

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

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
- Planning application approved – 2025
- 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 regeneration at Tiller Road for the rebuilding of the homes on the site of Kedge House, Starboard Way and Winch House has formally started.

Mount Anvil who are building the new homes on the site, started works at Winch House at the beginning of February 2026. Winch House is the first of the three blocks to be completely emptied of residents which is why works have started there and the hoardings have been put up. Local schools have been asked to help decorate the hoardings. Phase one of the new homes will be on the site of Winch House and Kedge House. Once the remaining households in Kedge House have been rehoused the hoardings will be extended to include Kedge House. In phase one there will be two new blocks which will face onto Tiller Road.

The first new block will be built close to where Winch House currently is, will provide the new homes for the people of Starboard Way who want to remain on the estate, to move directly into when it's completed in 2028. The other block on the frontage of Tiller Road to be completed in 2029, will be for those former residents of Kedge House and Winch House who want to return to the estate.



View from Tiller Road to the back of the new homes

Former tenants who move back to the new homes on the site, are guaranteed to have the same levels of rent they had as if they had not moved from their former home.

Once the new blocks that front on Tiller Road have been completed and the people have moved from Starboard Way into the new blocks, Starboard Way would then provide the site of two further blocks which will include private homes for sale to pay for the project, plus an additional 58 new social housing homes.

As part of the regeneration of the site, Riverside are building a new community facility, and the residents of the blocks are already chosen the London Community Development Trust to run the community centre. In addition, Mount Anvil have committed to a number of social value projects chosen by the residents. For example, the community hub for older residents that was based at Winch House has now moved to the Stratford Friendship Club at 40 Stratford Street, E14 8LT every Tuesday between 12noon and 3pm. All residents in the area are more than welcome to attend, where afternoon tea is provided and activities are organised by Mount Anvil.

During the Resident Steering Group meeting for **Alice Shepherd House and Oak House** on Manchester Road, within the **St Johns Estate** in February 2026, it was announced that Hill, the selected development partner for the new homes, had withdrawn from the project.



Hill cited prevailing market conditions as their reason for withdrawal. Residents expressed disappointment as they were actively involved in the selection process, and this will very likely result in delays

Riverside told the Resident Steering Group that they are committed to build the new homes and are now considering options for ensuring the project continues.

Resident expectation is that any new partner will honour existing commitments regarding the design of their new homes and address concerns raised during consultation events.

To prevent further delays, Riverside has informed residents, that the rehousing of Oak House occupants will proceed.

The site of Oak House and the Samuda Community Centre (also known as the 50p club) will comprise Phase One of the regeneration. Upon completion, residents of Alice Shepherd House wishing to remain will move directly into their new homes in phase one at equivalent rent levels.

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 later this year.

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.

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", "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, or contact our Advisor, Mike Tyrrell at: mike@4estatesforum.org.uk.

Published by the 4 Estates Forum

40 Trafford Street
Millwall
London E14 8LT

www.4estatesforum.org.uk