

What is the situation on Kingsbridge?

The 4 Estates Forum recently met with Riverside to get the latest update on plans for the future of the Kingsbridge Estate.



Riverside has confirmed that they still plan to restart conversations with residents about the regeneration options for the

estate. However, a date has not yet been set. An internal Riverside panel will decide when the consultation can begin again, as the project is still facing challenges due to current market conditions.

Riverside is continuing to look at several possible approaches, including:

- **Full regeneration** – the option previously supported in the resident ballot
- **Major refurbishment** – significant improvements that could extend the life of the existing buildings by 20–30 years
- **Hybrid options** – where some blocks are redeveloped and the income generated helps fund refurbishment of the rest

Riverside is updating its financial modelling to understand which of these options remains realistic.

If the older blocks are refurbished rather than rebuilt, the Government's updated *Decent Homes Standard (2035)* would require much more extensive work than before. This could include:

- Improved insulation
- Possible installation of lifts
- Large-scale internal and external upgrades

Because the required improvements are so substantial, the cost of refurbishment is now close to the cost of a full rebuild. Riverside plans to share a more detailed update with all residents in the new financial year, once the full viability review is completed.

The regeneration at Tiller Road for the rebuilding of the homes on the site of **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** 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 to 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. 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.

What is happening on the other estates?

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 Resident Steering Group remains committed to holding monthly meetings to monitor progress. They wish to ensure that any new development partner is fully informed of prior commitments so that the design of the new homes meets residents' expectations.

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.

In the meantime, Riverside have assured us that are working on a plan on maintaining the estate including renewing the lifts in Kelson House. Pictured to the right.



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, "Samuda", Starboard & Winch" 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 4 Estates 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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