

# Kingsbridge Estate

A newsletter to update Kingsbridge Estate residents on the regeneration proposals – December 2022

## Where we are now

We'd firstly like to thank you for engaging with us over the last two years and for taking the time to vote in the resident ballot.

As you are likely aware, since 2020 we have worked with residents to consider future options for the Kingsbridge Estate. Over the course of the last two years, over 95% of you have shared with us your thoughts and ideas for the future.

During November and early December 2022, a ballot was held for residents to vote on the regeneration proposals to demolish the existing blocks and build new homes. The community was asked:

Are you in favour of the proposal to demolish and fully redevelop the Kingsbridge Estate through regeneration?

Result	No. Voters	% of valid vote
Yes	76	85.4%
No	13	14.6%

We had a fantastic turnout with 75.6% of eligible voters taking part in the ballot. 85.4% voted 'yes' and 14.6% voted 'no'.

Therefore, the overall result was 'Yes'. This is a clear message that most residents are keen to see change and support the proposals for demolition of the existing blocks and construction of new homes.

As they stand currently, the draft proposals would deliver between 270 – 323 new homes, 93 of which would be to replace the existing homes to ensure that our residents live in properties which meet modern living, environmental and energy performance standards.



## The current draft proposals would deliver



Replacement homes



new homes for shared ownership



new homes for social rent



new homes for sale

**Total: Between 270-323 homes**

## What to expect next

Following the 'Yes' vote in the ballot, it will likely take about **14 to 24 months** to get from the ballot to the planning application. During this period, several important pieces of work need to be done.

Firstly, immediately after the ballot there will be a break in consultation for up to around **2 to 4 months** while we at One Housing prepare for the next stage of work. We will however be speaking with you about your current housing need during this time, so that we ensure new homes will meet your needs.

We will be working to appoint a development partner who will work with us and the residents of the Kingsbridge Estate to develop the designs and eventually build the new properties. This selection process is likely to take **6 to 8 months**.

The consultation with residents will then be restarted so that we can work with you on the detailed design of the new homes and buildings and eventually submit a planning application. This is likely to take **9 to 12 months**. During the design consultation, we will meet with each household to discuss your individual circumstances and preferences so that

these can be included in the design work for the new homes.

Now that the resident ballot has been concluded **there is still a lot of work to do**, we will speak with the London Borough of Tower Hamlets to seek permission for early decant status, which will allow us to begin rehousing people away from the estate to allow for future construction to begin.

Once we have been granted the ability to begin this process, which could take several months, some households will be eligible to begin moving with priority through the Tower Hamlets housing register.

We expect this will be Michigan House initially as this is the building we expect could be demolished first, however this could change as we work on the details of the new scheme.

You will be able to move away either permanently or temporarily to a home that meets your housing need.

We will begin these discussions with you and explain the process in the new year when we are updating your current housing need.

## Indicative next steps

- **January to Summer 2023** - Appoint development partner, who will be responsible for building the new homes.
- **Summer 2023** - Begin detailed design work and ongoing community consultation to develop the planning application.
- **Spring 2024** - Submit planning application.
- **Late 2024, early 2025** - Begin temporary rehousing of tenants offsite where needed.
- **Mid to Late 2026 to 2029 (Phase 1)** - Demolish Michigan House and build new homes. The intention is that most (if not all) of the existing resident households in Montrose House and Montcalm House will then be able to move into the newly built homes.
- **2029 to 2031 (Phase 2)** - Demolish Montrose House (and Montcalm House if possible) and build new homes.
- **2031 to 2033 (Phase 3)** - Demolish Montcalm House if it was not possible to do it during phase 2 and the completion of all construction works.

## We are committed to delivering the resident charter, a reminder of what these commitments are

- |  |   |                                    |   |
|--|---|------------------------------------|---|
| 1) A new home for every one housing tenant and resident leaseholder if you want to return. | 3) We will minimise disruption.                                       | 6) A commitment to quality         | 9) A permanent move away if you want it       |
| 2) Help when moving and extra support for those who need it.                               | 4) Ongoing consultation and communication                             | 7) Your rent will stay the same    | 10) You will receive compensation             |
|  | 5) Provision of parking for returning residents with existing permits | 8) Your tenancy will stay the same | 11) A fair and flexible offer to leaseholders |

## Leasehold properties

We will start discussions with resident leaseholders about their options and preferences. At the appropriate time in the project, we will also be in touch to discuss your options as a non-resident leaseholder.

## Options as a private renter

We are aware there are several residents living on the estate in private rented properties, at the appropriate time we will discuss your options with you on a case-by-case basis in line with the London Borough of Tower Hamlets rehousing policy.

However if you would like advice about your housing circumstances you can contact the

council's Housing Options service. Specialist officers will be able to advise you on your housing situation and any additional options available to you.

You can contact the relevant team by calling **020 7364 5000** or by emailing **homeless@towerhamlets.gov.uk**

## Contact information

Please contact the project team to discuss the project, it would be great to hear from you:

### One Housing

**Ayla Cakirca (Regeneration Officer)**

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020 8821 4811

077 8832 0214

**Matthew Marie (Regeneration Officer)**

mmarie@onehousing.co.uk

079 6411 5 146

### Architects

Haworth Tompkins

Ken Okonkwo

Kingsbridge@haworthtompkins.co.uk

020 7250 3225

### New Mill Consultants and Mike Tyrrell

Christine, Rob and Ifte from New Mill Consultants are the independent advisors. They are available to speak to you and we have provided the contact details for all three advisors below.

Christine Searle (who specialises in tenant matters) Independent Advisor:

0776 442 1981 or

christine.searle@newmillconsultants.com

Rob Lantsbury (who specialises in leasehold matters) Independent Advisor:

0796 153 2761 or

Rob.lantsbury@newmillconsultants.com

Ifte Ahmed (who can translate information in Bengali and Sylheti)  
Independent Advisor: 0794 656 6401 or  
ifte@bia-consultants.com

### Freephone:

0800 0304 588

### Residents Advocate

Or for independent advice you may also speak to: Mike Tyrrell is the resident advocate that has been appointed to the project to support residents and represent their views and opinions. Mike can be reached on 0795 822 5416 or  
mike@puttingresidentsfirst.co.uk

If you face any barriers that make sharing your opinion difficult, please make any of the project team aware of this and we will do all we can to support you.

Ifte from New Mill consultants speaks Sylheti, Bangla and Hindi. If you need translation in any other language, or know a neighbour that does, please let us know.

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।

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