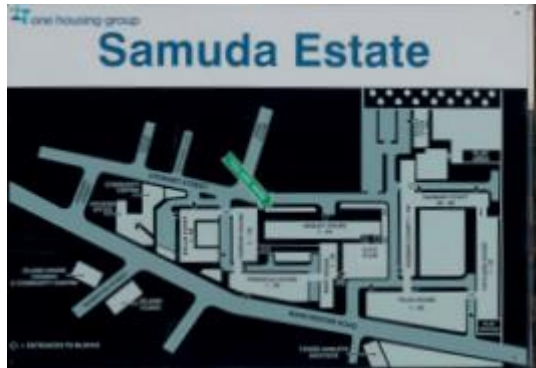


What is the situation on Samuda?

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 first part of the consultation will be about developing a vision document for the whole estate, not about developing options, that will come later in the second stage. The vision document is all about what residents would want from either refurbished blocks or new homes, open spaces and public areas, on the estate and the neighbourhood. Residents will be working with BPTW the architects on the vision.

BPTW were chosen by the residents because they have experience of designing both refurbished homes and new homes. For example on the right you can see an example of a refurbished block in Hackney and new infill homes in Barnet.

The second stage 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 Housing (the Housing Association that One Housing are now a part of) are still to advise when the consultation will start.

Soon Riverside Housing will be writing to Samuda residents to let the know what the revised timetable for the consultation will be.



Example of refurbished homes in Hackney



Example of new "infill homes" where new blocks are intermingled with refurbished homes in Barnet

Riverside Housing have a website with all the details about the consultation. You can find out more at www.futuresamuda.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.

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 above in one of their early designs.



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 Plan. Pictured left is the view of the communal landings of the new block on Tiller Road next to the Leisure Centre that residents liked during the last round of consultation.

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" "Samuda" 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 One Housing Group with the aim of holding One Housing Group 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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