

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

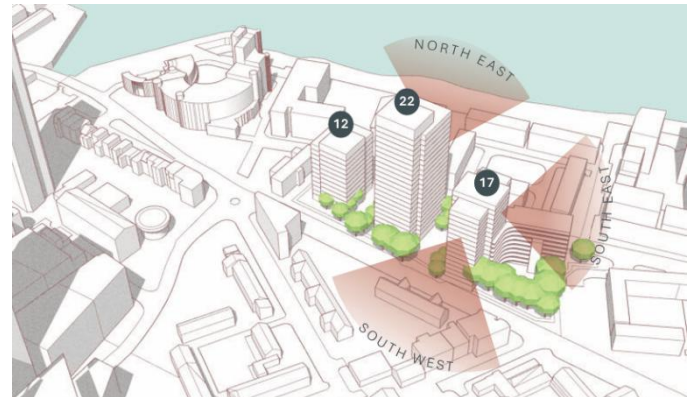
regeneration options, not just the four blocks they initially started with.

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.

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 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 below, 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 also 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.

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.

What is happening on the other estates?

The planning application for the new homes on the site of **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** 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 (as pictured above) 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 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.

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.

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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