

OUTCOMES OF THE OPTIONS APPRAISAL

The options appraisal process is being concluded with the presentation of the preferred option. The option is the full redevelopment of the estate and it will be put forward to a resident ballot.

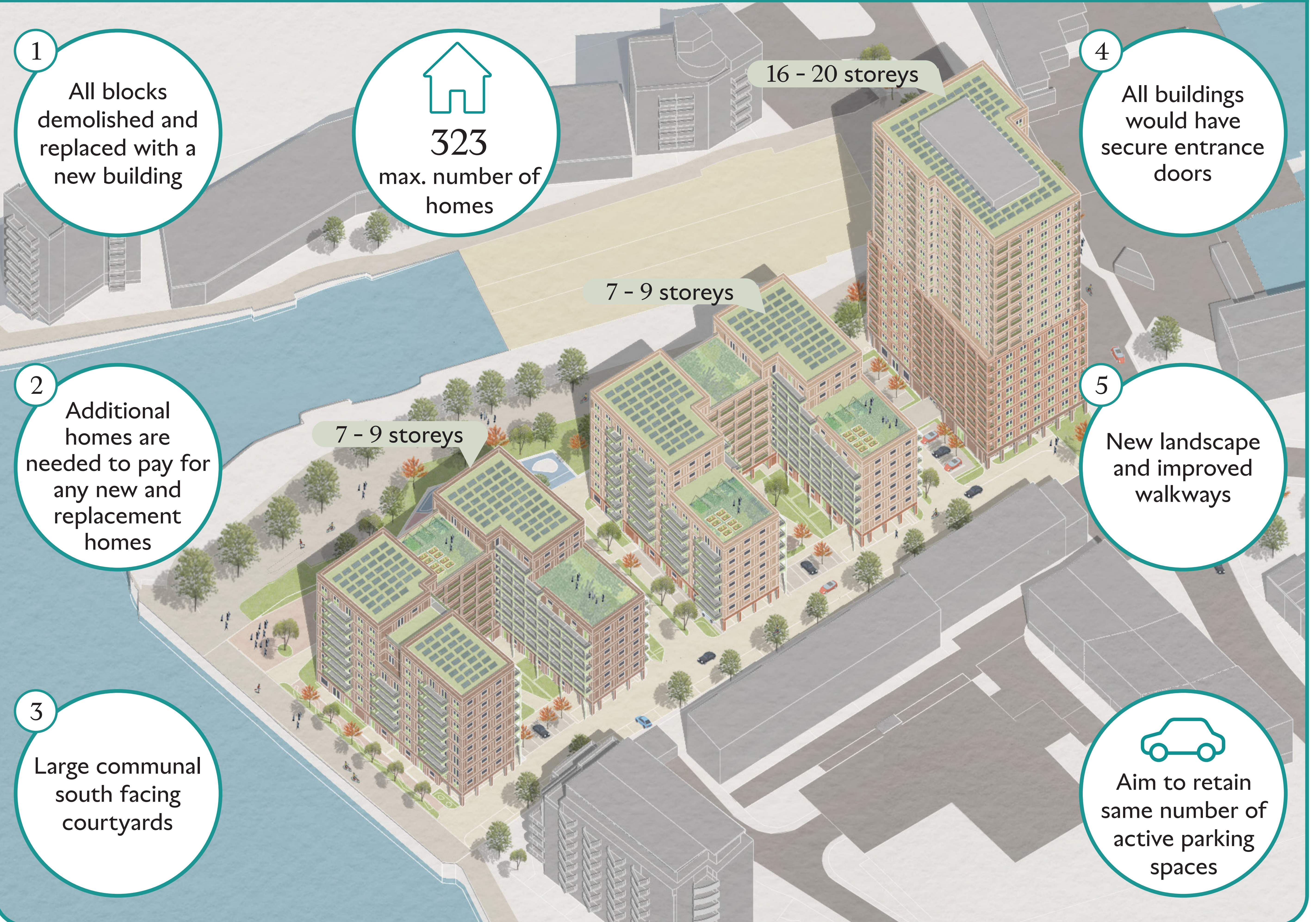
In this option all buildings are demolished and replaced with new buildings built to current housing standards. New buildings would include lifts, secure entrance doors and step-free access to homes. New homes would be at least to minimum space standards meaning they would be bigger than the current homes and would have private outdoor space.

New homes are required to pay for the new replacement homes.



ILLUSTRATIVE VIEW FROM WESTFERRY ROAD

PREFERRED OPTION 5; FULL REDEVELOPMENT - BUILDING A NEW ESTATE



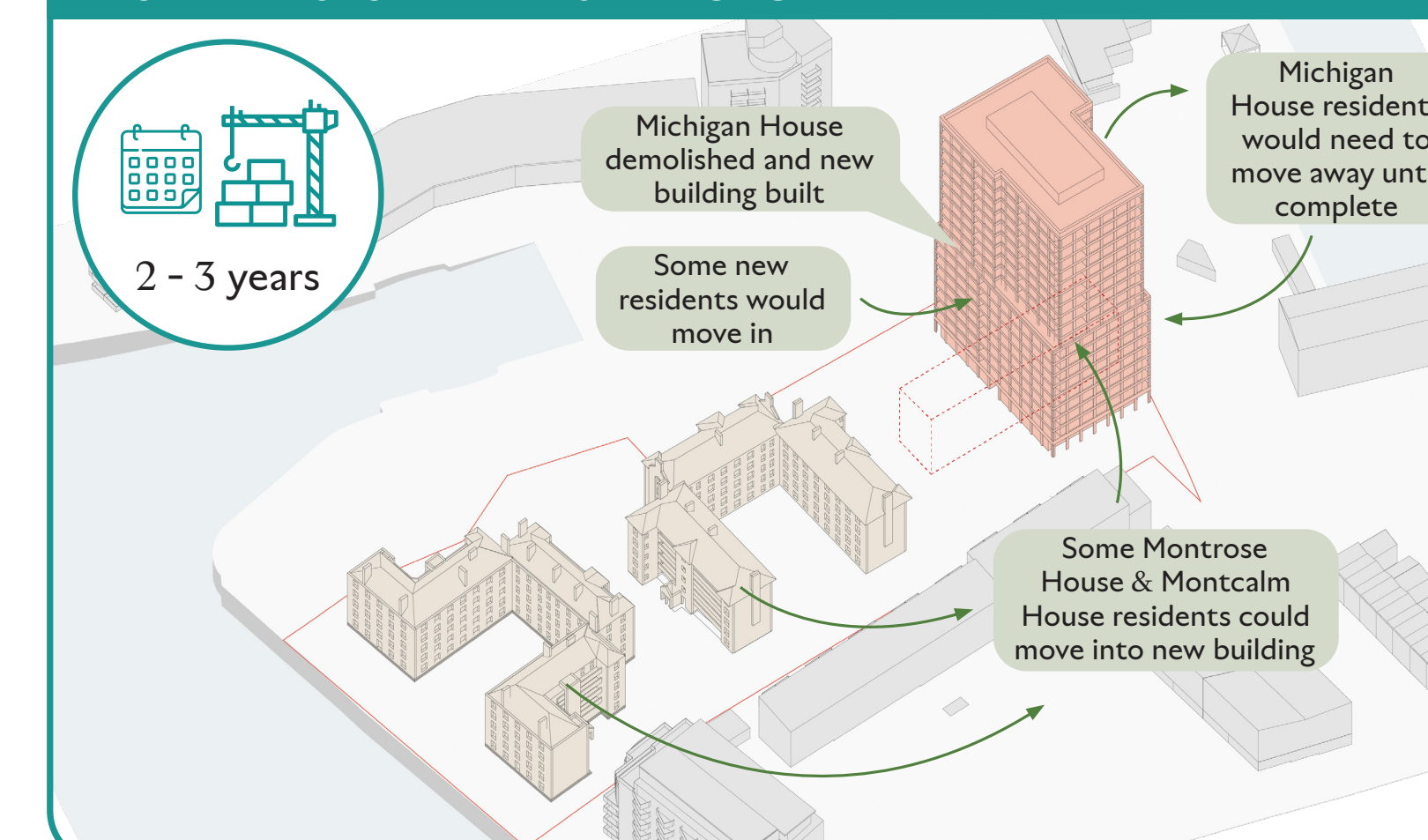
Building New Homes

These diagrams illustrate an example of how the new estate could be constructed in three phases. A strategy like this would reduce the number of times some residents would have to move although it would increase the time it takes before the new estate is complete. All residents could have a new home to meet the needs of their household, however the time it takes to move into a new home will vary between blocks and depend on individual circumstances.

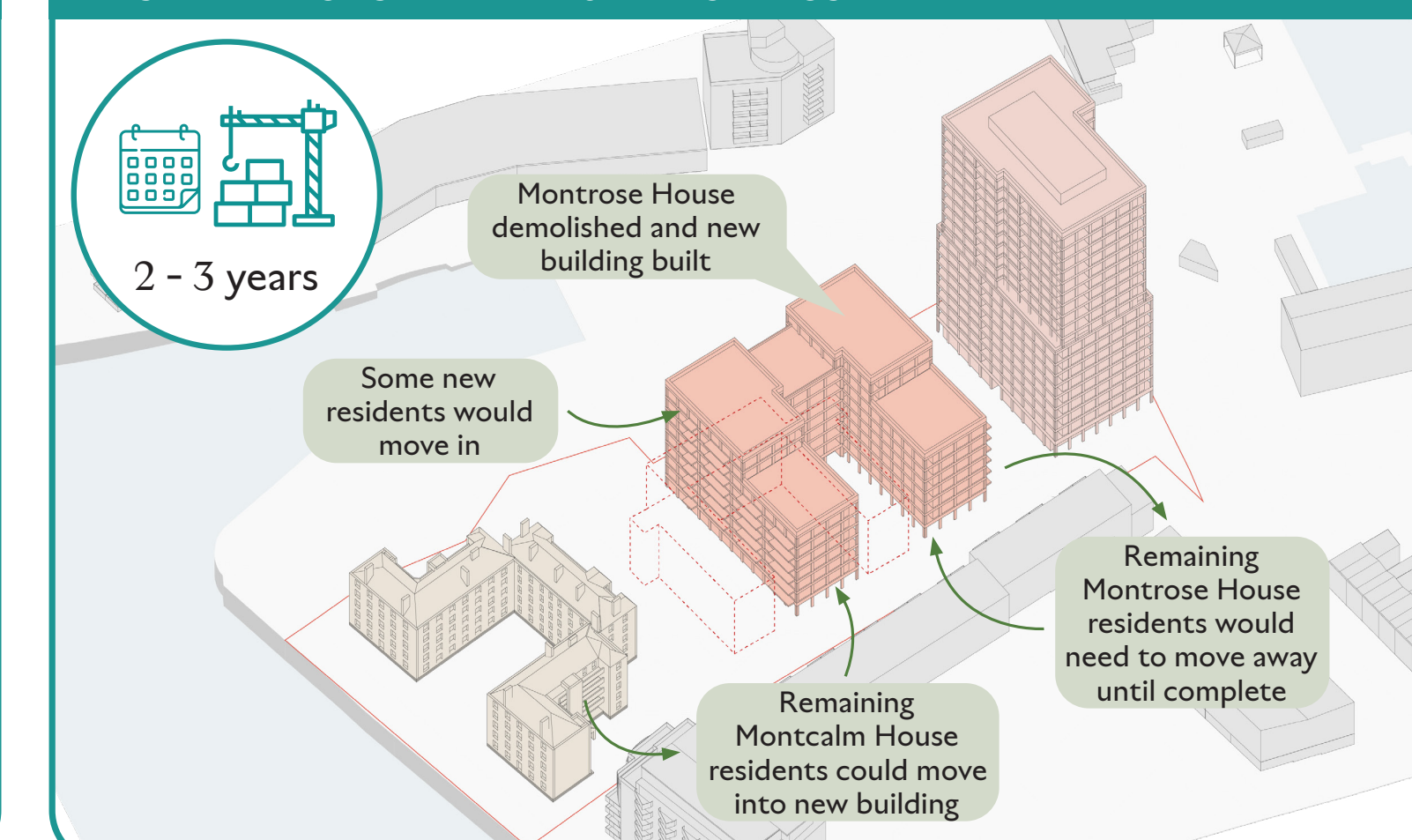
We will develop the phasing strategy through consultation with residents and as part of the design development process which follows the ballot.

KEY
 Site boundary Existing building Demolished building New building

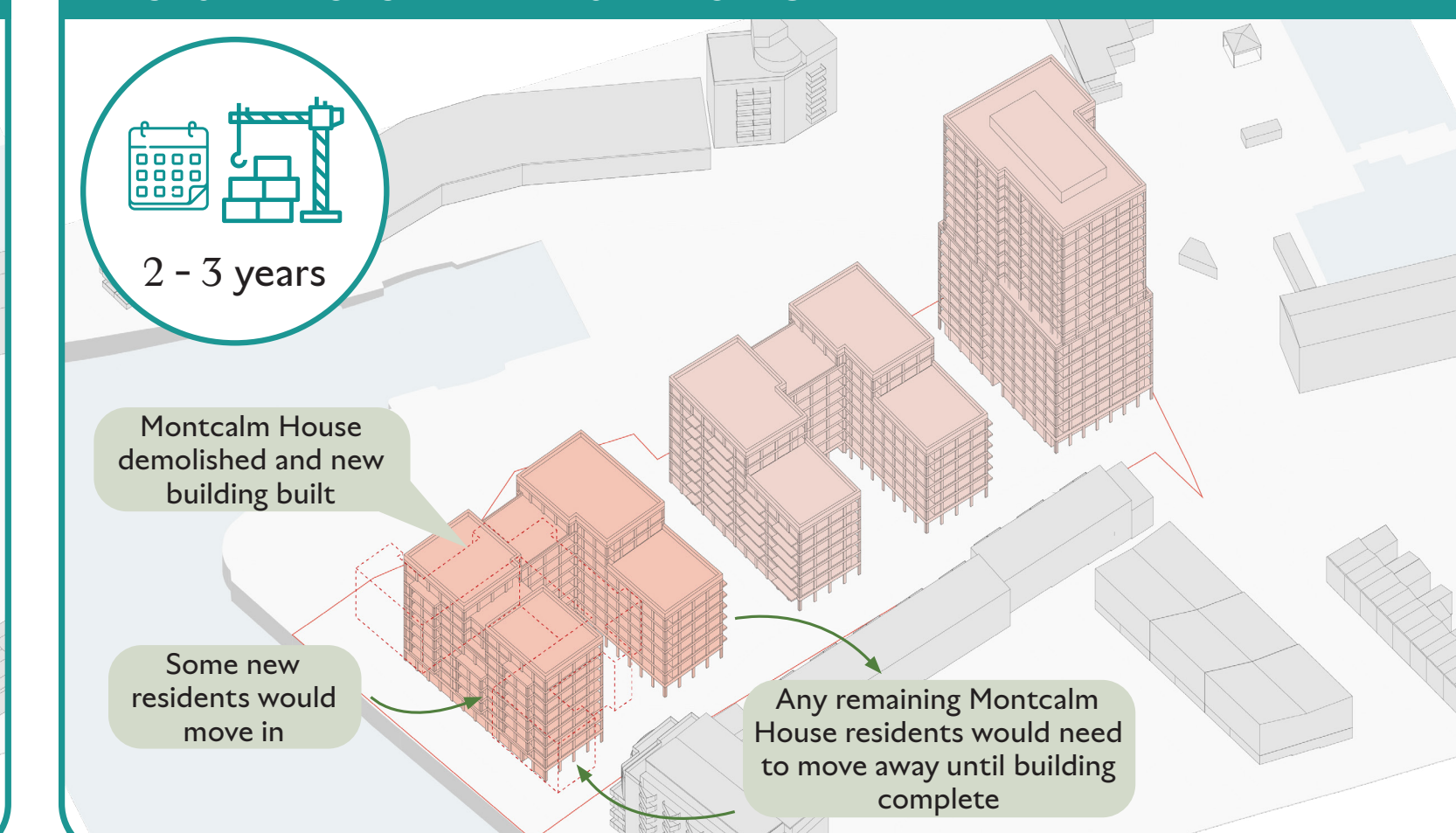
PHASE 1 - DEMOLISH AND REBUILD MICHIGAN



PHASE 2 - DEMOLISH AND REBUILD MONTROSE

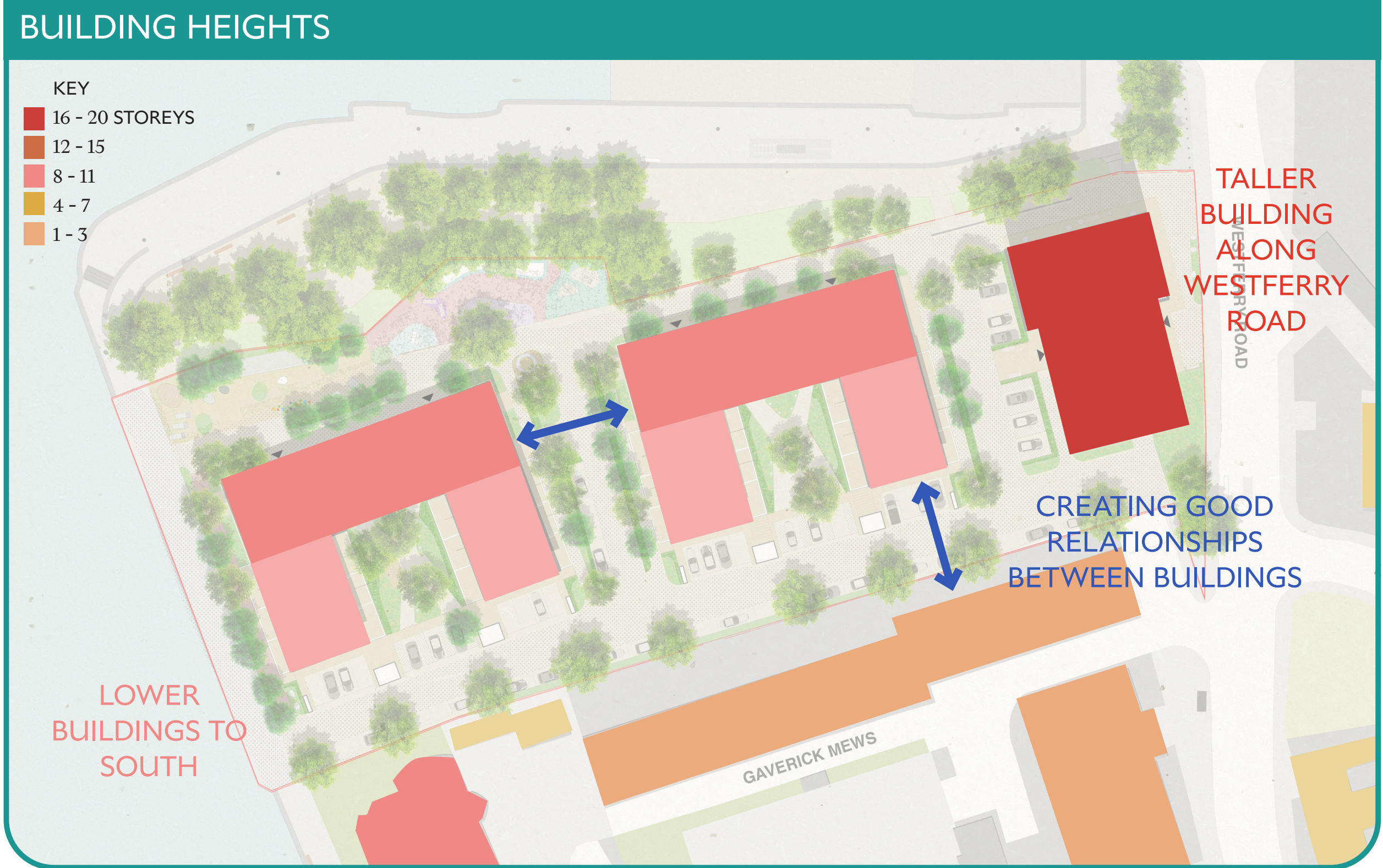
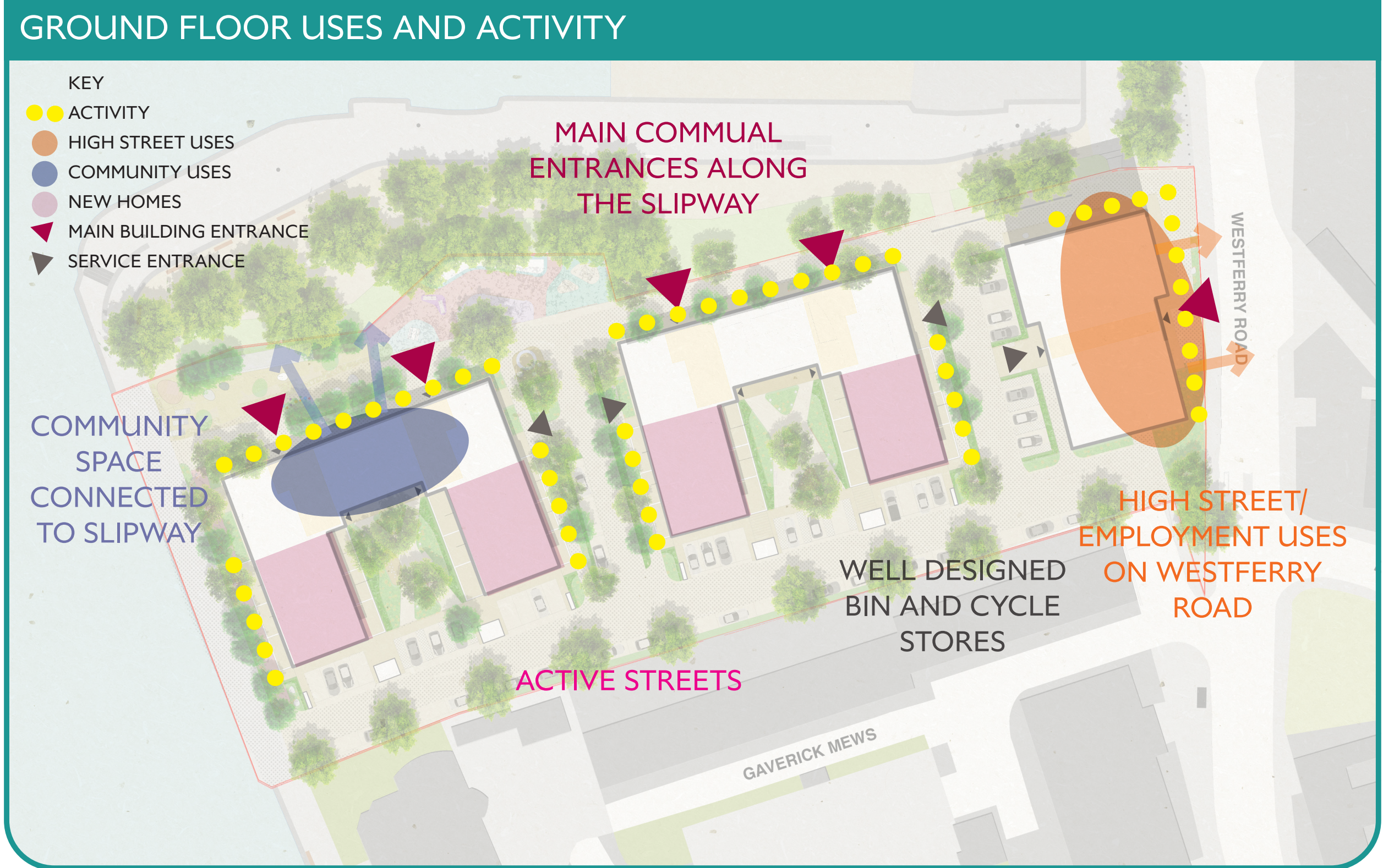
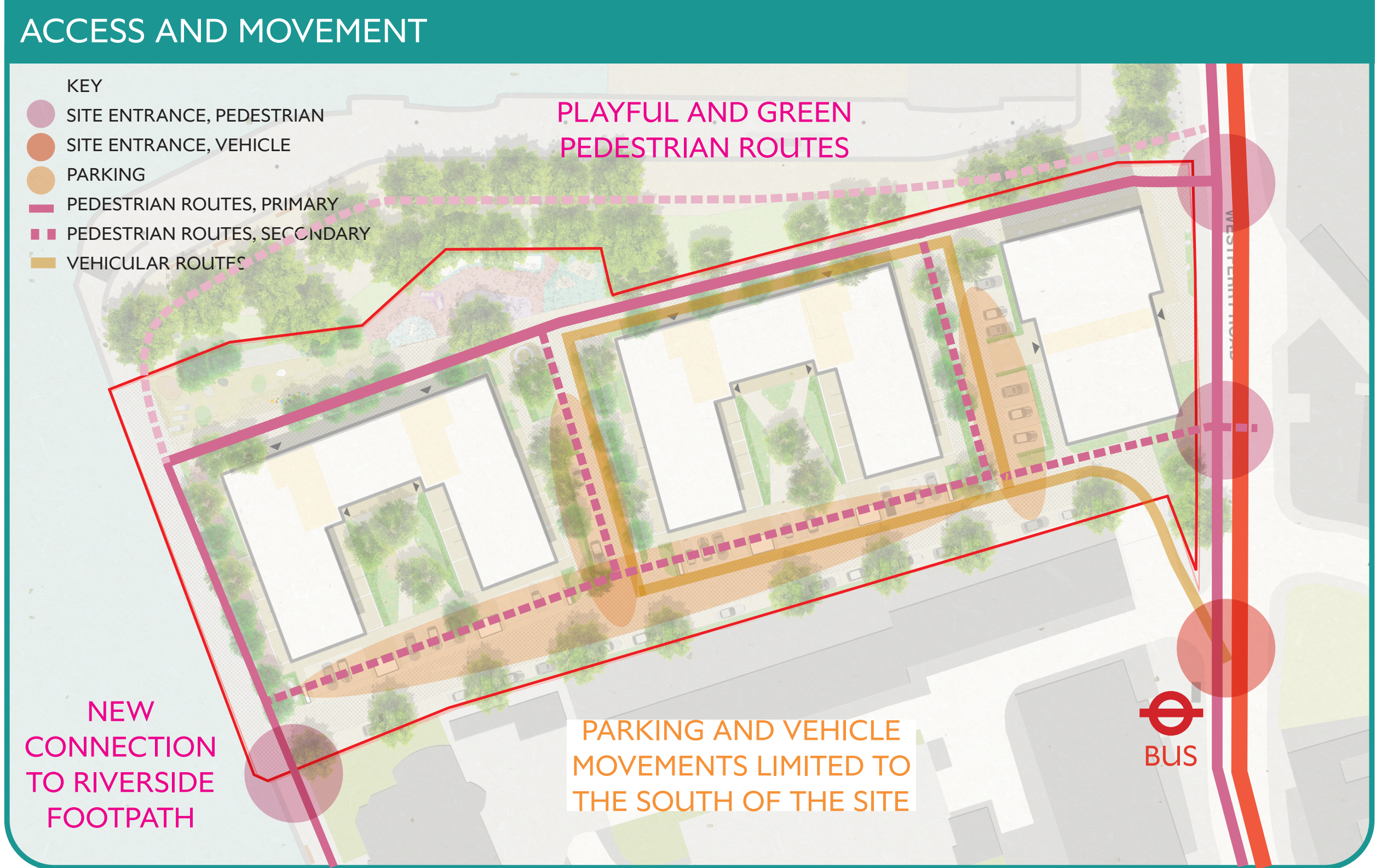


PHASE 3 - DEMOLISH AND REBUILD MONTCALM



LANDSCAPE IDEAS

Estate Layout and Strategies



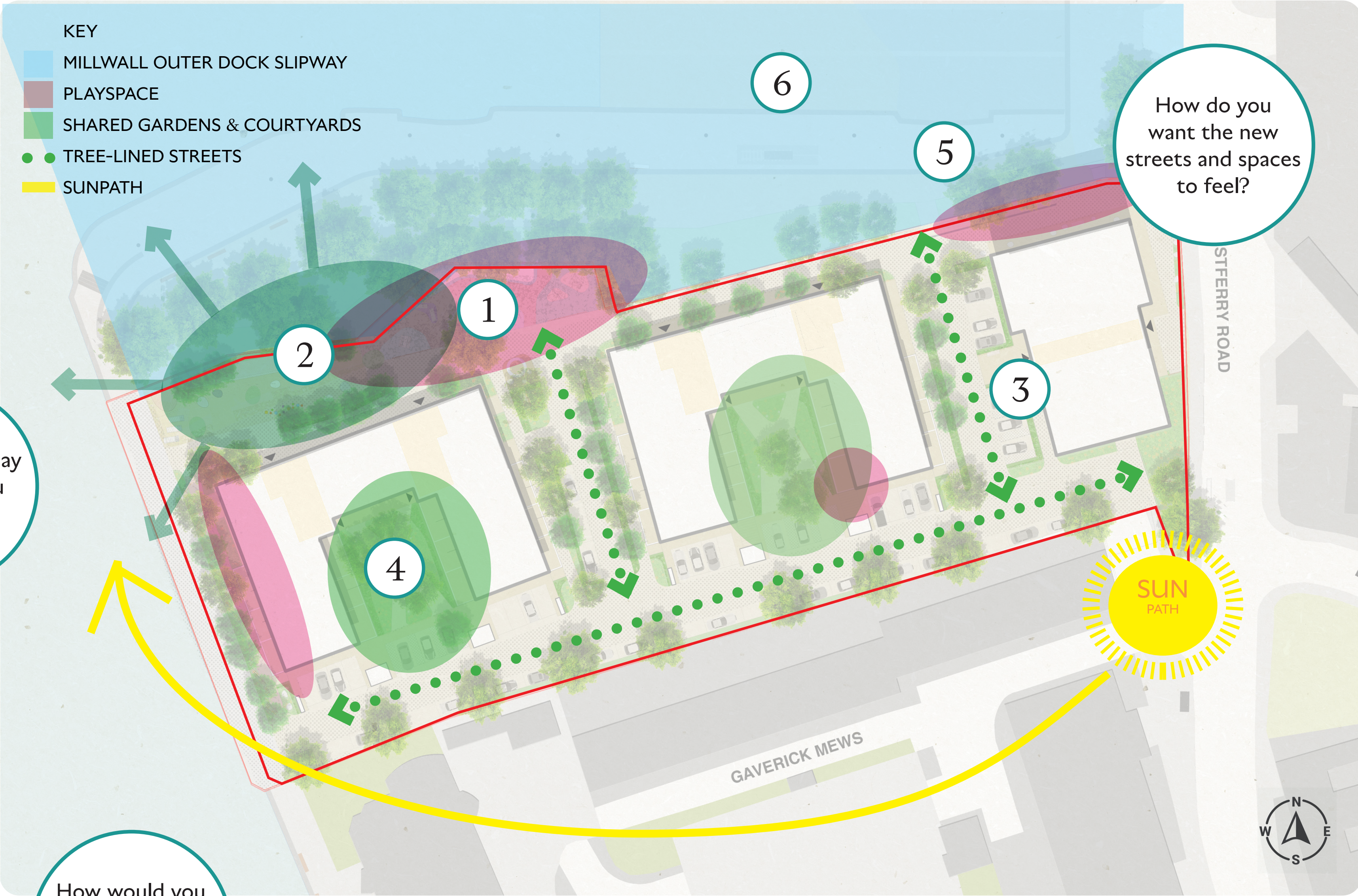
Landscape Ideas

The new estate will have generous well designed landscape that makes the most of the special position on the slipway and creates safe, green and useful amenity space for residents to socialise and play.

The diagram below suggests some ideas for these spaces. We would like to know what spaces you would like to see and how you would use them, and will use this information to develop the landscape designs following a successful ballot.

1. BETTER PLAY

Refurbished and improved play space will feature more imaginative methods of play, encouraging creativity. Different types of play spaces could be dotted across the estate.



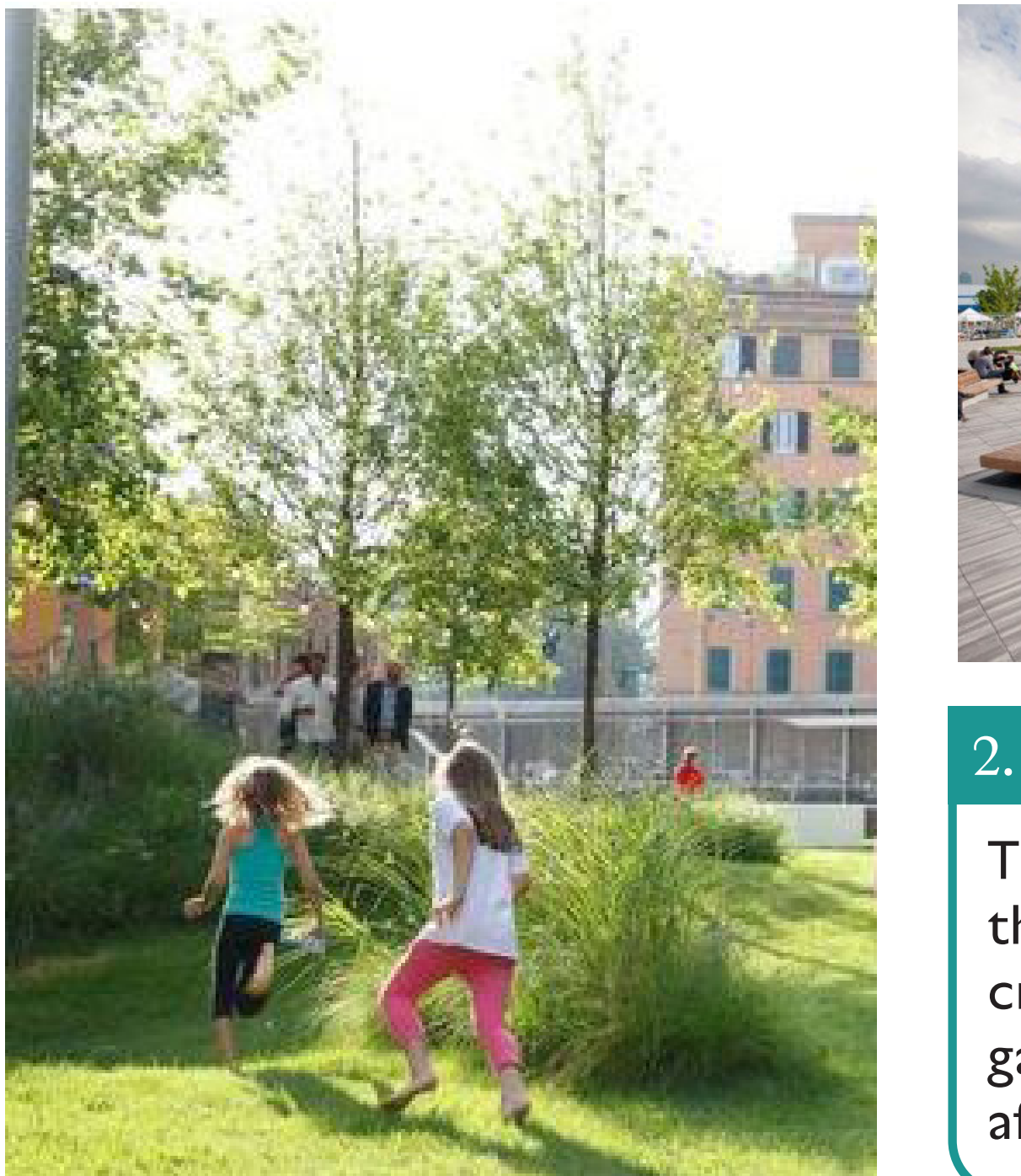
6. SLIPWAY

Better access to the slipway will be provided. Tower Hamlets Regeneration Team are working on designs for a new public park. More information is available on the talk.towerhamlets.org.uk website



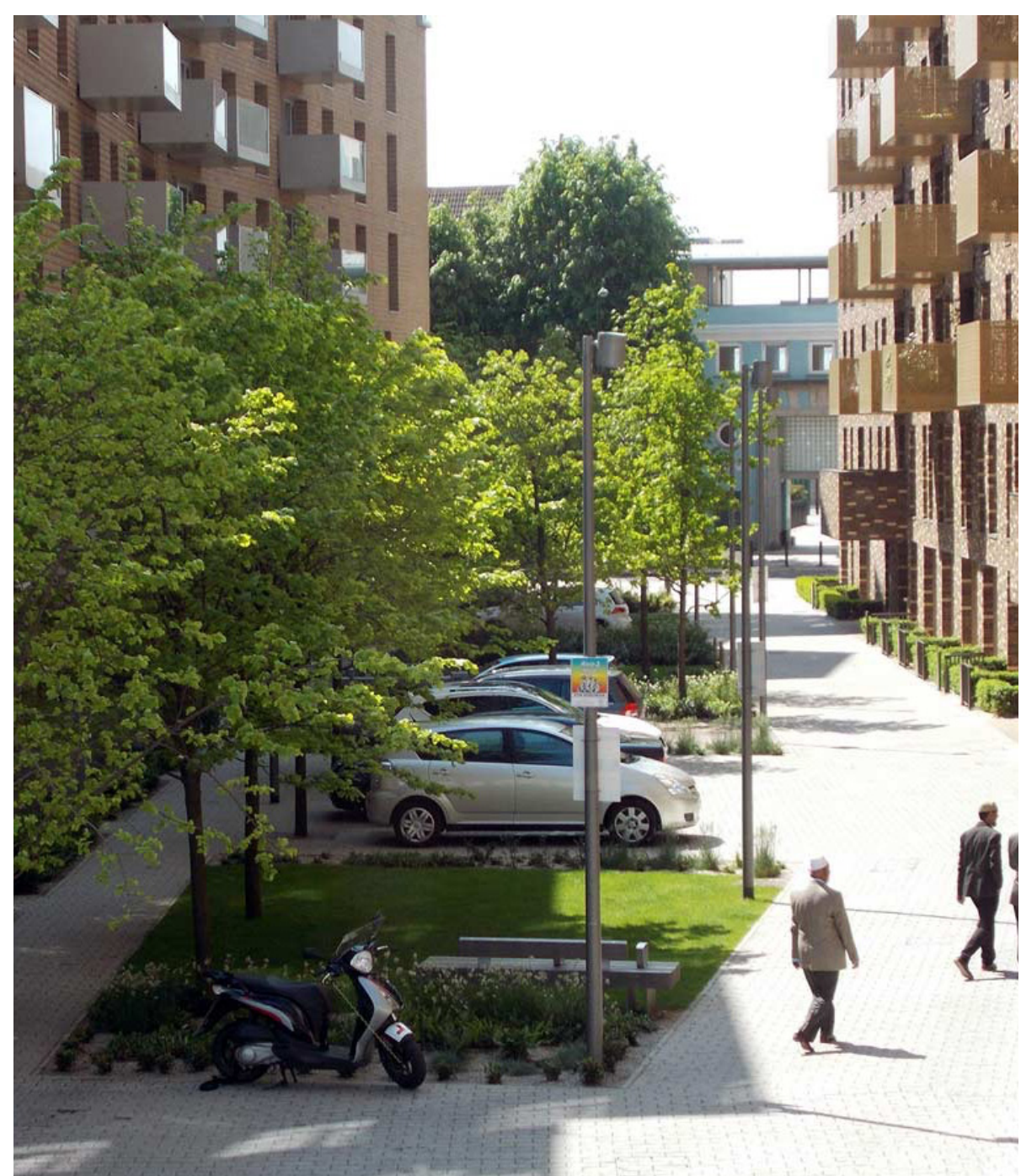
5. PEDESTRIAN FRIENDLY

The site will be fully accessible and pedestrian friendly, with safe routes to walk, use a wheelchair or push a buggy.



2. THE RIVER

The landscape will open up to the River Thames through the creation of a new riverside garden: a place to enjoy the afternoon sun as it starts to set.



3. TREE-LINED ROUTES

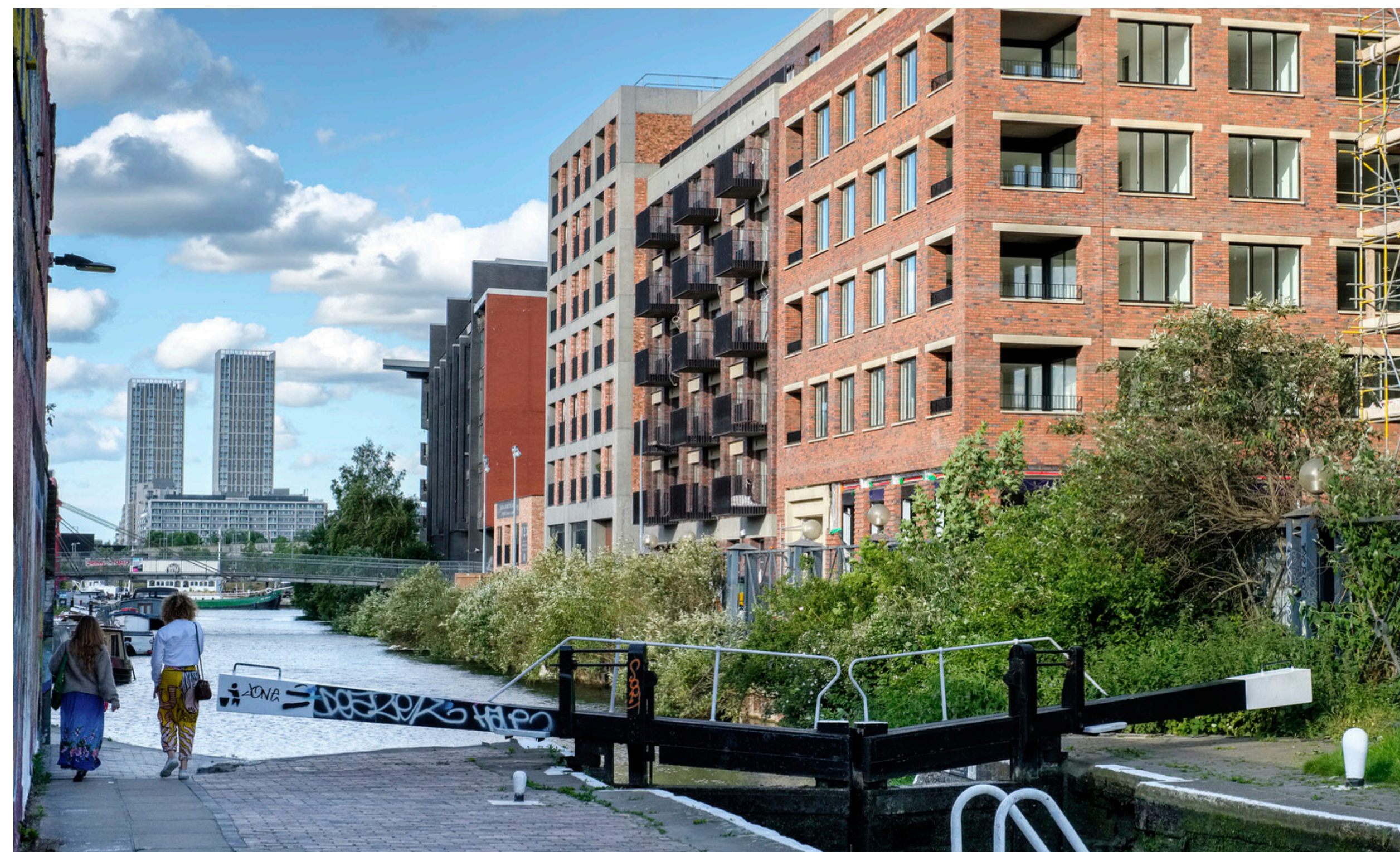
Tree-lined streets and traffic calming measures create a sense of calm within the landscape, with trees providing shelter, shade and nature. In turn this will increase biodiversity in the local area.

4. COURTYARDS

South facing courtyards and attractive, sunny gardens ensure that the courtyards are safe, overlooked, sociable spaces.

NEW HOMES

The image here is an example of what the estate could look like from Westferry Road. The tallest part of the new estate is located to mark the entrance to the estate and historic dock entrance. The ground floor of the new building facing Westferry Road could have non-residential uses such as a small shop, cafe or community space with homes above this.



A MIXED TENURE ESTATE

The new estate will provide a mixture of homes for affordable rent (including social rent), intermediate forms of tenure and private sale. These will all be the same as one another in terms of design quality, appearance or location within the site.



ACCESSIBILITY

The estate will provide different types of homes, these will include homes for older people, people with disabilities and those with young families.

ILLUSTRATIVE VIEW FROM WESTFERRY ROAD



IMPORTANT FEATURES

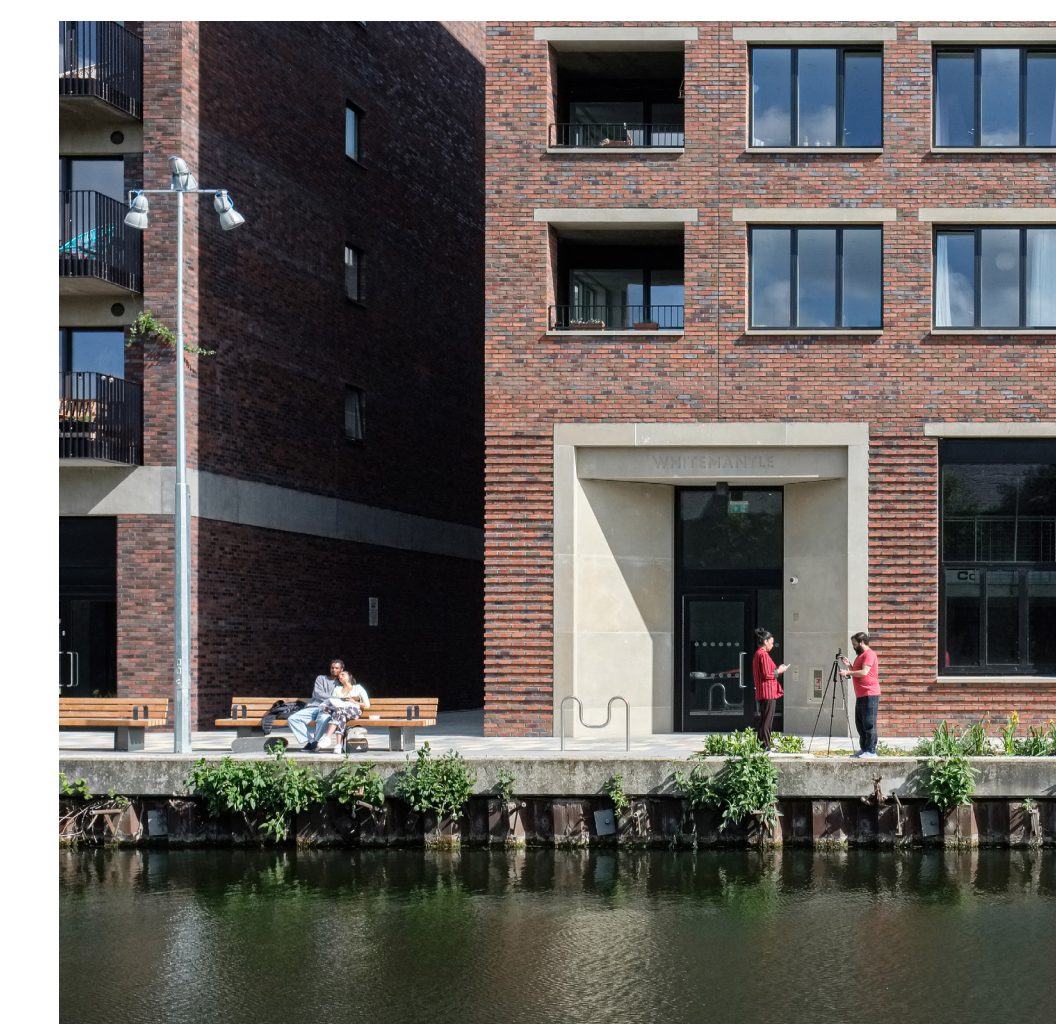
- ① A new entrance to the estate that is more welcoming and easy for pedestrians to use.
- ② Non-residential use in the ground floor of the Michigan House replacement such as work space and resident amenity spaces like a bicycle store.
- ③ A walkway to the slipway from the centre of the estate.
- ④ All homes have private outdoor space.
- ⑤ A taller building that marks the estate entrance and historic dock entrance from the River Thames



KEY FEATURES OF NEW ENTRANCES

The new homes will have well designed communal entrance lobbies creating a welcoming and safe arrival home, including the following:

- + Well lit, overlooked, easy to find.
- + Two secure doors into the lobbies
- + CCTV entrance systems
- + Window and door locks to meet current standards
- + Security certification
- + Inclusive access with no steps
- + Lift access
- + Secure post boxes



Entrances will be celebrated, offering shelter and a generous welcome to the building.



Use of durable, robust materials to ensure long lasting quality both inside and out.



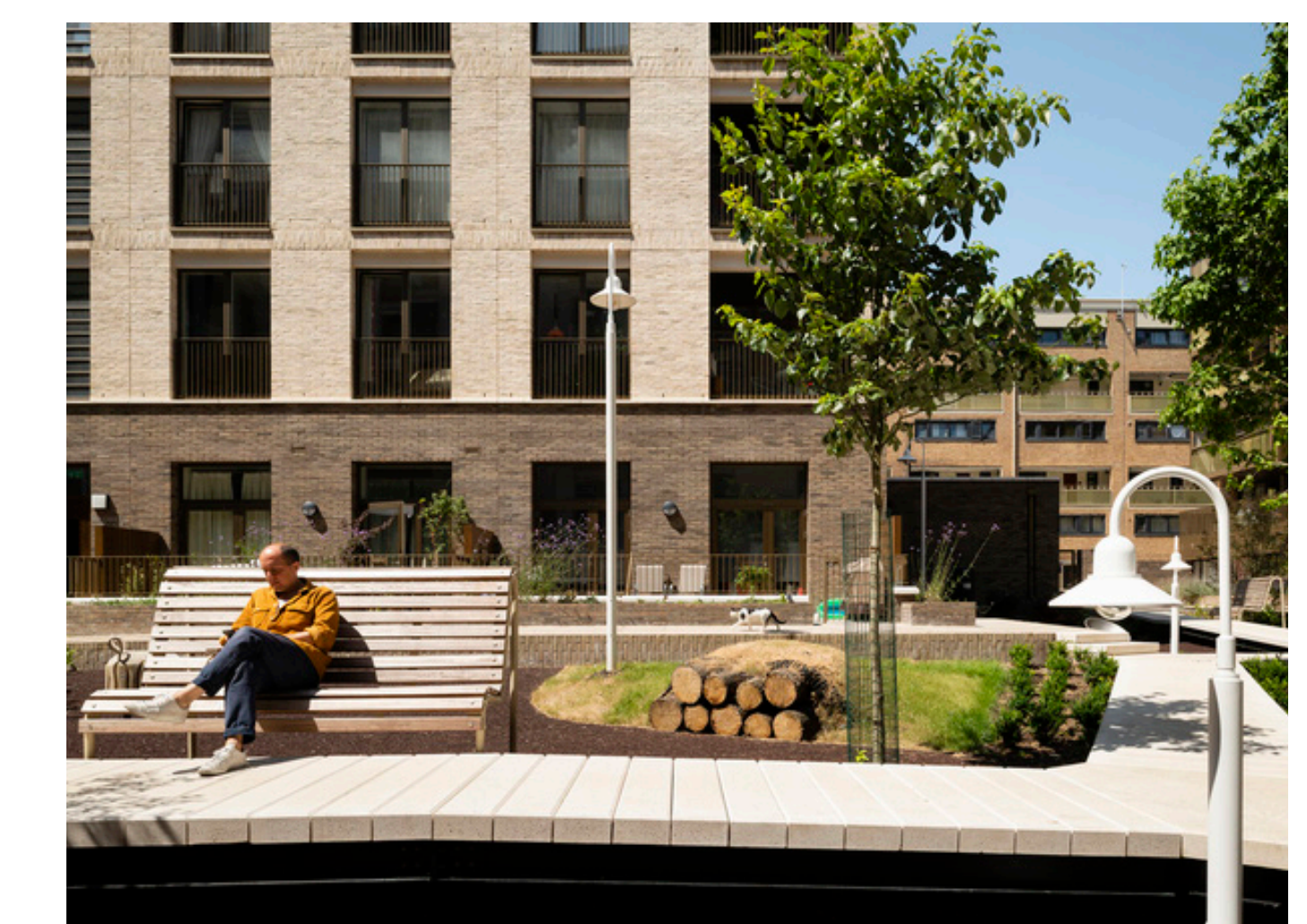
Lobbies with natural and warm materials, good lighting and connection to the street.



The existing estate features quality outdoor spaces and greenery, which the new proposals will improve on.



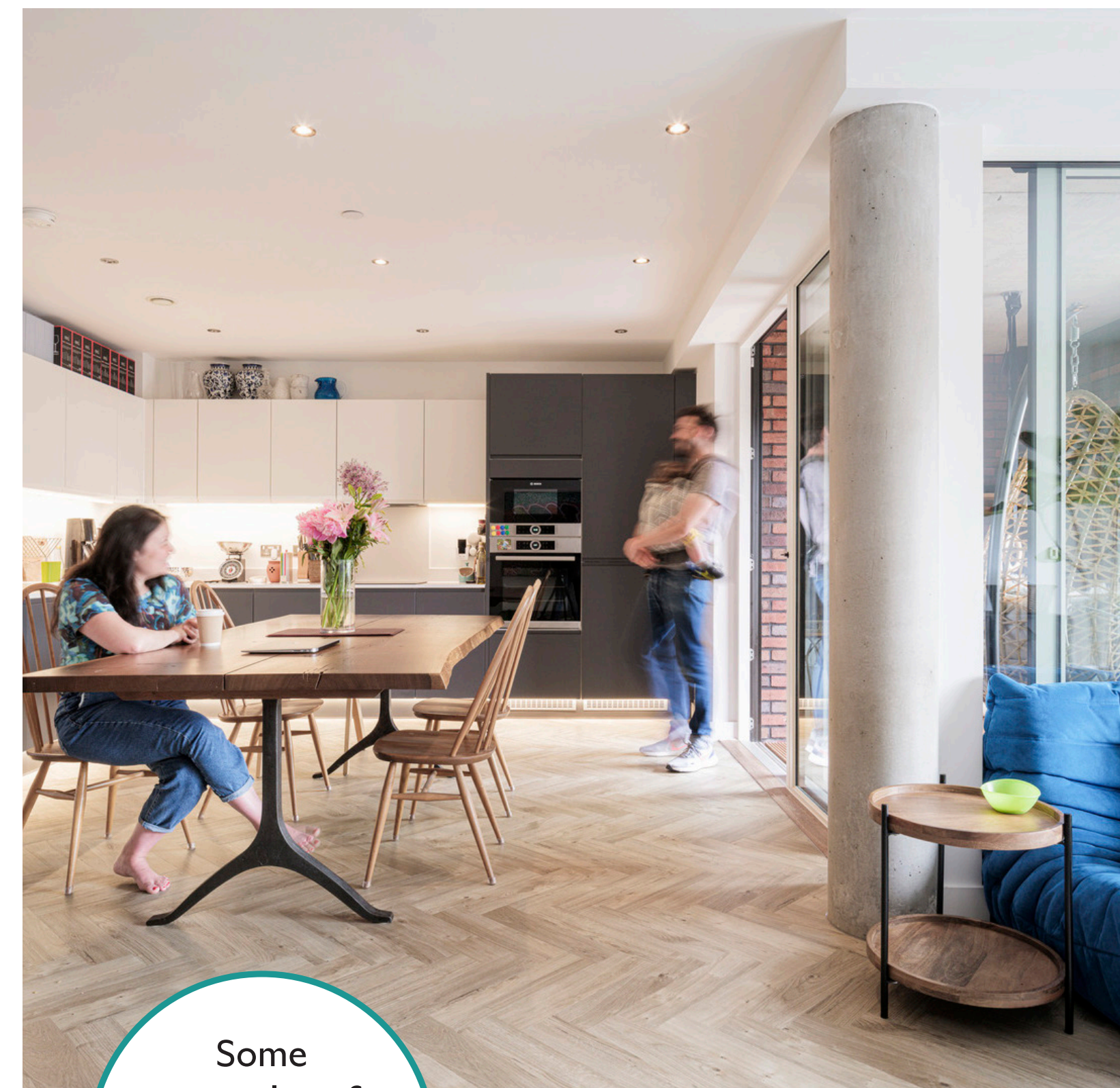
Existing detailed brickwork at Montrose House.



New buildings surrounded by pedestrian friendly landscape.

NEW HOMES

Designing High Quality Homes That Meet Current Standards



Some examples of homes from other new estates in London



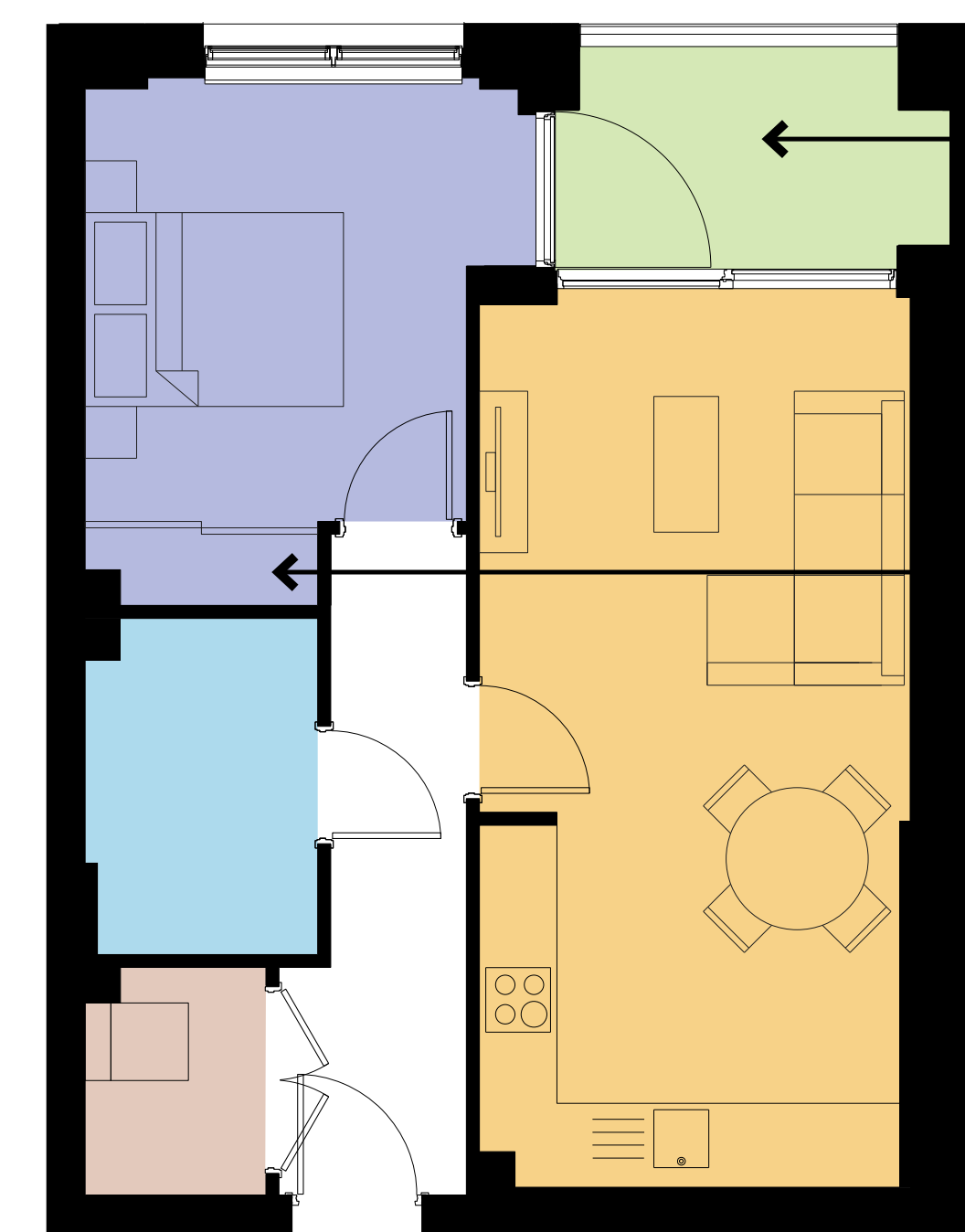
1 BED

EXISTING HOME (Montrose House & Montcalm House)



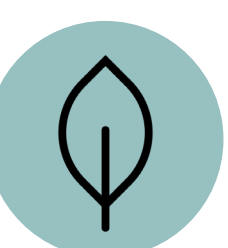
39m²

TYPICAL NEW HOME



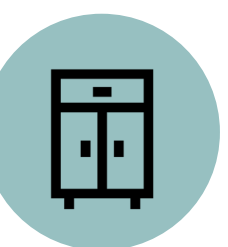
50m²

MIN. CURRENT STANDARD



OPEN SPACE

Each home will have its own outdoor private open space in the form of a garden, terrace, balcony or glazed wintergarden.

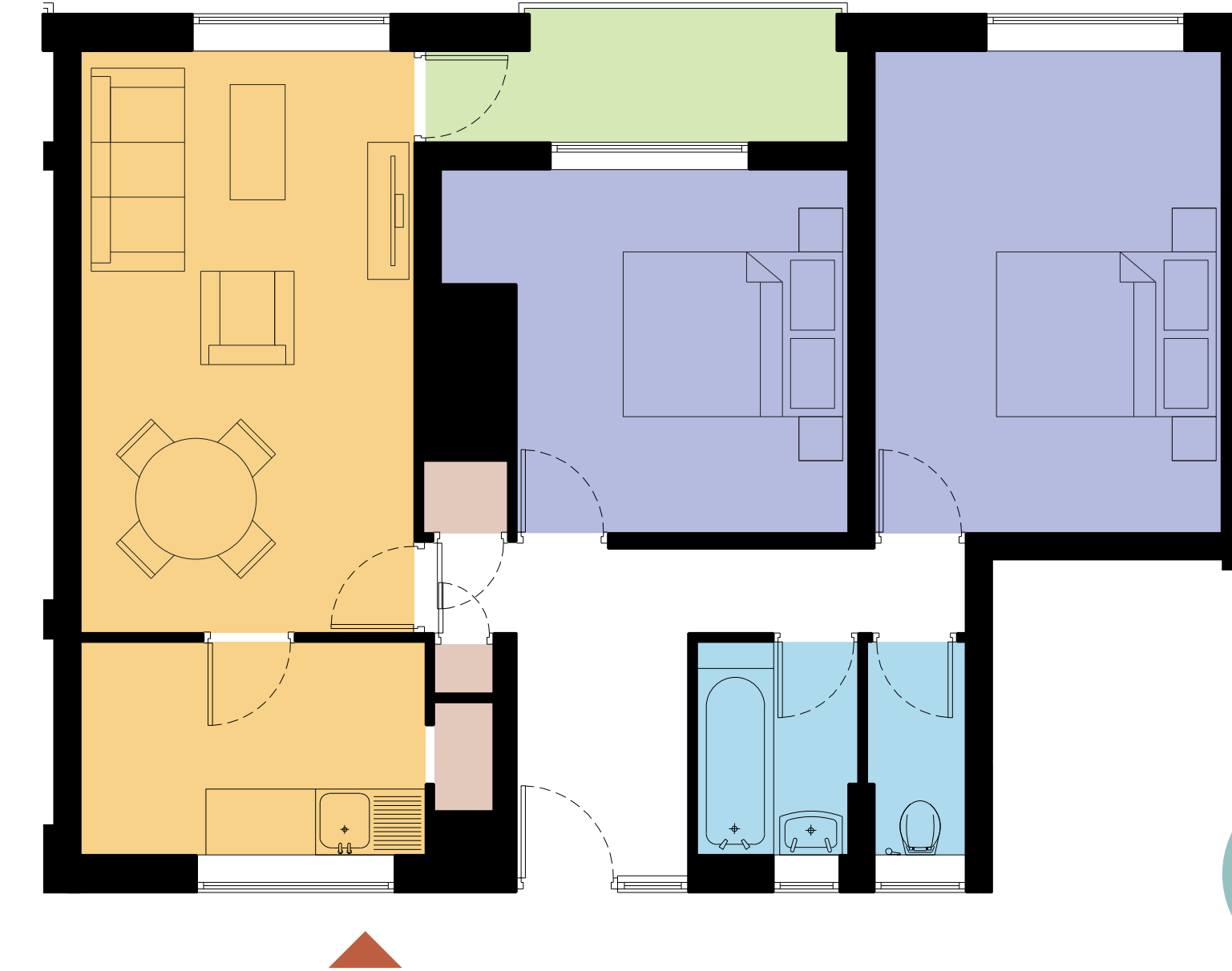


STORAGE

Full height storage cupboards will be provided in all homes, sized for the number of occupants and free from obstructions. Kitchens will provide space for recycling and food waste.

2 BED

EXISTING HOME (Michigan House)



64m²

TYPICAL NEW HOME



70m²

MIN. CURRENT STANDARD



KITCHENS

New homes will have options for with a separate kitchen or open plan layout.

SPACE STANDARDS
The new designs will be built to current space standards and include good spaces for storage.

3 BED HOMES

EXISTING HOME (Montrose House & Montcalm House)



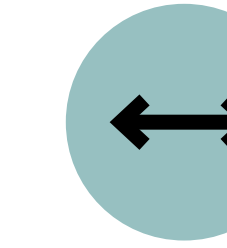
61m²

TYPICAL NEW HOME



86m²

MIN. CURRENT STANDARD



DUAL ASPECT

As many homes as possible will have windows on at least two sides, which means better daylight, ventilation, a choice of views, access to a quieter side of the building, and flexibility for the use of rooms.

KEY

- Living/Dining/Kitchen
- Bedroom
- Entrance
- Storage
- Bathroom
- Balcony



LIVING SPACES

Homes for larger families will have two social spaces, both with external windows. Living spaces will be designed to allow families to sit together or play as a group.

Private Outdoor Spaces

Each home will have its own private outdoor space. This could be in the form of a garden, terrace, balcony or glazed winter garden.

These are important spaces to relax and provide a private setting for family and individual pursuits, socialising and relaxing and they will be designed to provide some shelter and privacy from neighbours and passers by.



Outdoor spaces for all homes to inhabit, grow and enjoy, usable by residents of all ages.



The balcony acts as an extension of the living room, designed as a valuable connections to nature.



Intimate spaces with privacy, shelter and shade.



Gardens to ground floor homes offer opportunities for planting, social connection and privacy.

WHAT WILL THE VIEWS FROM THE NEW HOMES BE LIKE?

It is clear from feedback that views to the river are very important to residents and one of the best qualities of the current estate.

The redevelopment will seek to maximise views and the special setting of the estate on the edge of the slipway. These panorama photographs are taken by drone from the level of homes within the proposed new buildings.

Views To The River From Proposed New Michigan House Building

VIEW NORTH - LEVEL 7



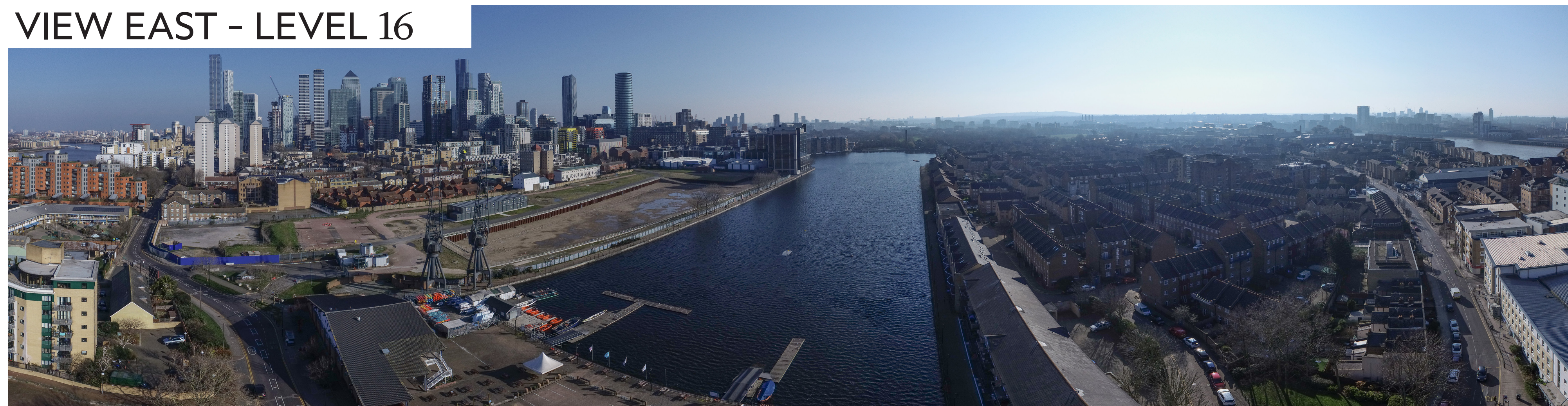
VIEW NORTH - LEVEL 16



VIEW EAST - LEVEL 7



VIEW EAST - LEVEL 16



VIEW SOUTH - LEVEL 7



VIEW SOUTH - LEVEL 16



VIEW WEST - LEVEL 7



VIEW WEST - LEVEL 16



WHAT WILL THE VIEWS FROM THE NEW HOMES BE LIKE?

Views To The River From Proposed New Montcalm House Building

VIEW NORTH - LEVEL 5



VIEW NORTH - LEVEL 9



VIEW SOUTH - LEVEL 9



VIEW WEST - LEVEL 9



Views To The River From Proposed New Montrose House Building

VIEW NORTH - LEVEL 5



VIEW NORTH - LEVEL 9



VIEW SOUTH - LEVEL 5



VIEW SOUTH - LEVEL 9



COMMUNITY FACILITIES AND SHARED OUTDOOR SPACES

The new estate should support the community and be a lively place that is enjoyable to people of all ages, abilities and means.

We will explore the desire for a new community space within the estate, looking at the local area and existing facilities. Westferry Road is a busy street and public or employment uses might be appropriate in this location.

- PRINCIPLES FOR COMMUNITY SPACE
- + Be as accessible as possible to the widest range of people
 - + Bring people together of different backgrounds
 - + Provide facilities that are new to the area
 - + Add value to the local community

What would you like to see in the new estate?



A bookable neighbourhood room that offers a flexible space for use by residents and local charity groups.



A village hall that can host different kinds of events.



A community cafe to cook and eat together



Spaces connected to communal gardens usable for health, wellbeing and leisure: gardening, dance or yoga.



A facility for making - or places and spaces for children, accommodating

THE LANDLORD OFFER

Now we have reached a preferred option, which is the full redevelopment of the estate, we would like to start speaking with you about the landlord offer and what you would like it to include. The Landlord Offer is a document which sets out the promises we will make to you if residents of the estate vote 'yes' in the upcoming resident ballot so the option can be taken forward for more detailed design and a planning application. The document is intended to provide you with as much information as is possible at this stage to help you decide how you would like to vote.

These boards provide an overview of promises that were made on other estates to tenants and leaseholders, it is likely these will be same for the Kingsbridge Estate. However, we understand that every estate and resident community is unique and so during this round of consultation we would like to hear your views about what you would like to see in your Landlord Offer Document.

Please share your views with us, we would like to hear your ideas:



- at events on the estate
- in one-to-one meetings
- phone call, email, or text



One Housing Social Tenants

RIGHT TO RETURN

You will have the right to move back into a new home on the estate that meets your family's needs. This means that if you are currently over-crowded, you will be able to move back to a new home that has the right number of bedrooms for your family. If you are currently over-occupying (you have more bedrooms than your family needs) you will be able to have a 'one room tolerance.' For example, if you are a single-person living in a three-bedroom property, you will have the right to return to a two-bedroom property.

COMPENSATION

We will pay you compensation for the loss of your current home, the amount is set by law and is currently £7,100. We will also cover reasonable costs to cover the disturbance of moving, these costs might include home removal costs, the disconnection of appliances and services in your old home and the new connections in your new home, redecoration, alterations to curtains and carpets, replacement furniture where existing items do not fit, new appliances such as cookers if the old ones are not suitable, but these will be agreed on a case-by-case basis. For those moving temporarily, if additional costs are incurred for travel to school or work this can be reimbursed. All costs are to be agreed in advance through the provision of quotes.



YOUR RENT

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) in this case, you will pay the equivalent rent to the existing larger homes in your block. 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 be reviewed annually as they currently do. If you choose to permanently move away, you will have to pay the rent that your new landlord charges for that home.

YOUR TENANCY

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.



Tell us what you want to see in your Landlord Offer!

MOVING AWAY TEMPORARILY OR PERMANENTLY

If you move away from the estate temporarily and then return when the new homes are 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 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.

ADULT CHILDREN

On our other projects the local authority has agreed to offer adult children living in family homes that are due to be demolished because of regeneration a home of their own. This would be away from the new estate, elsewhere in Tower Hamlets. If residents vote yes for this option to go ahead at Kingsbridge, we believe it is likely the local authority would make the same offer to adult children here.

RETAINING RIVER VIEWS

Throughout the consultation you have told us that the river views at Kingsbridge are very important to you, and one of the best things about living on the estate. We intend to provide you with the same river views that you have at the moment and this will be addressed further in consultation with you through the detailed design process that will take place following the resident ballot if there is a yes vote.



THE LANDLORD OFFER

Resident leaseholders

Should redevelopment go ahead, we are committed to ensuring that:

- All leaseholders will not be compelled to accept an option that would mean they are financially worse off because of the redevelopment.
- Resident leaseholders will be able to buy a suitable replacement home (with the same number of bedrooms) in the development if they want to.
- We are as flexible as possible, working with you to find the right solution to suit your personal circumstances.
- Resident leaseholders that are moving into a new home within the regeneration area can do so directly from their existing home wherever possible.



Resident leaseholders will have three options should the redevelopment go ahead, which are set out below. Please note that under all options any service charge debt will be recovered at the point of sale/equity transfer from any retained Home Loss Payment.

OUTRIGHT SALE – A PERMANENT MOVE AWAY IF YOU WANT IT

One Housing will purchase your property for the full open market value as determined by an independent qualified surveyor, who is a member of the Royal Institute of Chartered Surveyors (RICS), plus a 10% statutory Home Loss Payment. We will also reimburse you for the reasonable cost of your own independent valuer, legal fees, stamp duty, financial advice relating to the sale and removal costs. Reimbursed costs to be agreed before they are incurred through the provision of quotes. If you take this option, you would not be automatically entitled to a property within the new development. The buyback process must commence at least 18 months before the expected start on site date.

GAIN FULL OWNERSHIP OF A NEW HOME WITHIN THE DEVELOPMENT WITH AN INTEREST FREE LOAN ARRANGEMENT WITH ONE HOUSING IF REQUIRED (AN EQUITY LOAN).

You invest the full market value of your current home, plus your 10% Home Loss Payment (less £7,100 that can be retained) into a new property within the upcoming development area. You must invest the full value of your property, less any mandatory deductions from the agreed value (for service charge arrears or other personal debts for example) and any existing mortgage must be ported across. You will not pay any rent on the remaining

equity. One Housing will fund the difference in value and secure it against the value of the property (In effect an interest free loan). If the property is sold in the future One Housing would be entitled to receive the same proportion of sale revenue as they originally provided. The lease may be passed on once to an immediate family member as a succession. At the point of a second succession One Housing's share of equity must be repaid through the sale of the property.

GAIN PARTIAL OWNERSHIP OF A NEW HOME WITHIN THE DEVELOPMENT WITH ONE HOUSING AS PARTNER (SHARED OWNERSHIP).

This option allows you to part own and part rent a newly built home within the new development. This option is for homeowners who wish to have the option to 'buy out' One Housing's equity share over time.

You will be asked to pay rent on the unpurchased portion of the property up to the lower of:

- 50 per cent of the value of the new property, or the full market value agreed for your existing property.
- You will be required to invest your full Home Loss Payment, in order to get as close as possible to either of the two above thresholds (whichever is the lower).
- You are required to purchase a minimum of 25 per cent of the value of the new property.
- Rent will be charged at 2.75% on the difference between the share purchase price and the full market value or 50% of the value of the new property, whichever is lower.
- Any existing mortgage must be ported across to the new property. You can pay off a proportion (or all) of One Housing's share at any time, subject to a market evaluation at that time. This is often referred to as 'staircasing'.



COMPENSATION

HOME LOSS PAYMENT

This is compensation for the loss of your existing home. The rate is set by the Government and reviewed each year so may change by the time you come to move but currently is 10% of the independently assessed market value of your home up to a maximum of £71,000.

COSTS OF MOVING AND COMPENSATION

One Housing will arrange and pay for the removal company to transport your belongings to your new home. We will provide extra support with packing to those who need it such as elderly residents or those with support needs. One Housing will arrange and pay for the disconnection of appliances and services in your old home and the new connections in your new home. We will cover the costs of any other reasonable moving expenses such as, redecoration, alterations to curtains and carpets, replacement furniture where existing items do not fit, new appliances such as cookers if the old ones are not suitable, but these will be agreed on a case-by-case basis. For those moving temporarily, if additional costs are incurred for travel to school or work this can be reimbursed. Please note you will have to provide receipts for any additional costs you have paid.

HOME IMPROVEMENTS

Any improvements that have been made will be taken into account when calculating the property's value for both outright sale and shared equity options. Any valuations will be independently assessed and verified.

RETAINING RIVER VIEWS

Throughout the consultation you have told us that the river views at Kingsbridge are very important to you, and one of the best things about living on the estate. We intend to provide you with the same river views that you have at the moment and this will be addressed further in consultation with you through the detailed design process that will take place following the resident ballot if there is a yes vote.



Non-resident leaseholders

If there is a successful resident ballot on the Kingsbridge Estate, you would be able to sell your property to us for the full open market value, as determined by an independent surveyor who is a member of the Royal Institute of Chartered Surveyors plus a 7.5% statutory home loss payment.

We will also 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. You will not be automatically entitled to a property within a new development, although you could purchase a new property in the open market once the development is complete.

SUMMARY OF OPTIONS APPRAISAL ASSESSMENT

The assessment of each option was completed by an independent company called Quod, with input from the project team. Each option is scored against the five agreed criteria, based on early design information.

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