



BARKANTINE ESTATE May 2024

The newsletter of the 4 Estates Forum, a group of residents, independent of Riverside Housing

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 – To be confirmed – April 2024
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – 2025
- Anticipated start on site – 2026
- Anticipated completion of phase one – 2028
- Overall anticipated completion date – 2031/2

There has been a delay in the recommencing the consultation on the final designs for the new homes. This is as a result of the negotiations that Riverside Housing (the Housing Association that One Housing are now a part of) have had with Mount Anvil who will be building the new homes.

Riverside have now confirmed that the negotiations are now complete and the contract has been signed and the consultation with the residents, including those that have moved to temporary accommodation away from the estate, will start again shortly be on the latest designs.

The latest designs will have to take on board the new requirement for new homes over 18 metres tall to have an extra staircase to help residents to escape in case of fire.

At the last consultation event, Mount Anvil presented their designs showing that are proposing to build the new homes in two phases, with the first phase being a new 7 to 12 storey building on the site of Winch House, with enough homes for all existing residents in Kedge House, Starboard Way and Winch House. The next consultation will be about any update on this plan.



View of the communal landings of the new block on Tiller Road next to the Leisure Centre

The consultation will include further work on the detailed layouts of the new homes. The new homes will have to be larger in accordance with the requirements of the 2021 London Plan.

The residents have started to move from the three blocks in preparation for the first phase which requires Winch House to be demolished. So far 25 have moved along with 9 adult children who have their own tenancy as part of the promises made at the time of the ballot.

The Independent Resident Advisers are Ray Coyle and Murselin Islam from Open Communities. They can be contacted by phone on **0800 073 1051** or at the drop in venue at 4 Winch House every Wednesday between 4 and 6pm or by email at ray.coyle@opencommunities.org and murselin.islam@opencommunities.org

Get involved on Barkantine

The Barkantine Management Team (BMT) represents One Housing residents' issues about the estate. It meets monthly and would really welcome any Riverside tenants or leaseholders that would like to come and help make the Barkantine a better place to live. Please get in touch if you'd like to know more at yourbmt@yahoo.co.uk.

What is happening on the other estates?

The residents at **Alice Shepherd House and Oak House** in Manchester Road, on the **St Johns Estate** voted by 82% in favour of redeveloping their homes in 2022. The finances to deliver the new homes are in place, therefore this summer Riverside will be appointing a development partner to build the new homes is. Once appointed they will be working with residents on the detailed design of the new homes so that a planning application can be submitted in late 2025. The anticipated start on site for the first new homes is early 2027,



with the whole project completed by 2032. This consultation will involve further exhibitions and visits to other schemes to look at designs that work, and don't work. Pictured to the left is one of the design

options that was drawn up prior to the ballot, viewed from the southern end of Stewart Street.

Riverside have confirmed that the consultation with residents on the future of the **Samuda Estate**, will be for the whole of the estate, rather than just Dagmar Court, Halyard House, Kelson House and Talia House. The consultation will be about developing a range of viable options from doing nothing, refurbishing the blocks, or knocking some or all of the blocks down and replacing them with new homes. It will be residents who decide what happens to their homes in a ballot. Riverside are still to advise when the consultation will start.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. The appointment of a development partner, who will be responsible for building the new homes will not take place until 2025. Residents are keen that when the new homes are designed, they should be like the existing blocks and have open communal landings as pictured to the right in one of their early designs.



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 Housing with the aim of holding Riverside Housing 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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