

## 4 Estates Forum Meeting Notes

**Date:** Tuesday, 24th September 2024

**Time:** 7:00 PM

**Location:** St John's Community Centre



### Attendees

#### Forum Members:

- Candida, Maggie, Arthur, Peter, Jackie, Jill, Tracy, Daniel, Jenny, Glen, Mike

#### Riverside Representative:

- Paul Handley

#### Guests from Mt Anvil:

- Tommy Lane
- Margaret Amadi
- Nyron Higgins

#### Apologies:

- Leslie, Kim, Eliza

### Meeting Agenda

#### 1. Welcome, Apologies, and Introductions

The meeting commenced with a welcome, introductions, and acknowledgment of apologies received.

#### 2. Presentation by Mt Anvil: Bellamy, Byng, Kedge, Starboard, and Winch Developments

**Speaker: Tommy Lane**

##### Bellamy and Byng Development

- **Project Overview:**
  - A 32-storey tower and 12 townhouses/maisonettes.
  - 204 homes in total, of which 63 units (43%) will be affordable, including social housing.
  - Construction timeline: 2024–2027.

- **Resident Engagement:**
  - Local residents and businesses engaged through newsletters and bulletins.
  - Issue raised about lack of communication with Alpha Grove residents and nearby parking users—this will now be addressed.
  - Community initiatives ongoing, including activities at the Barkantine Hall Community Hub on Wednesdays.
- **Strafford Street Park Proposal:**
  - Awaiting Tower Hamlets (TH) approval; construction to start in 2026. Plans from consultations will be shared.
- **Concerns and Features:**
  - Developers reassured attendees about delivering on promises.
  - The Bellamy structure is fire-safe with two staircases.
  - Fire risk assessments are available on the Riverside website.

## **Kedge, Starboard, and Winch Development**

- **Project Overview:**
  - 411 homes planned: 40% (133 homes) for social rent and 278 for sale (subject to planning adjustments).
  - Planning application moved to January 2025.
  - Timeline: Decision by August 2025; construction from 2026 to 2031.
- **Details:**
  - Current site includes 72 households (58 tenants, 15 leaseholders).
  - Energy efficiency solutions include solar panels or heat source pumps.
  - Landlord offer aligns with Bellamy and Byng:
    - Non-resident leaseholders: Buyout option with +10% equity.
    - Resident leaseholders: Right to return with retained equity.
  - Parking: Fewer spaces but still above required minimum.
- **Challenges:**
  - Tower Hamlets focused on affordable home delivery and deadlines.
  - A redesign was needed to meet safety standards, particularly for staircases.
  - Six months between planning approval and construction will address safety compliance.

### **3. Mike's Report**

Mike's detailed report was attached and briefly discussed.

### **4. Discussions**

- Concerns raised by the Kedge, Starboard, and Winch (KSW) Resident Steering Group (RSG) about the density of the two rear tower blocks.
- Plans for individual layout choices for the two front blocks will proceed.
- Lack of clarity for Samuda residents who have yet to receive a formal letter explaining their situation.

### **5. Any Other Business (AOB)**

- No consultation has taken place regarding the restructuring in One Housing (OH).

### **6. Next Meeting**

Tuesday 26<sup>th</sup> November