

Regeneration Newsletter

Kedge House, Starboard Way and Winch House

Winter 2025/26

Preparatory works for demolition of Winch House and site setup

The Tiller Road regeneration project is advancing following planning approval in November. Demolition of Winch House will begin with preparatory works starting on February 2 2026, resulting in increased activity in the area. Winch House, the adjacent footpath, play area, and growing gardens will be cordoned off. The demolition is scheduled for summer. Users of the growing garden must remove personal items by mid-January, as the area will be closed and inaccessible from February 2.

If you or a family member uses the growing garden, we ask that you remove any personal items before the area is closed, and no later than mid-January. It will be closed and inaccessible from 2 February.



Changes to the estate car park

As part of the site setup, the car park will see significant changes to its size and layout.

We will be working with existing users of the car park to reissue bays. The car park will be condensed into the existing corner of the Starboard Way car park. This is necessary to facilitate the works and allow access and safe waiting areas for construction vehicles.

Letters will be sent out in the coming days to those who currently hold a CPM permit for the estate.

Should you have any questions related to this please contact Mynul on the details on the next page.

Key dates for the anticipated programme

Item	Date
Winch House – Our JV partners Mount Anvil will take possession of the building to start works. The site will be hoarded off, the pedestrian route will change. Early works including archaeology and service disconnections will take place.	2 Feb 2026
Winch House - Preparations for the demolition of the building will take place including removing asbestos and stripping the fittings. The building will be demolished from summer 2026.	Apr 2026
Block A - Construction works for Block A start with piling.	Jun 2026
Block A – Building works complete and the building is handed over to Riverside. Residents from Starboard Way move in.	Dec 2027
Kedge House - Riverside gain vacant possession and hand over the building to Mount Anvil.	June - Dec 2026 at the latest
Kedge House - Building being demolished.	To be determined based on vacant possession date
Construction starts for Blocks B, C and D	Apr 2028
Block D Building works completed and handed over to Riverside. Kedge House and Winch House residents can move in.	May 2030
Completion of rest of site including landscape works.	Apr 2031



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