



HaworthTompkins **One Housing**

Kingsbridge Estate
Cycle 1 Consultation
October 2020



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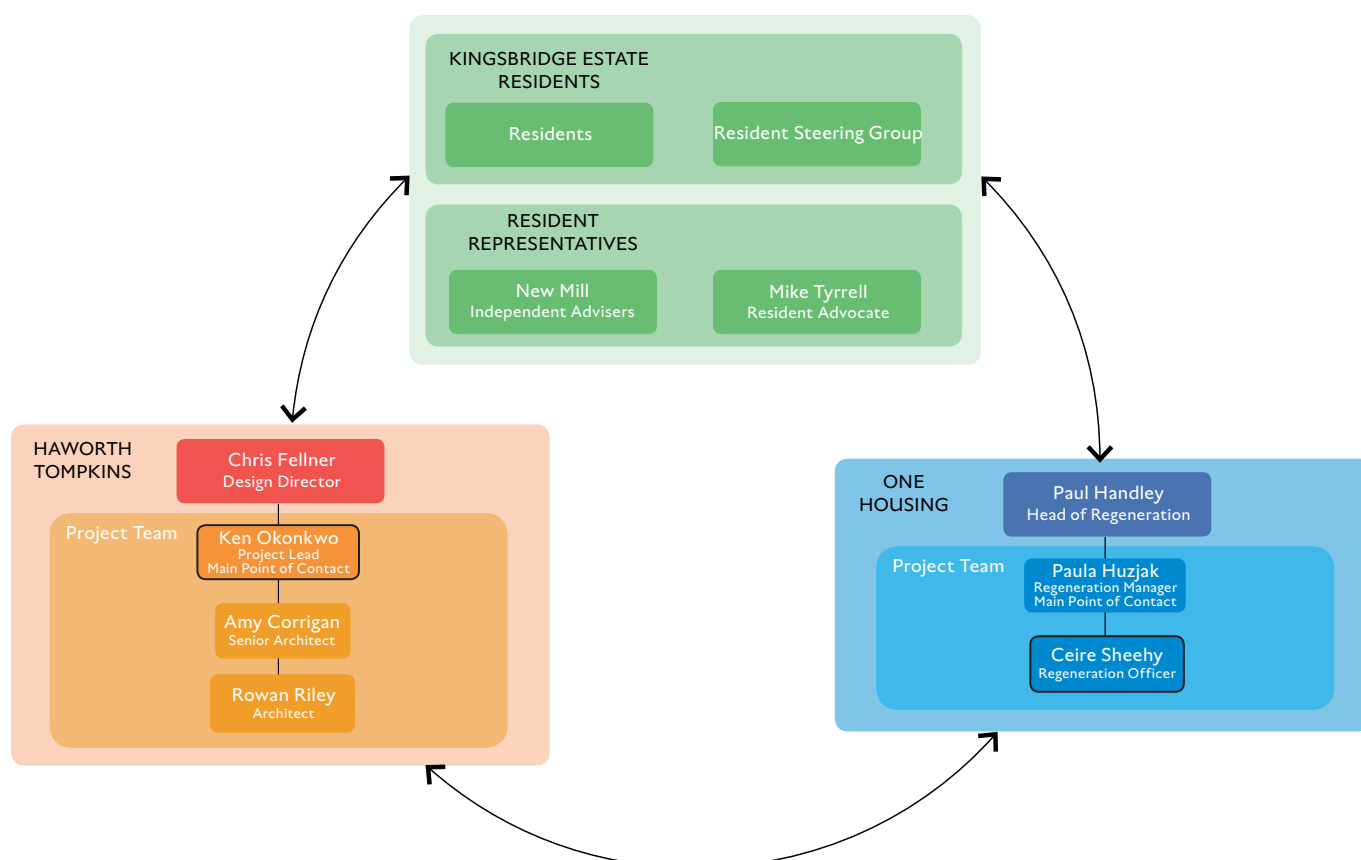
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1. Meet the Team

Haworth Tompkins are really excited to be embarking on this journey with the Kingsbridge Estate residents & One Housing. In these unusual times, we have set up this process to understand your views and work with you to explore options for your estate. You are the experts on your estate, so we want your input and ideas to create the vision for the future of the Kingsbridge Estate. Below is a bit about us and other key groups and people involved in the process.

PROJECT TEAM ROLES

All three groups which make up the project team will be able to communicate directly with each other to develop the options appraisal. Ken Okonkwo will be the main point of contact for Haworth Tompkins, Ceire Sheehy for One Housing and for the Kingsbridge Estate Residents, this will be Mike Tyrrell and Christine and Rob at New Mill.



KINGSBRIDGE ESTATE RESIDENTS

The Kingsbridge Estate residents are the most important group in this process. As well as giving direct feedback, during the process, you will be represented by the Resident Steering Group, New Mill Independent Advisors and a Resident Advocate.



RESIDENT STEERING GROUP

The RSG is formed of residents who live on the estate. They have volunteered to monitor and oversee any proposed works and maximise resident engagement in any consultation exercise.

RESIDENT REPRESENTATIVES



NEW MILL, INDEPENDENT RESIDENT ADVISERS

Christine, Rob and Ifte from New Mill consultants are your independent advisors. They were appointed by the Resident Steering Group to offer all tenants and leaseholders advice and support with both specialist tenant and leasehold matters. Together they have many years of experience working with resident groups in London. Ifte is a skilled Bangla, Sylheti and Hindi speaker, so please get in touch if this will be useful for you.



MIKE TYRRELL, RESIDENT ADVOCATE

Mike Tyrrell has worked in housing at all levels for 35 years for both Councils and Housing Associations. For the last 4 years Mike has used this experience to give independent advice and advocate on behalf of residents on the Island.

ONE HOUSING

One Housing are a 'not for profit' organisation, a registered provider of social housing and a registered charitable housing association. For many of you reading this, they are your landlord. The Island Regeneration Team were set up in 2018 to work with residents of the Isle of Dogs to develop and implement regeneration works to benefit the community and, if possible provide additional homes for people in need.



PAUL HANDLEY, HEAD OF ISLAND REGENERATION

Paul is responsible for managing One Housing's regeneration strategy on the Isle of Dogs and ensuring the projects and proposals are resident focussed, achievable and deliver meaningful benefits to both the local community and the wider borough.



PAULA HUZJAK, REGENERATION MANAGER

Paula has many years of experience working with residents. She manages One Housing's day to day activity on this project and coordinates input into the project from many residents, staff, technical consultants and agencies.



CEIRE SHEEHY, REGENERATION OFFICER

Ceire will be your main point of contact from One Housing during the options appraisal process. Many of you will have already met or spoken with Ceire over the past year and a half and she will be contacting you during each round of consultation to ask for your feedback.

1. Meet the Team

HAWORTH TOMPKINS ARCHITECTS

Haworth Tompkins is an award winning London-based practice that has vast experience designing housing and involving residents in the process. They will be developing the options for Kingsbridge Estate using residents feedback from consultation.



CHRIS FELLNER, DESIGN DIRECTOR

Chris will be involved in each round of consultation. He is responsible for providing design leadership to the team and ensuring that residents objectives are achieved.



KEN OKONKWO, ASSOCIATE DIRECTOR

Ken will be your main point of contact at Haworth Tompkins. He will be involved in all consultation cycles and activities. At HT, he will lead the in-house design team.



AMY CORRIGAN, SENIOR ARCHITECT

Amy will support Ken in leading the in-house team and overseeing the consultation process. She will be present at all consultation cycles and activities.



ROWAN RILEY, ARCHITECT

Rowan will run the project on a daily basis completing the Haworth Tompkins team. He will be involved in all consultation cycles and activities. He will be producing and coordinating the design options and consultation material.

HAWORTH TOMPKINS EXPERIENCE

MAYDEW HOUSE REDEVELOPMENT

The design proposes internal and external refurbishment of the 1960s tower block and a five floor roof extension providing 24 new apartments. It includes full facade replacement, new internal finishes, kitchens and bathrooms, new heating and power services and a complete re-design of the lower two floors to become a purpose-built home for the neighbouring Bede Community Centre and to provide a new entrance and resident facilities.



SILCHESTER ESTATE REGENERATION

This project provided new homes and integrated an existing twenty-storey tower block. The new buildings enclosed a new shared garden for residents and provide retail and community facilities facing the surrounding streets. The appearance and materials used reference nineteenth century housing estates and terrace houses. All homes are dual aspect to give good levels of daylight and natural cross ventilation. Large balconies are provided for each home.



PEABODY AVENUE ESTATE REGENERATION

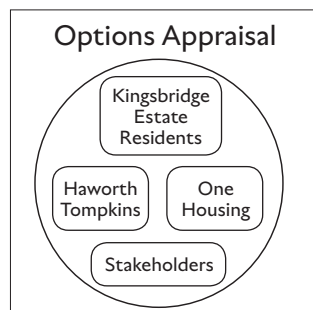
The project provided 55 new homes and refurbished existing 1870s homes to modern standards. Externally the design included new children's play space and upgrades to outdoor areas. Existing residents were continuously consulted and informed the design. The new buildings were designed to fit in with the existing buildings and use similar, robust materials. New homes have large private balconies.



আপনি যদি চান যে এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুঙ্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

2. The Options Appraisal Process

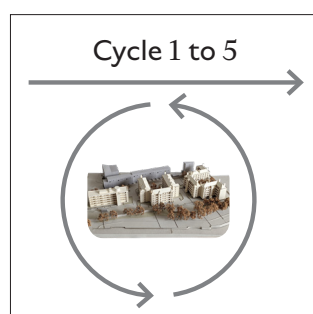
WHAT HAWORTH TOMPKINS HAVE BEEN ASKED TO DO



We have been selected to work with Kingsbridge Estate residents, One Housing and other stakeholders to carry out an options appraisal.



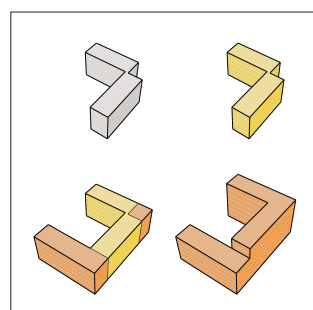
The exact options to be explored have not yet been defined.



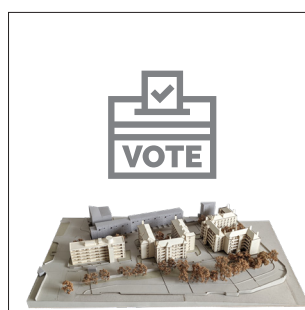
The Options Appraisal will be an iterative process together with Kingsbridge Estate residents and One Housing that is broken down into 5 cycles.



The goal is to develop a vision for the site together with Kingsbridge Estate residents, One Housing and the community that is part of the local neighbourhood and not isolated.



The options are likely to range from the Business As Usual 'Do nothing' option to refurbishment, partial demolition and infill, and full demolition and new build.



The Options Appraisal will conclude with a resident ballot on the preferred option.

SETTING OBJECTIVES WITH THE DRAFT RESIDENTS' BRIEF

The purpose of a Residents' Brief is to set out the resident priorities for the estate. It can be used to hold Haworth Tompkins and One Housing to account by ensuring each option meets as many of these priorities as possible. Building on the feedback gathered from the 'Starting the Conversation' survey conducted in Autumn 2019, we have identified a series of initial project objectives to form a Residents' Brief for Kingsbridge Estate. We have also included some objectives that we recommend, based on our experience of regeneration projects. We expect to review these with you again in Cycle 2 once we have presented the initial options. These are intended to be a starting point and we welcome you to add further objectives if you feel it is necessary.

THE DRAFT RESIDENTS' BRIEF

1. HOME



- Sized to meet modern space standards
- Make the most of existing views
- Energy efficient homes
- Easy to maintain
- Private outdoor space
- Good levels of natural light
- Good sound proofing
- Provide homes that meet residents housing needs

2. BLOCK



- Access to a lift
- Retain the existing sense of community
- Secure access to each block
- Improve the appearance of the buildings
- Clear signage for each block
- Somewhere to dry laundry
- Robust communal bin stores and refuse strategy
- Ensure high fire safety standards

3. ESTATE



- Create a safe and secure estate
- Well managed car parking
- Make the most of the existing location
- Provide a good play area
- Provide activity areas for different ages
- Retain peaceful and safe aspects of the estate
- Clear way finding signage
- Improve connections to the street/ neighbourhood
- Improve and increase greenery and wildlife
- Provide good communal storage facilities
- Explore potential for communal resident facilities

4. SUSTAINABILITY



- Reduce the energy consumption of the buildings
- Increase varieties of plants and encourage wildlife
- Water use reduction and recycling
- Designs which prepare for climate change
- Use recycled and recyclable materials where possible
- Improve sustainable transport facilities, e.g. cycle storage and electric vehicle charge points

5. ACCESSIBILITY



- Provide level access to all homes and community facilities, avoiding steps and stairs.
- Provide car parking for people with disabilities
- Provide storage for mobility scooters and wheelchairs

6. WELLBEING



- Allow communities to stay together if the wish
- Ensure any temporary moves are within the local area
- Provide homes for elderly people and those with specialist needs
- Provide more facilities for young people
- Improve the air quality
- Reduce noise and disruption
- Create a welcoming, open community that connects with the local area

7. ECONOMY

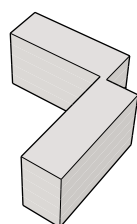


- Ensure the local community have access to employment and training opportunities arising from regeneration
- Explore potential for new commercial facilities (shops, cafe, business space) for convenience and economic growth

2. The Options Appraisal Process

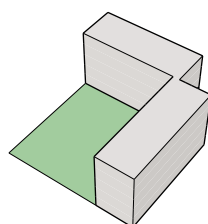
WHAT IS AN OPTIONS APPRAISAL?

An options appraisal is a process where Kingsbridge Estate Residents, Haworth Tompkins and One Housing explore different ways in which we can improve the estate and your homes. Each option will be assessed based on the agreed Residents' Brief, Viability, Economic Benefits and Deliverability – these are described in more detail on the next page. It is important that we fully explore a range of options and that the implications of each option are clearly communicated to you. The images and examples on this page show examples of the kind of approaches we will be exploring. Residents will be able to vote on the preferred option at the end of the process.



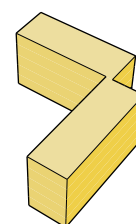
1. BUSINESS AS USUAL

Continued ad-hoc repairs and refurbishments to building exteriors and interiors.



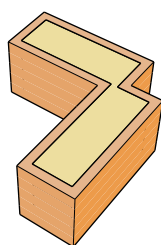
2. LANDSCAPE UPGRADES

Improvements to the space around the buildings such as upgrades to planting, lighting and play areas.



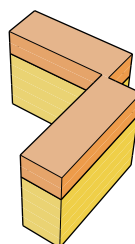
3. REFURBISHMENT

Refurbish existing buildings to meet modern standards such as more insulation, improved internal layouts and roof upgrades.



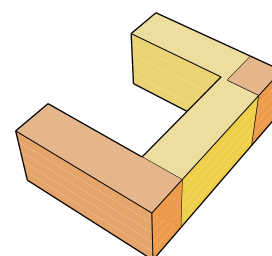
4. EXTERNAL ADDITIONS

Addition of new structure to the outside of the building such as balconies and lifts.



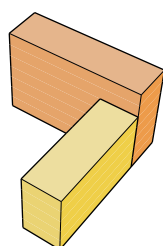
5. EXTENSION

Removal of existing roof and addition of new floors on top of the existing buildings to provide larger or more homes.



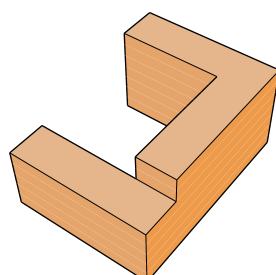
6. INFILL

Underused space around the buildings used to provide larger or more homes.



7. PARTIAL DEMOLITION AND NEW BUILD

Part of an existing block demolished and replaced with a new building that provides more homes.



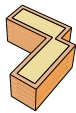
8. COMPLETE DEMOLITION AND NEW BUILD

Existing block demolished and replaced with a new building that provides more homes.

EXAMPLE OF ADDITIONS OPTION

Pembury Estate, Hackney

- New lifts added to existing 1930s buildings.
- New structure matching the character of existing buildings



4. External additions



Before

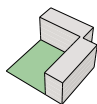


After

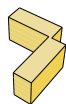
EXAMPLE OF LANDSCAPE UPGRADES, REFURBISHMENT AND EXTENSION OPTION

Maydew House, Southwark

- Refurbishment of 144 units in a 1960s building
- New cladding
- New internal finishes, kitchens and bathrooms
- Upgrades to heating and power
- 5 storey roof extension creating 24 new homes
- New entrance and shared resident facilities



2. Landscape upgrades



3. Refurbishment



5. Extension



Before

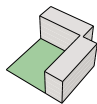


After (computer generated image)

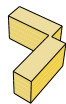
EXAMPLE OF LANDSCAPE UPGRADES, REFURBISHMENT AND INFILL OPTION

Peabody Avenue, Pimlico

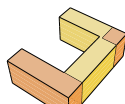
- Additional L-shaped block providing 55 new homes.
- Refurbishment of existing homes.
- New children's play space, a ball court and the terrace for a new community room along with the newly landscaped Avenue.



2. Landscape upgrades



3. Refurbishment



6. Infill



Before

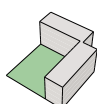


After

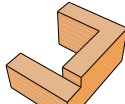
EXAMPLE OF COMPLETE DEMOLITION AND NEW BUILD OPTION

Colville Estate, Hackney

- 925 new homes, replacing 438 existing homes, and provides an additional 100+ council homes over an 18 year phased programme.
- Tall residential buildings which have 198 units for sale on the open market and cross-subsidise the construction of new social housing on the site.



2. Landscape upgrades



8. Complete Demolition and New Build



Before



After

আপনি যদি চান যে এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

2. The Options Appraisal Process

HOW WILL THE OPTIONS BE ASSESSED?

It is important that how the options will be assessed, or the 'appraisal criteria', is shared throughout the process. It is key to comparing options fairly and consistently.

1. RESIDENTS' BRIEF



A resident's brief is a set of objectives which will be developed based on your feedback. Each option will be measured against how well it meets the objectives set out in the resident's brief.

2. VIABILITY



Each regeneration option is checked to be sure that One Housing can complete the work proposed. It is essential that any option taken forward is 'viable.' In simple terms, this means that the cost of completing any option must be balanced by the money it brings in.

3. ECONOMIC BENEFITS



Each regeneration option could have benefits to the local area and community in addition to the potential for improving existing homes or providing new ones. These could include local jobs and apprenticeships during refurbishment or construction works. Options that include the construction of new homes will also be required to make a payment to the Council, to be used for wider community benefits.

4. DELIVERABILITY



This criteria tests the option against the planning & construction guidelines from both the Council and the Government. It considers the following:

- Phasing: Will any residents need to be temporarily rehoused off-site and if so, how many? The more off site moves, the more difficult the project.
- Programme – The Council will expect disturbance to be as little as possible.
- Buildability – if applicable, how technically difficult is it to build?
- Planning – if applicable, is the option likely to get planning permission?

ONE HOUSING PROMISES TO RESIDENTS

If a refurbishment, partial or full redevelopment option is chosen, there are several key pledges that One Housing will make to you. This section outlines some of the key pledges and is a chance for you to start thinking about what you would like to see in the Landlord Offer Document. Some key pledges are only applicable to certain options.

GENERAL PROMISES



Consultation

One Housing will consult you on the different proposals throughout the process, using a range of methods so you can influence things in ways that best suit you.



Disruption

One Housing will make every effort to keep disruption to a minimum.



Quality

If a redevelopment option is taken forward, all new homes will be built to the latest standards as set out in the London Housing Supplementary Planning Guidance (SPG) and current Building Regulations, whereby space standards are larger than the existing homes on the Kingsbridge Estate. All homes will be energy efficient.

RESIDENT LEASEHOLDER PROMISES



Financial reimbursement

One Housing will reimburse you for the reasonable cost of your own independent valuer, legal fees, stamp duty, financial advice and removal costs. Reimbursed costs to be agreed before they are incurred through the provision of quotes.



Shared equity

If a partial or full redevelopment option is taken forward, Resident leaseholders will have shared equity options that will allow them to return to a replacement home in any eventual development.



A fair deal

Resident Leaseholders will be offered a fair deal that is affordable within the context of the regeneration proposals.



Flexibility

One Housing will act flexibly wherever possible and within reason, when considering individual or exceptional circumstances.

TENANT PROMISES



Right to Return

If a partial or full redevelopment option is taken forward, you will have the right to move back to a new home in the new development.



Your rent

If a partial or full redevelopment option is taken forward, your rent will not go up when you move back to one of the new homes, unless you move to a larger home (i.e. a home with more bedrooms than you currently have). Your rent will also stay the same if you need to temporarily move away while work is being carried out. Your rent will continue to increase annually as they currently do. This also applies to refurbishment options. If you choose to permanently move away, you will have to pay the rent that your new landlord charges for that home.



Your tenancy

If a partial or full redevelopment option is chosen, your tenancy and rights will be the same in your new home as they are now. If you permanently move away to a home let by another landlord you will still have a secure or assured tenancy, but some details in your new tenancy agreement may be different from your current agreement with us.



Moving away temporarily or permanently

If you move away from the estate temporarily and then return when the new homes or refurbishment is complete, One Housing will help and support you to secure a temporary move to one of our existing properties, or to a property owned by another landlord in a location which is suitable to your family needs. If a redevelopment option is chosen and you would prefer to move away from the estate One Housing will support and help you to secure a home from our existing properties, or to a property owned by another landlord. This may be in Tower Hamlets or it may be in another area.



Compensation

If a partial or full redevelopment option is chosen, One Housing will pay you compensation and costs to cover the disturbance of moving.

2. The Options Appraisal Process

HOW WILL WE ALL COMMUNICATE?

RESOURCES



WEBSITE

Information will be uploaded onto the website and can be readily and easily accessed by all.



CONSULTATION BOARDS

Proposals and other key information will be included on boards that are uploaded to the website for each cycle.



CYCLE REPORTS

These reports will bring together the design and resident feedback for each cycle into a single document.

EVENTS



STEERING GROUP MEETINGS

The Resident Steering Group will meet once a month and work closely with the Design Team



QUESTION & ANSWER SESSIONS

There will be a live online video conferencing session where residents can discuss proposals



ONE TO ONES

One Housing will attempt to contact every household via telephone to ensure they have had a chance to give feedback

FEEDBACK



FEEDBACK FORMS

After boards are published for each cycle, there is an chance for you to give feedback online or on the phone



GENERAL COMMENTS

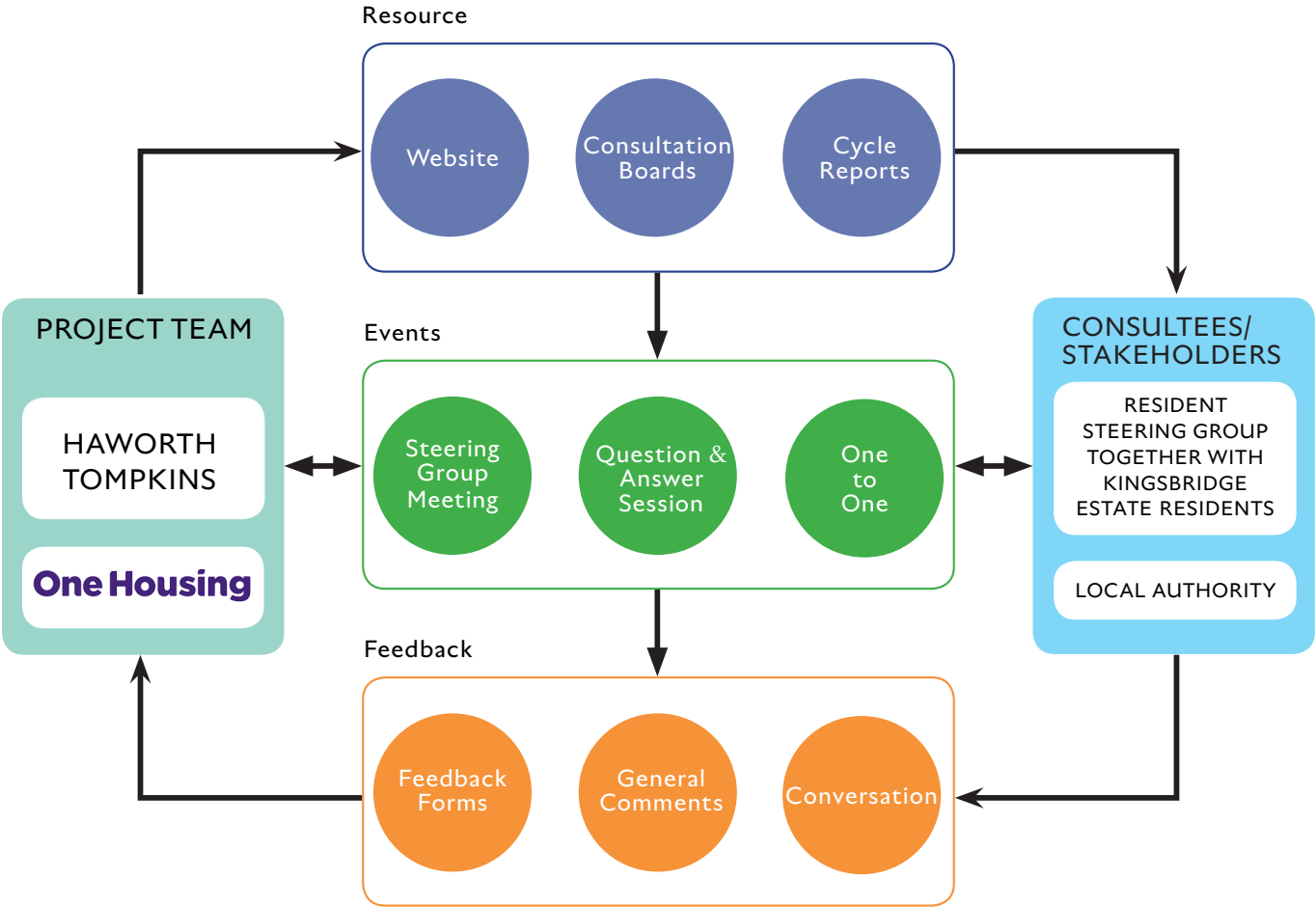
There are forms on the website for general comments and feedback will be regularly reviewed by the Design Team



CONVERSATION

Give us a call and let us know what you really think!

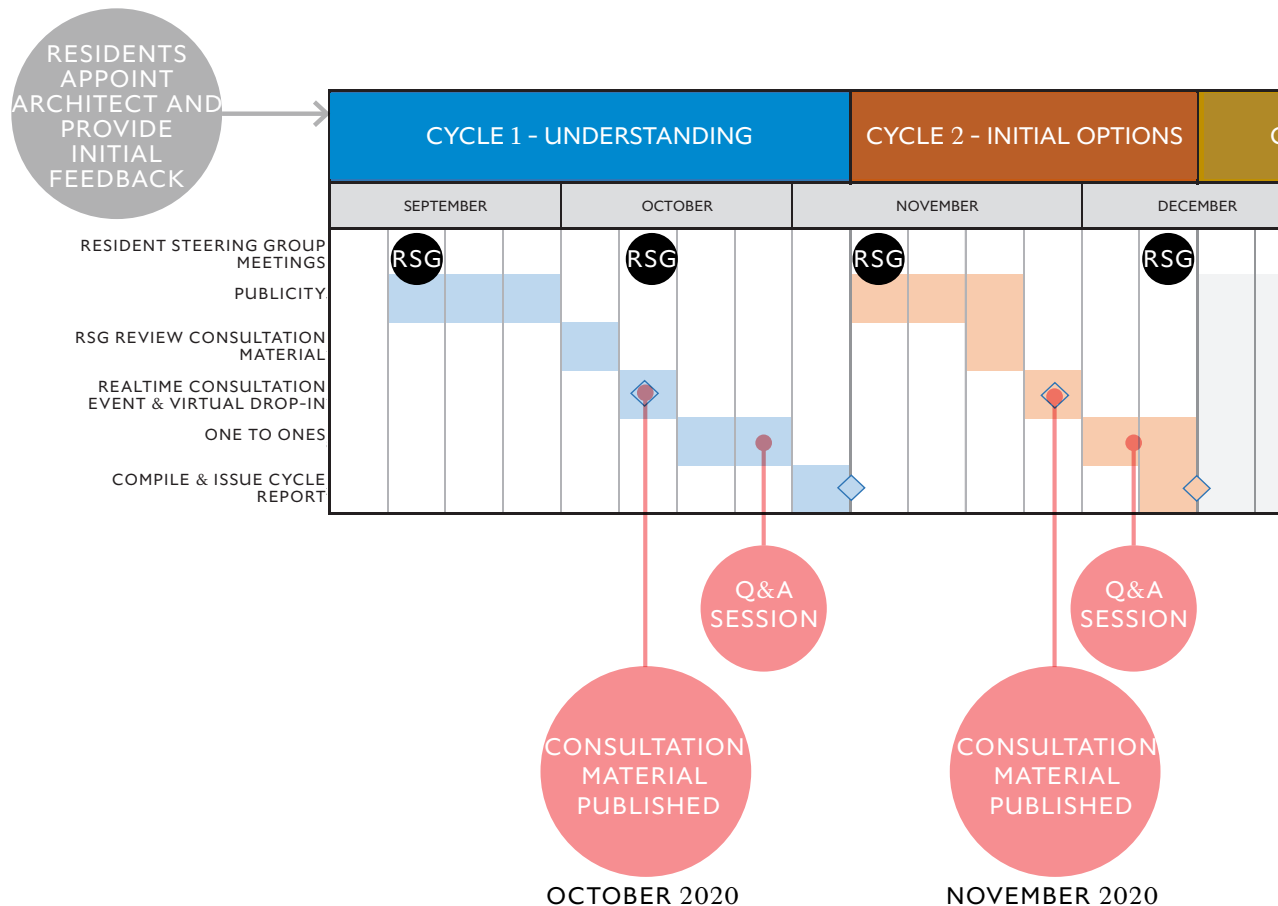
The diagram below shows how we will all speak to each other during the process. The design team will prepare and publish **resources** which can be accessed by residents and stakeholders. There will be realtime **events** when the design team can talk directly to residents. There are also other ways residents can give **feedback** to the design team.



2. The Options Appraisal Process

OPTIONS APPRAISAL TIMELINE

Below is the planned timescale for the options appraisal. We will aim to meet this timeline, however we will not proceed to the next cycle if we have not received sufficient feedback from the previous cycle. This timeline may be subject to change.

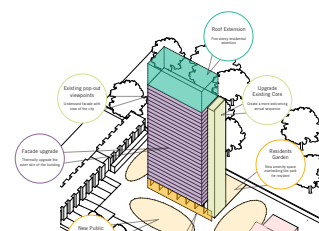


CYCLE 1: UNDERSTANDING

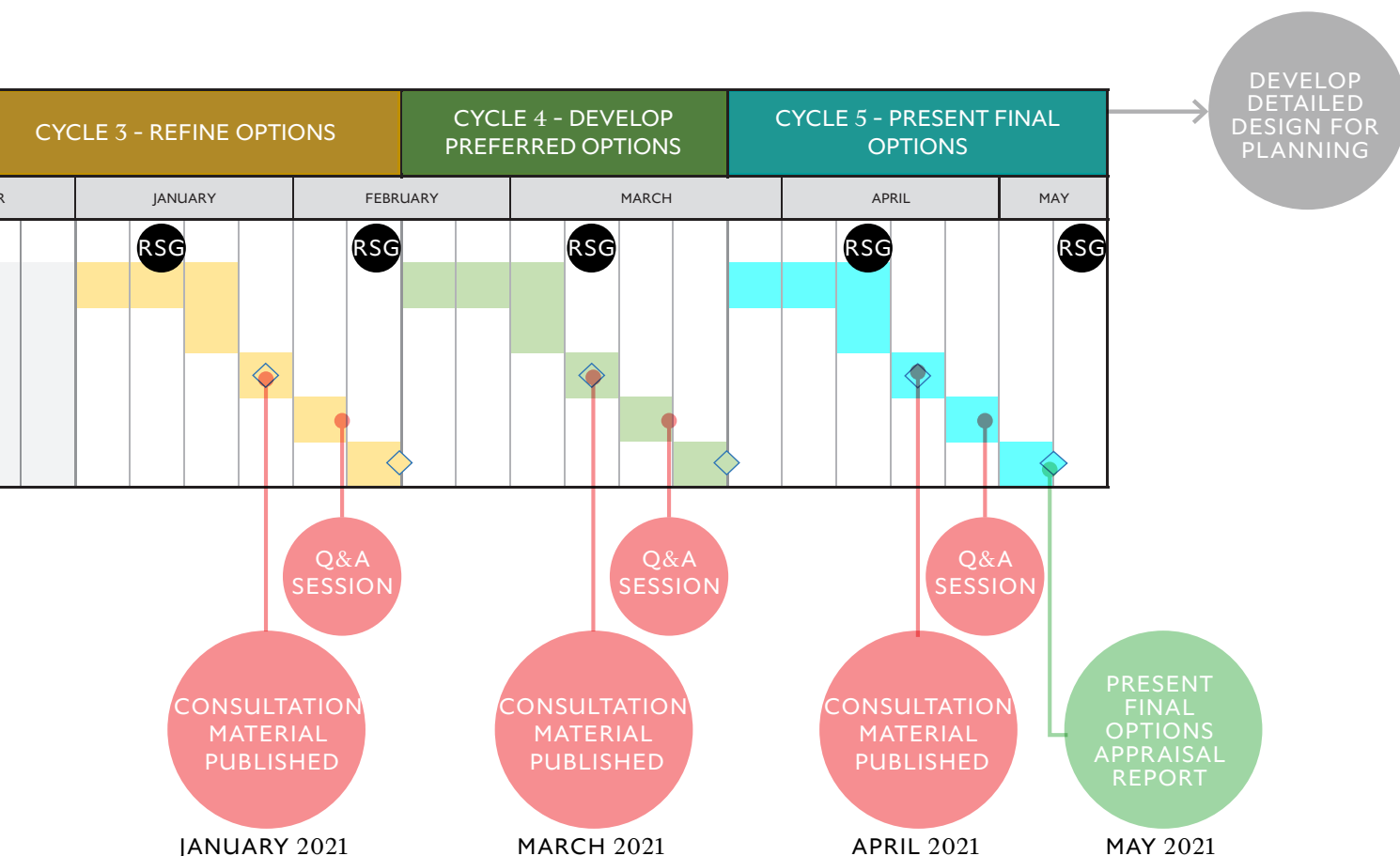


The first cycle will involve setting up the options appraisal process and explaining how it will work. We have also taken time to get to know and understand the estate. We have also reviewed feedback from previous surveys.

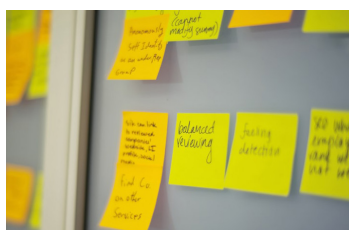
CYCLE 2: INITIAL OPTIONS



During Cycle 2, we will present our site analysis and understanding of the estate. We then table our initial thoughts on the range of options explaining how proposals are a result of your feedback. We will include built examples to show what we mean.



CYCLE 3: REFINE OPTIONS



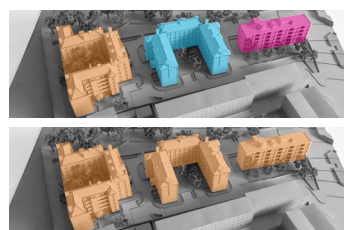
Following feedback from the previous cycle, during Cycle 3, we will revisit or refine our initial designs. During this cycle, we will begin to test options against the appraisal criteria. We plan to hold a landscape workshop and organise a visit to built examples of estates in London, if this is possible.

CYCLE 4: DEVELOP PREFERRED OPTIONS



We will further develop preferred options and further test them against the appraisal criteria. We will develop the landscape designs based on the workshops in the previous cycle. In Cycle 4, we would like to hold a children and playspace workshop, however this will depend on social distancing requirements.

CYCLE 5: PRESENT FINAL OPTIONS

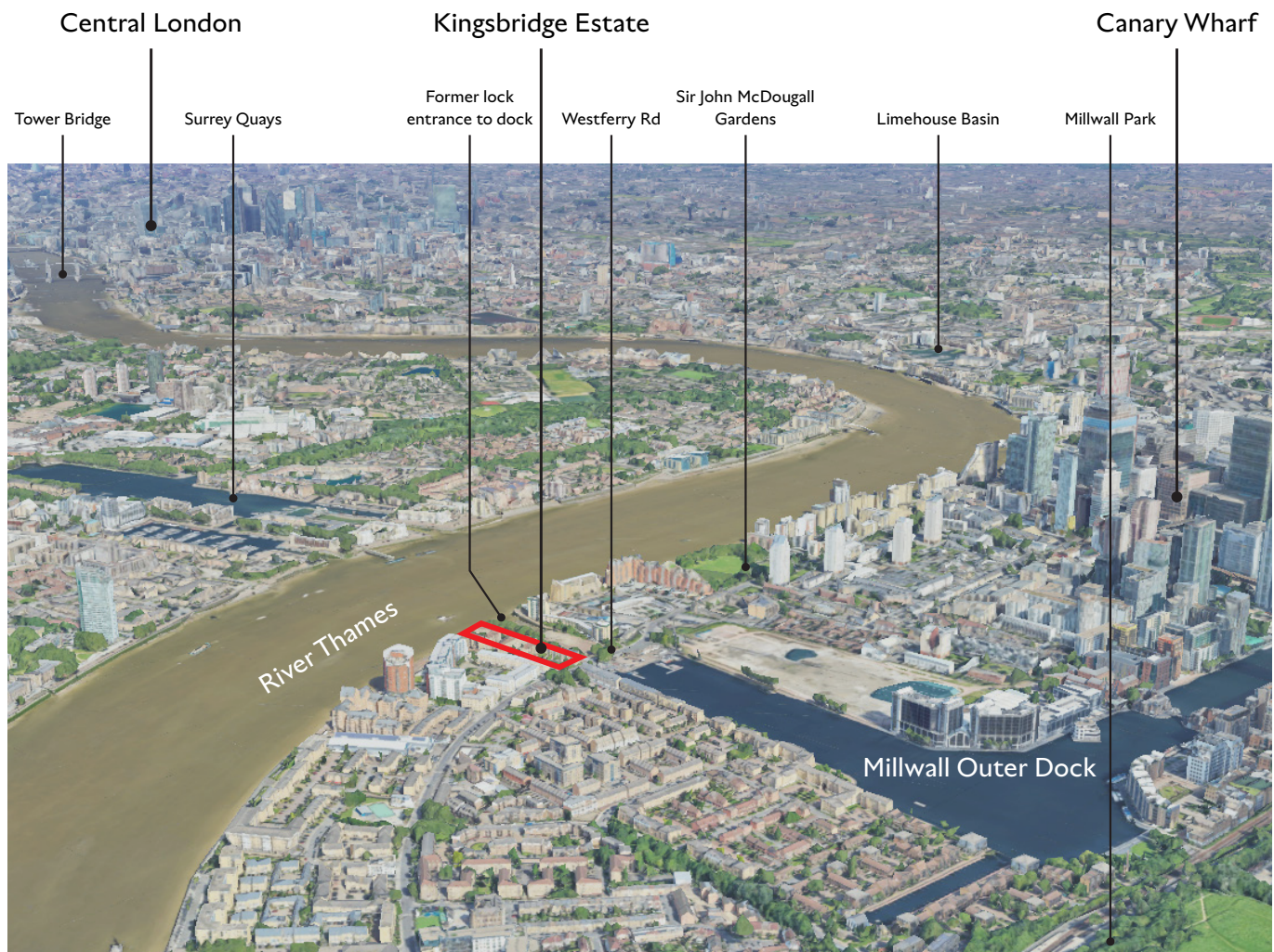


During Cycle 5 we will present the final options based on your feedback over the previous 4 cycles and the appraisal criteria. We will compile a single report to capture the entire process and there will be a resident ballot whether to proceed on the preferred option.

আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুঙ্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

3. Understanding Kingsbridge Estate

LOCATION



LOCAL AREA



আপনি যদি চান যে এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

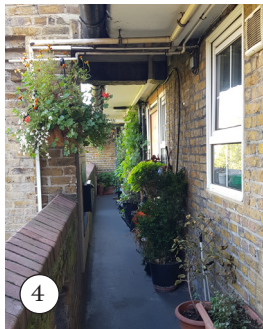
3. Understanding Kingsbridge Estate



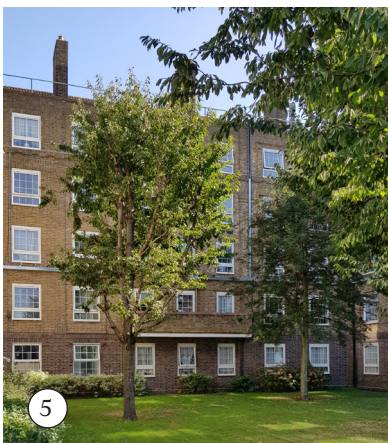
2
I shaped building with gallery access and balconies



3
U shaped building with gallery access and no balconies



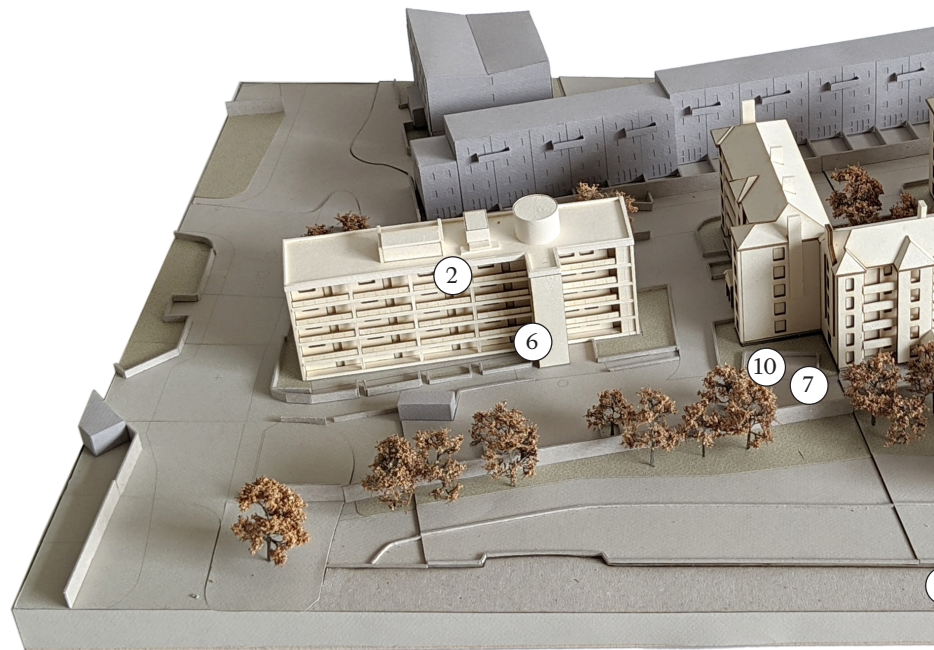
4
External walkways to front doors



5
Green open courtyards



1
Panoramic views of the Thames from Montcalm House and river front path



10
Parking throughout the estate



11
Planted areas

The Kingsbridge Estate is unique and enjoys a fantastic location on the River Thames, right in the centre of London. Haworth Tompkins spent a morning on the estate with caretaker Solomon, to get to know the estate and see for ourselves what is great and what could be improved.



path



as around buildings



A local beach



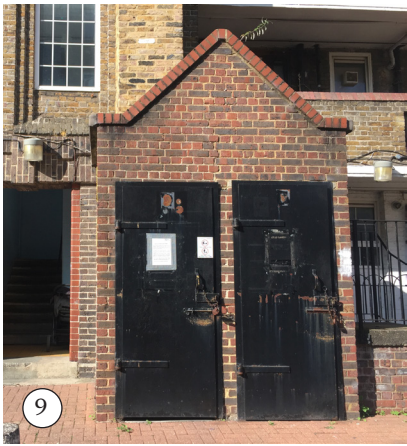
Michigan House lift



Bicycle store



Playground



Bin chutes and store

আপনি যদি চান যে এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

3. Understanding Kingsbridge Estate

NUMBER OF HOMES

Michigan House



Montrose House



Montcalm House

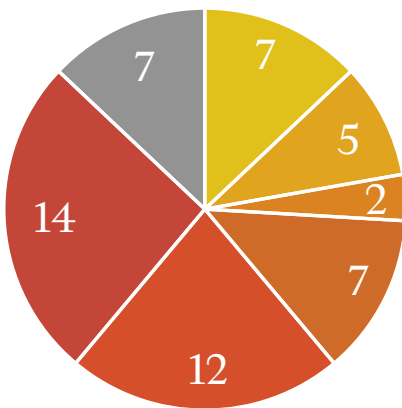


TIME LIVED ON THE ESTATE

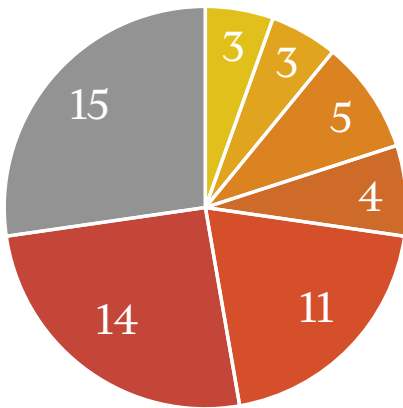
Michigan House



Montrose House



Montcalm House



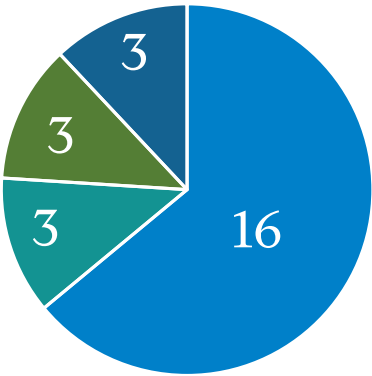
Key

- Less than 1 year
- 1 - 3 years
- 3 - 5 years
- 5 - 10 years

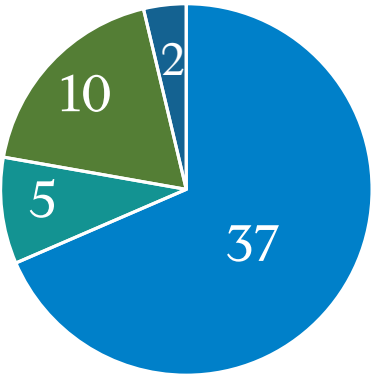
- 10 - 20 years
- 20 + years
- Unknown

LEASEHOLDER OR TENANT?

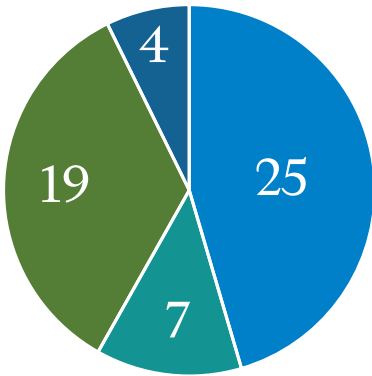
Michigan House



Montrose House



Montcalm House



Key

- General Needs Tenant
- Resident Leaseholder
- Tenants of Non-Resident Leaseholders
- Private Tenants of One Housing



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4. Starting the Conversation

WHERE THIS INFORMATION HAS COME FROM

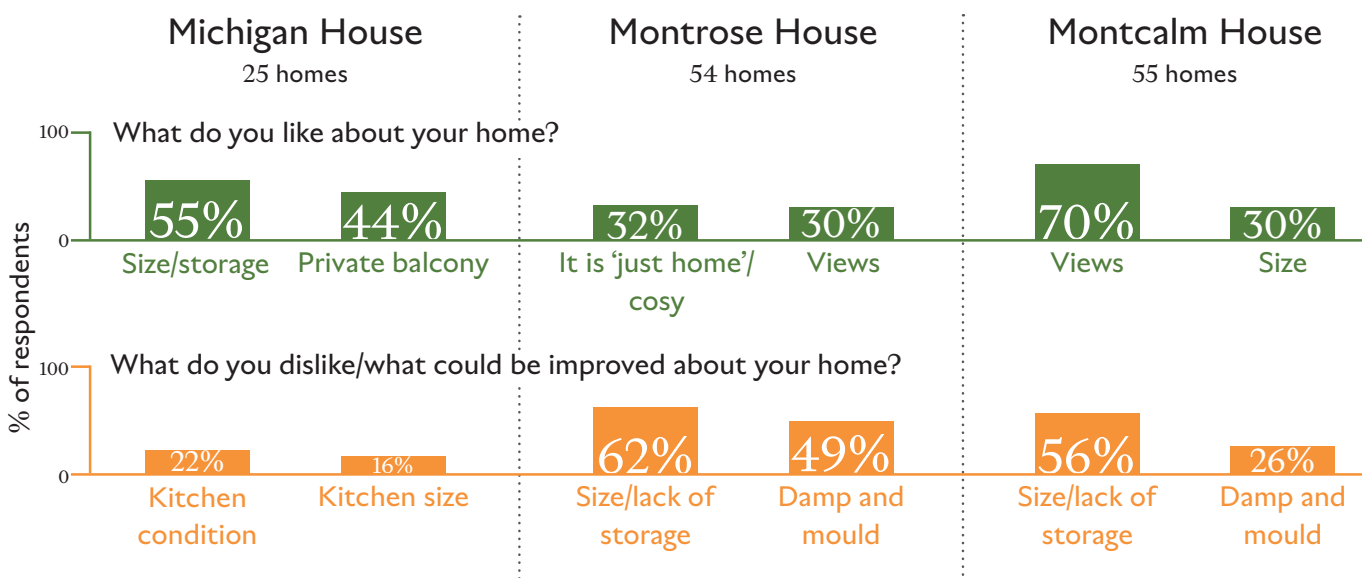
Last year, One Housing and your independent advisors spoke to many of you about your likes, dislikes and what could be improved about your home, block and estate. Your feedback helps us to understand the things that are most important to you, allowing us to respect the things you like about your area and address the problems.

The following information highlights just a few of the headlines that came out of those conversations.

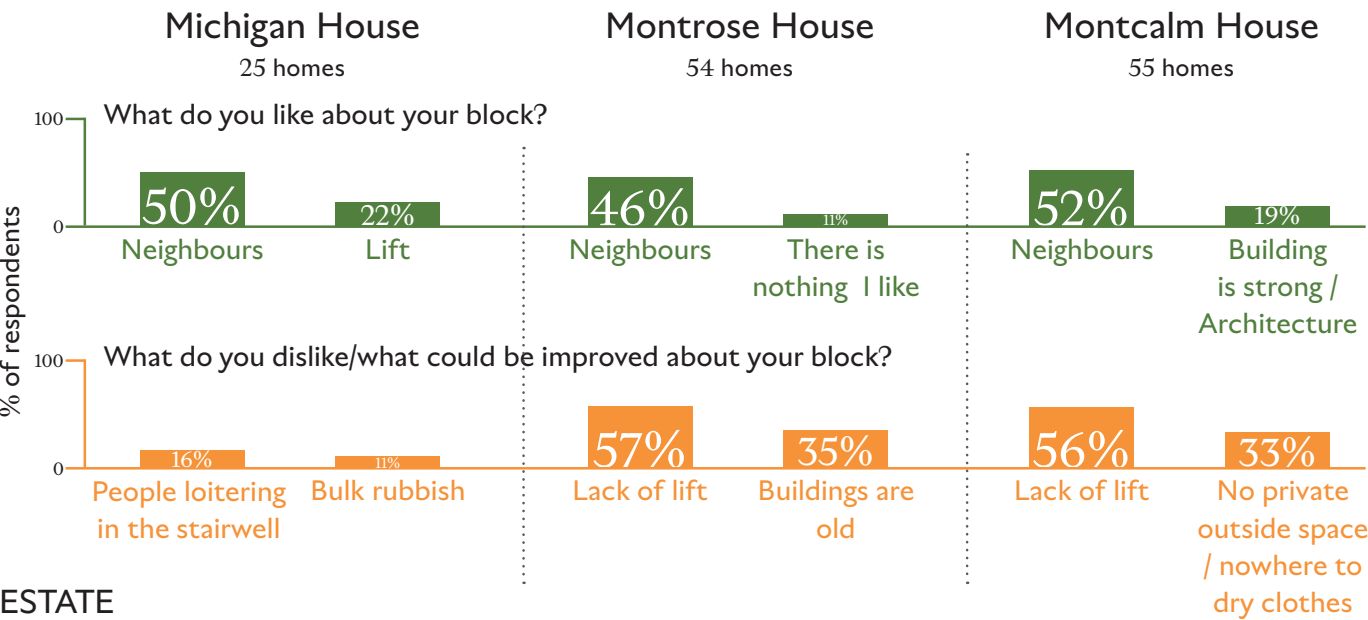
Over the next couple of weeks One Housing will be in contact with you to build on these conversations and to ask you whether Corona Virus has had any effect on how you feel about where you live.

The feedback from the Starting the Conversation questionnaires and the feedback you give over the next couple of weeks will form the basis for your Residents Brief. The Residents Brief is a set of objectives set by the residents of Kingsbridge. Each option considered during the options appraisal process will be measured against how well it meets these objectives.

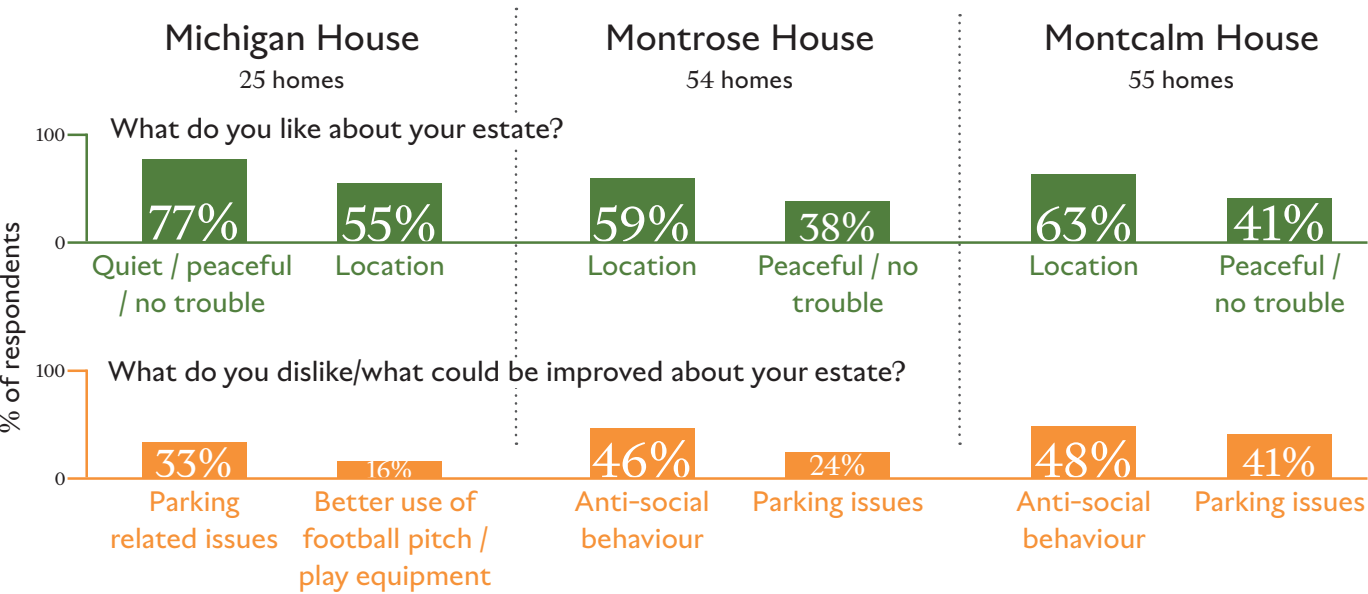
HOME



BLOCK



ESTATE



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5. Feedback & Next Steps

CYCLE 1 FEEDBACK FORM

Now that you have viewed the Cycle 1 Consultation Boards, please complete the feedback form. The link to the form is on the 'Have Your Say' drop down menu at the top of the website. We want to ensure that all residents are fully and meaningfully involved in this process, therefore, all feedback collected within the questionnaires will shape the way forward and inform future events. We hope you can spare the time to take part.

Kingsbridge Estate - Cycle 1 Feedback Form

Introduction

This feedback form is for Cycle 1 of the Kingsbridge Estate Options Appraisal. There will be separate feedback forms for the future four cycles of consultation and design. We want to ensure all residents are fully and meaningfully involved in this process, therefore all feedback collected by questionnaires will shape the way forward and inform future events. We hope you can spare the time to take part.

This form is separated into two parts: Part A and Part B.

Part A: Feedback on Cycle 1

Part A is a chance for us to confirm the key themes and priorities that arose from the questionnaire which many of you completed last autumn. It also provides a chance for you to give feedback on the information presented on the Cycle 1 Consultation Boards.

Part B: Draft Residents' Brief

Part B is an initial draft of the Resident's Brief for you to review and comment on. The purpose of a Resident's Brief is to set out the resident's priorities for the estate. It can be used to hold the architects and One Housing to account by ensuring each option considered during the Options Appraisal meets as many of these priorities as possible.

All responses are optional but the more information you fill in the better we can develop options based on your views and objectives.

Part A

Team, communication and timescale

5. Please indicate how much you agree or disagree with the following statements

	Agree	Neither agree nor disagree	Disagree
You know who will be working on the Options Appraisal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
You understand what an Options Appraisal is	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
You understand how the options will be assessed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is clear how to communicate with the team	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
You know how long the Options Appraisal is expected to last	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ONE-TO-ONES

One Housing will attempt to contact every household via telephone to ensure they have had a chance to give feedback. If you have not got round to giving feedback, someone will run through the questions with you and send you a copy of the feedback form to ensure we have put down your answers correctly. Even if you have completed the feedback form online. One Housing will still call to discuss your views and to ensure the details we have on file for you are up-to-date.



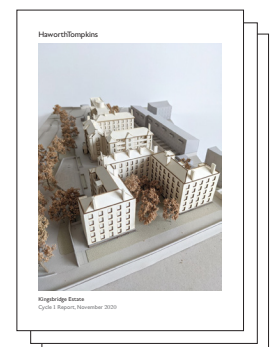
QUESTION AND ANSWER SESSIONS

There will be live online question and answer sessions. At these we will present the consultation boards and then answer any questions that you have. This is an opportunity for you to discuss the information with Haworth Tompkins and One Housing.



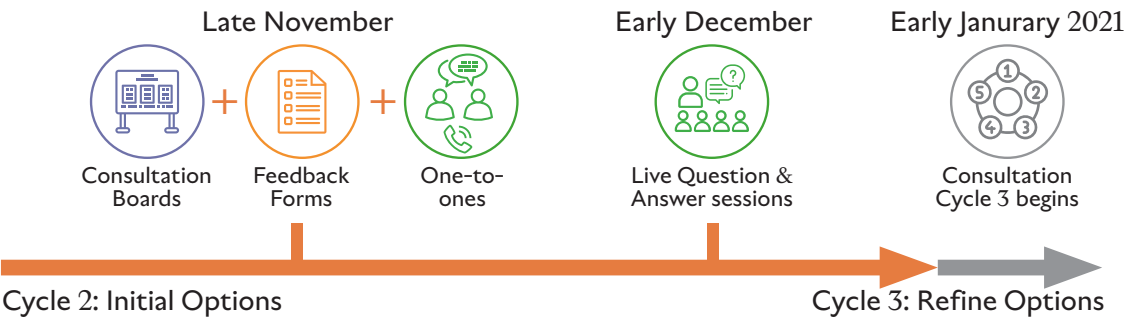
CYCLE 1 REPORT

This report will bring together the consultation boards and resident feedback for Cycle 1 into a single document. Going forward, reports will include the proposals and designs for the various options and your responses to them.



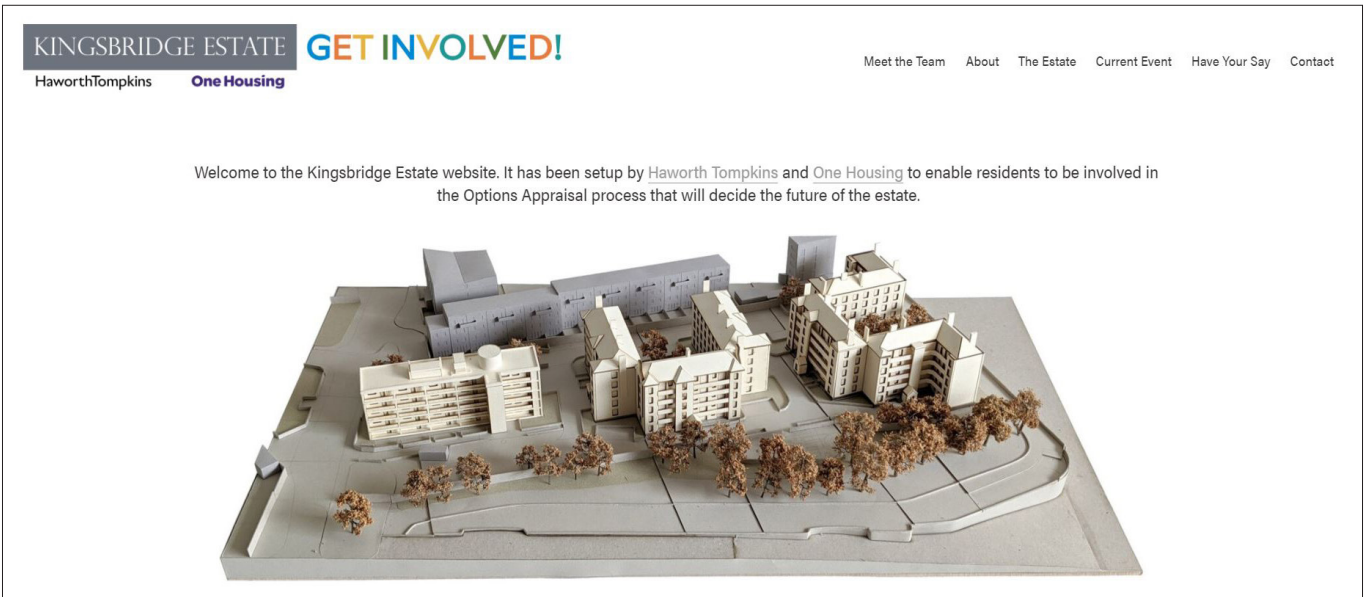
CYCLE 2: INITIAL OPTIONS

During the next cycle, we will present our site analysis and understanding of the estate. We will show our initial thoughts on the range of options explaining how the proposals are a result of your feedback. We will update the model we have built to show what these options may look like. We will include built examples to show what we mean.



WEBSITE

Please keep an eye on the website for further news items and for the Cycle 2 consultation boards. The essential project information such as team, brief (what we've been asked to do) and method of communication will remain within drop down menus at the top of each page. Current and past consultation boards will be available to view and downloads as well as the contact details also below.



CONTACT DETAILS

Below are the contact details of key individuals involved in the options appraisal process. Feel free to contact us if you have any further questions.

Resident Steering Group New Mill Independent Resident Advisors christine.newmill@btconnect.com rob.newmill@btconnect.com freephone 0800 0304 588 Mike Tyrrell - Resident Advocate mike@puttingresidentsfirst.co.uk 07958 225416	Haworth Tompkins Architects kingsbridge@haworthtompkins.com 020 7250 3225 Ask for Ken Okonkwo	One Housing Ceire Sheehy csheehy@onehousing.co.uk 020 7428 4275
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আপনি যদি চান যে এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশঙ্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

HaworthTompkins

One Housing

Get in touch

Haworth Tompkins - Architects
kingsbridge@haworthtompkins.com
020 7250 3225 and ask for Ken Okonkwo

New Mill - Independent Resident Advisors
christine.newmill@btconnect.com
rob.newmill@btconnect.com
freephone 0800 0304 588

One Housing - Housing Association
Ceire Sheehy, csheehy@onehousing.co.uk
020 7428 4275

Mike Tyrrell - Resident Advocate
mike@puttingresidentsfirst.co.uk
07958 225416

Visit the website: www.KingsbridgeEstateE14.com