the estate or the revised costs of delivering the promises in the Landlord Offer document.

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, three 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 4Estates Forum

The 4 Estates Forum (4EF) is an elected group of residents independent of Riverside Housing Group with the aim of holding them 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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