

What is the situation on Kingsbridge?

On the **Kingsbridge Estate** the appointment of a development partner, who will be responsible for building the new homes will not take place until 2025. This means that the summary situation is:

- Ballot date – November 2022
- Ballot result – 85% in favour, turnout 76%
- Architect – Haworth Tompkins
- Developer – To be confirmed
- Homes to be demolished – 134 homes
- Homes to be built – 323 homes
- Planning application outcome due – 2026
- Anticipated start on site – 2028
- Anticipated completion date – 2034

In the meantime, residents will be going on visits to other new build schemes to see what they like and do not like. This together with workshops on planning requirements for new homes, will mean residents will have their own ideas on the kind of homes they want, when they start work with the development partner on the designs for their new homes.

For example the workshops will cover the following specific requirements in the 2021 London Plan on size standards for new homes:

- A flat with 2 or more bedspaces has to have at least one double (or twin) bedroom
- In order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² (80 square feet, it used to be 50 square feet) and is at least 2.15m (7 feet) wide
- In order to provide two bedspaces, a double or twin bedroom has a floor area of at least 11.5m² (123 square feet, it used to be 110 square feet)
- One double (or twin) bedroom is at least 2.75m (9 feet wide) and every other double (or twin) bedroom is at least 2.55m (8.3 feet wide).

- Gross Internal Area for flats include enough space for one bathroom and one additional toilet as in the example to the right, in homes with 5 or more bedspaces.



- The minimum floor to ceiling height is 2.5metres (8.2 feet) for at least 75% of the Gross Internal Area.
- The width of the main living area should be 2.8metres and 3.2metres for homes built for 5 people or more.

- All homes should have an outside space equivalent to 10% of the floor space of the property which must be at least 1.5metres deep to allow for a table and chairs as in the example above of the size of an outdoor space for a three bedroom flat.



Riverside Housing (the Housing Association that One Housing are now a part of) have confirmed that as part of the next phase of consultation there will a resident design group for the architects to work with on the design of the new homes.

Contacting Newmill

If you have any queries, the Independent Resident Adviser team are Christine Searle and Rob Lantsbury from Newmill. The Newmill team can be contacted as follows:

- Christine can be contacted at christine.searle@newmillconsultants.com or **07764 421981**.
- Rob can be contacted at rob.lantsbury@newmillconsultants.com or **07961 532761**.

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.

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 at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour by 88% of redeveloping their homes in 2021. Mount Anvil are the development partners to build the new homes and they will shortly hold a consultation event with residents on the latest designs, that will include the additional staircases that are now required for new blocks over 18 metres in height. 25 tenants have so far been rehoused from the blocks along with 9 adult children who have all moved to their own social housing home as well.

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



Centre that residents liked during the last round of consultation.

Plan.
Pictured left is the view of the communal landings of the new block on Tiller Road next to the Leisure

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 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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