

OPTION 1: EXISTING ESTATE WITH LONG-TERM IMPROVEMENTS

THE EXISTING ESTATE

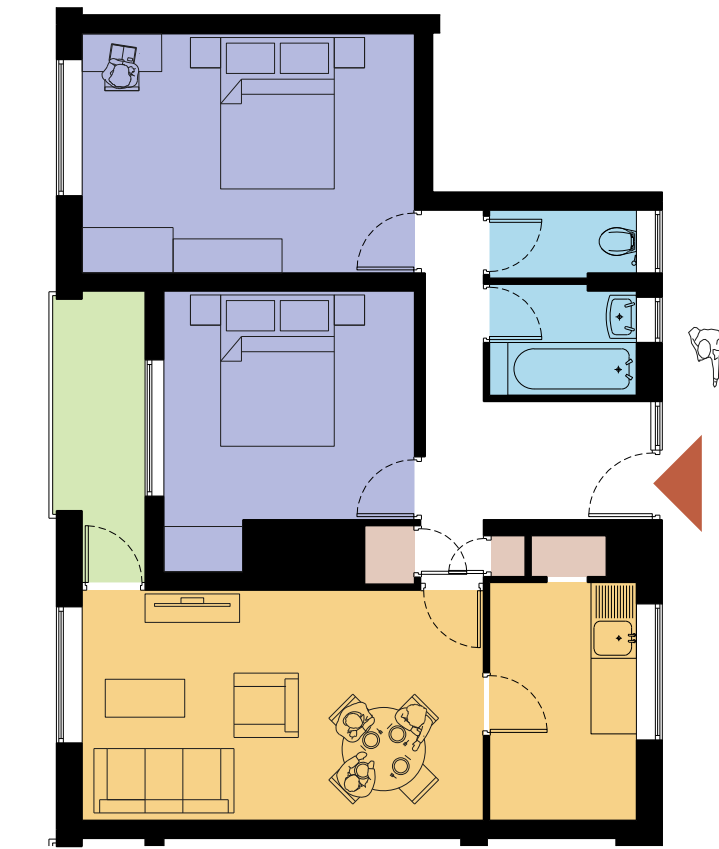


EXISTING HOMES

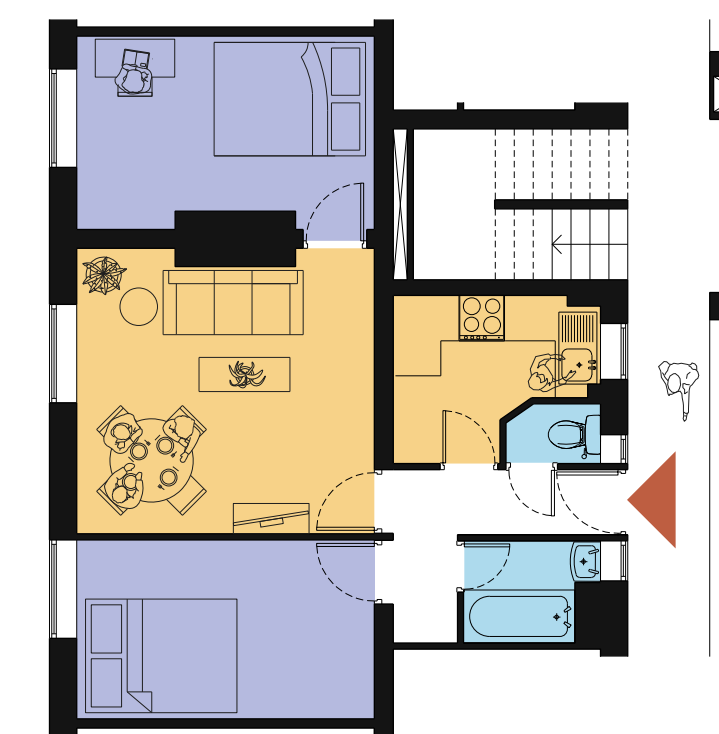
KEY

- Living/Dining/Kitchen
- Entrance
- Bedroom
- Bathroom
- Storage
- Balcony
- Existing wall
- New wall

A Michigan typical 2 bed = 64m²

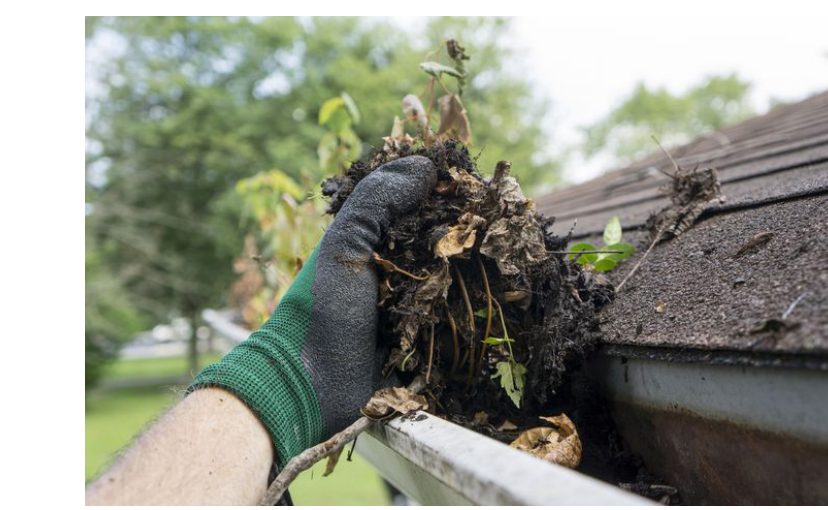


B Montrose & Montcalm typical 2 bed = 49m²



LONG-TERM IMPROVEMENT THROUGH PLANNED MAINTENANCE

MAINTENANCE OUTSIDE THE HOME



Annual maintenance of the estate such as cleaning gutters.

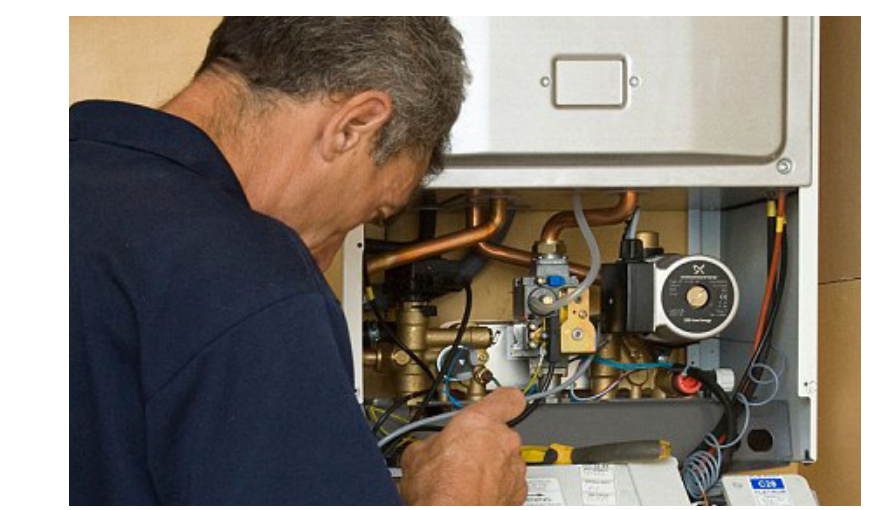


Planned maintenance includes upgrades to doors and windows over the next 30 years



Planned maintenance includes upgrades to roofs over the next 30 years

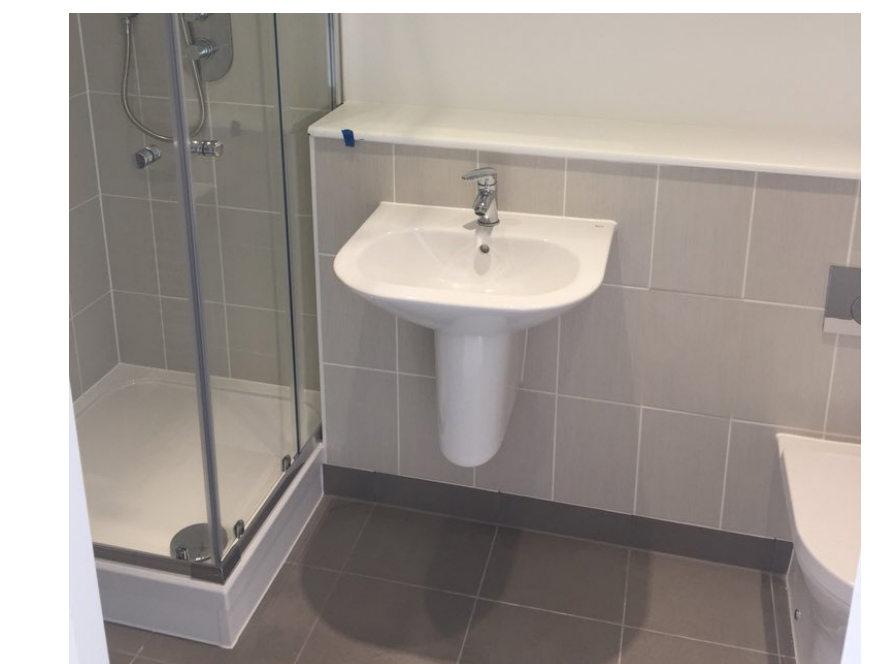
MAINTENANCE INSIDE THE HOME



Responsive repairs such as fixing boilers when they break.



Planned maintenance includes upgrades to kitchens over the next 30 years



Planned maintenance includes upgrades to bathrooms over the next 30 years



No change to the entrance of the estate



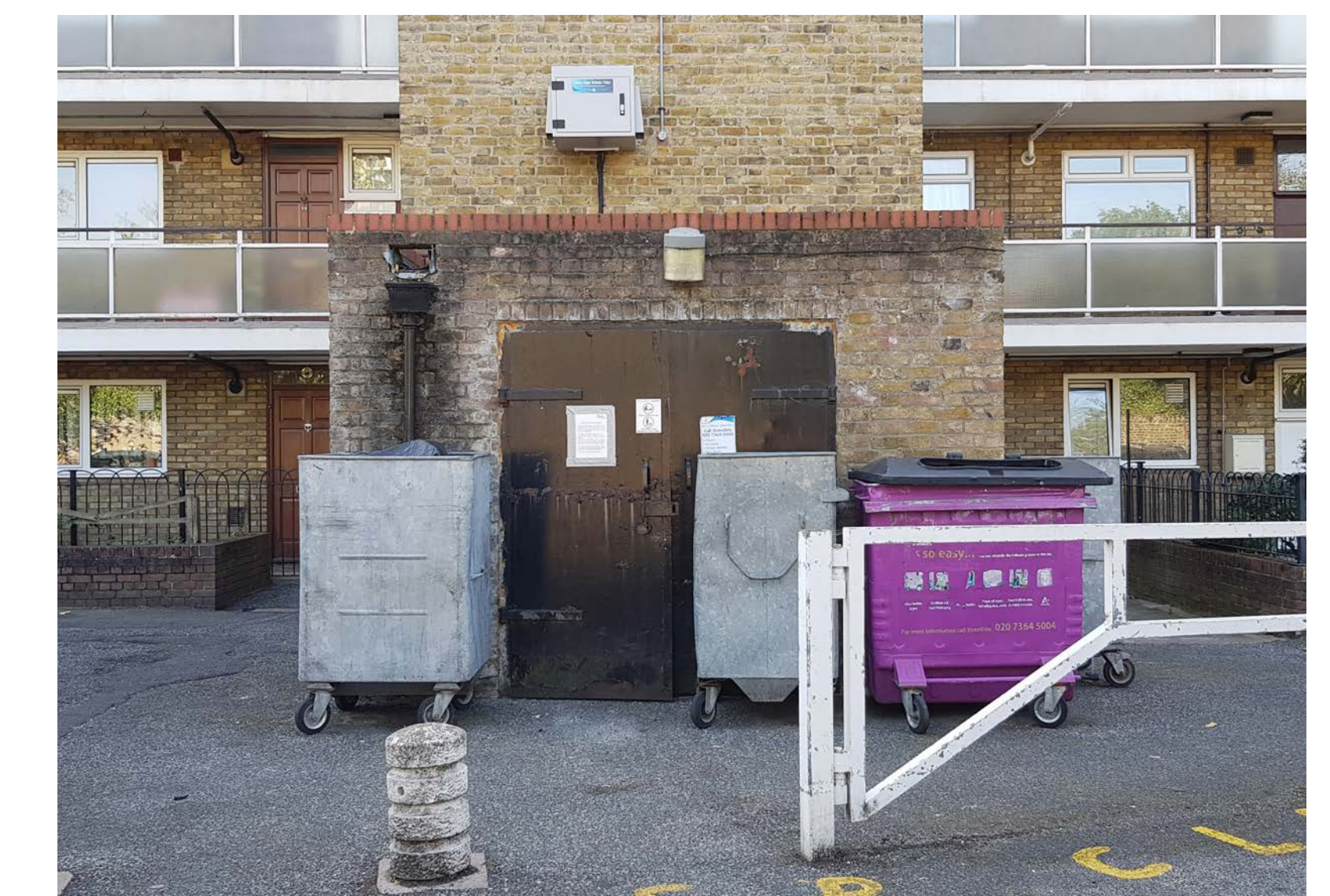
No change to parking and pedestrian routes



No change to the courtyards



No change to the playground



No change to bin storage



No change to the appearance of the blocks



No change to the open access to the blocks



No change to the width of the access decks



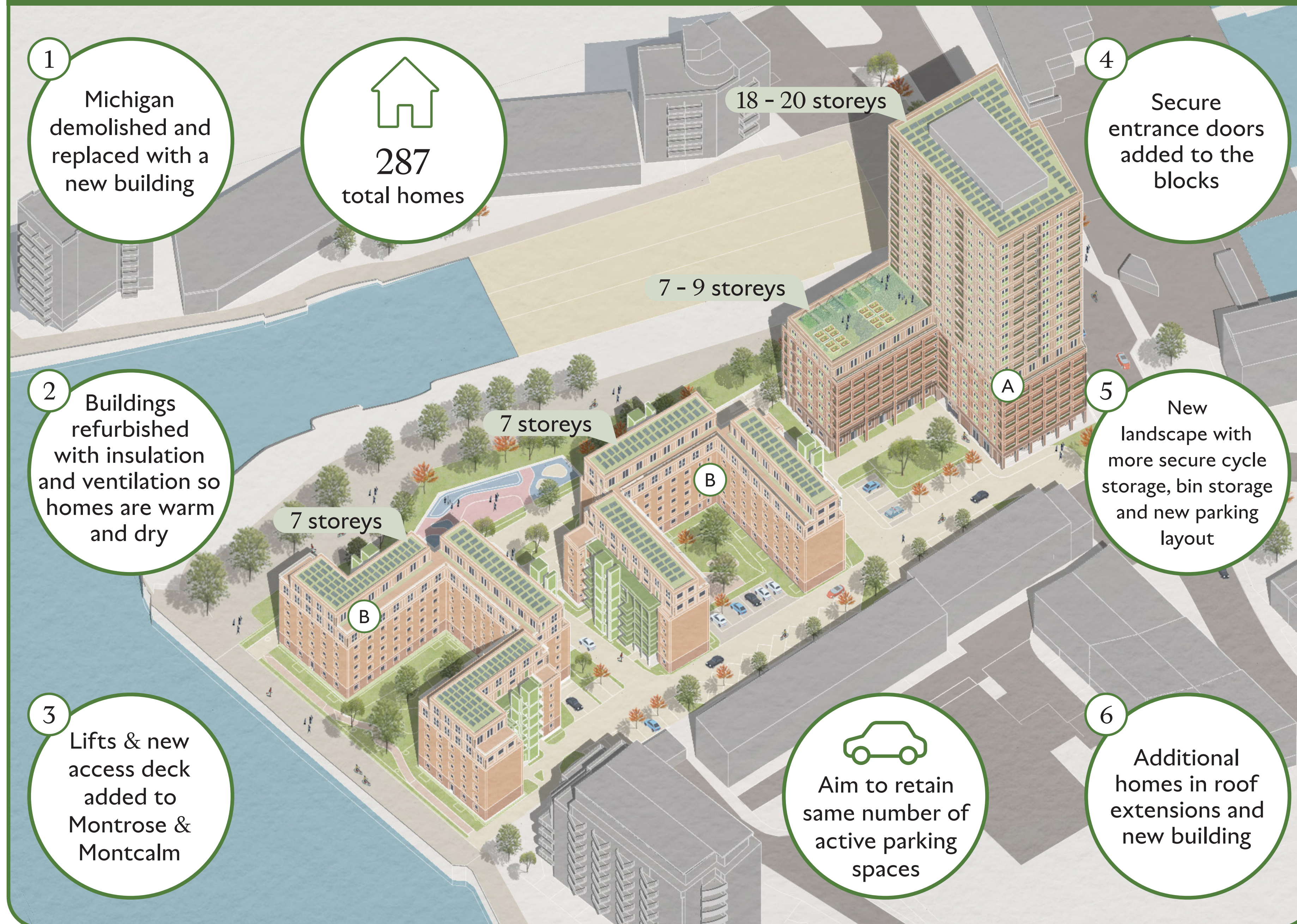
No change to how warm and dry the homes are



No change to the size of homes

OPTION 4A: REFURBISH MONTROSE & MONTCALM, REPLACE MICHIGAN

OPTION 4A CHANGES TO THE ESTATE



OPTION 4A CHANGES TO HOMES

KEY



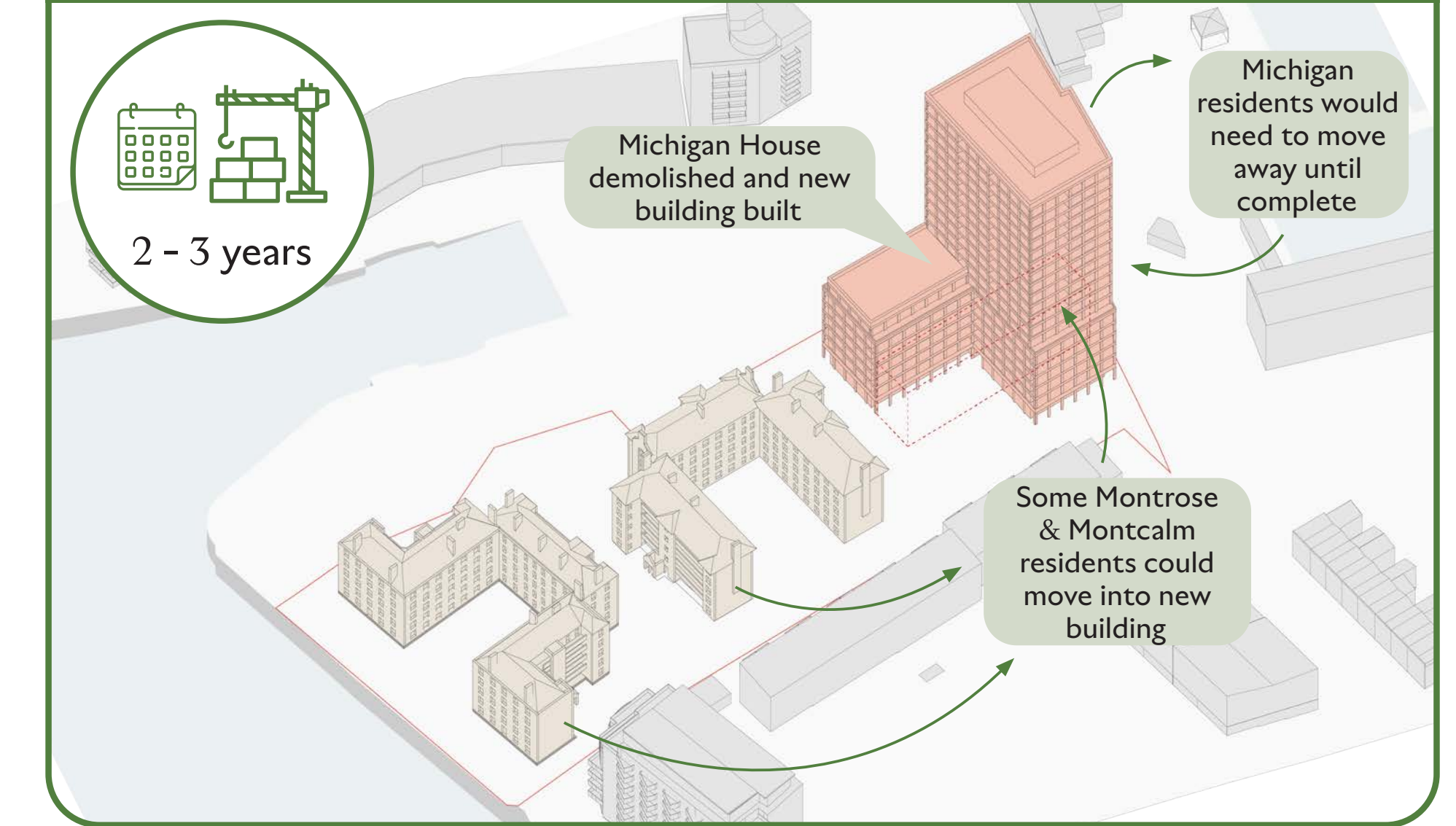
A New build typical 2 bed flat = 70m²



B Montrose & Montcalm typical 2 bed = 49m²



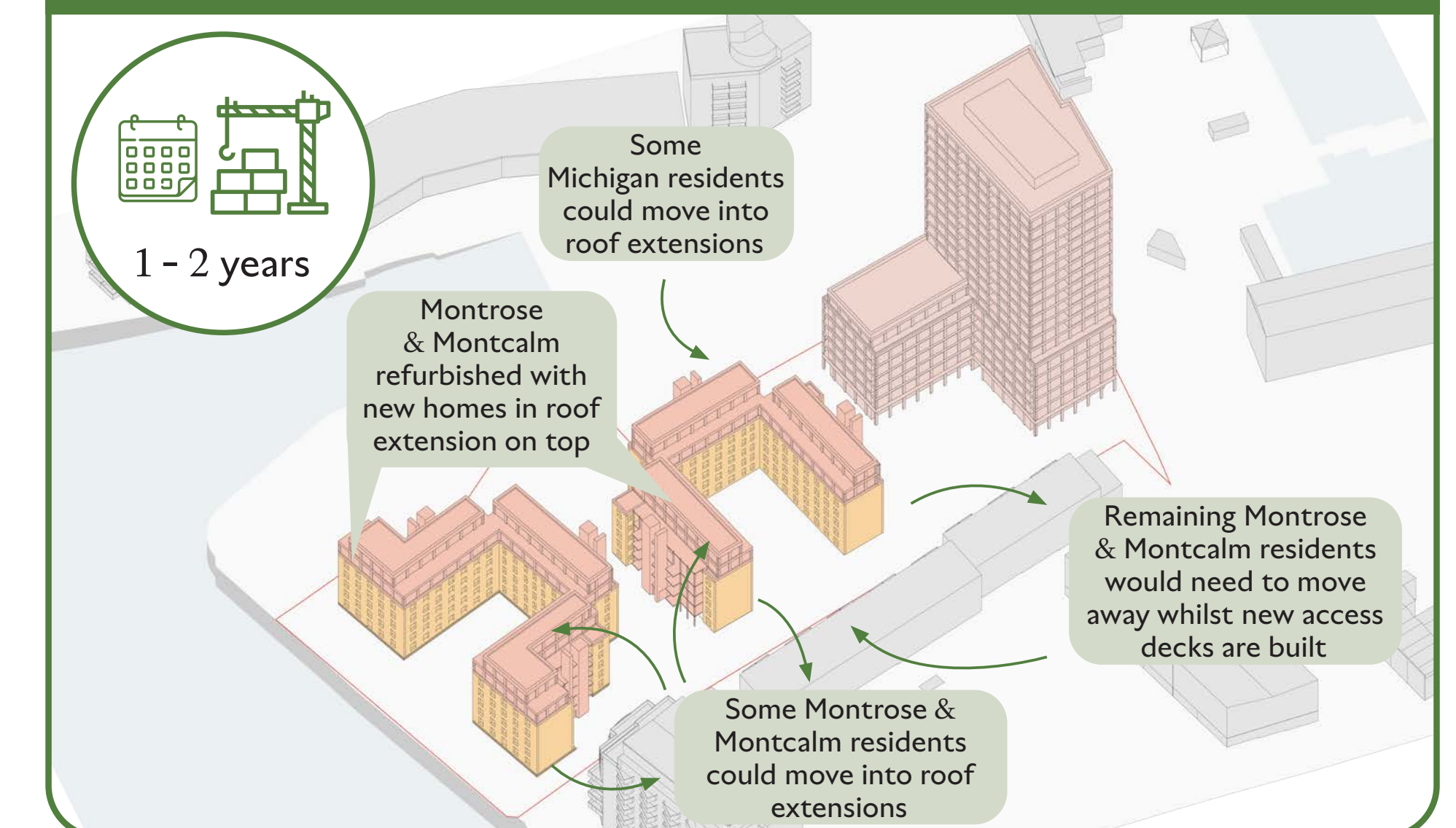
PHASE 1 - DEMOLISH MICHIGAN AND BUILD NEW BUILDING



KEY



PHASE 2 - REFURBISH MONTROSE & MONTCALM AND BUILD ROOF EXTENSIONS



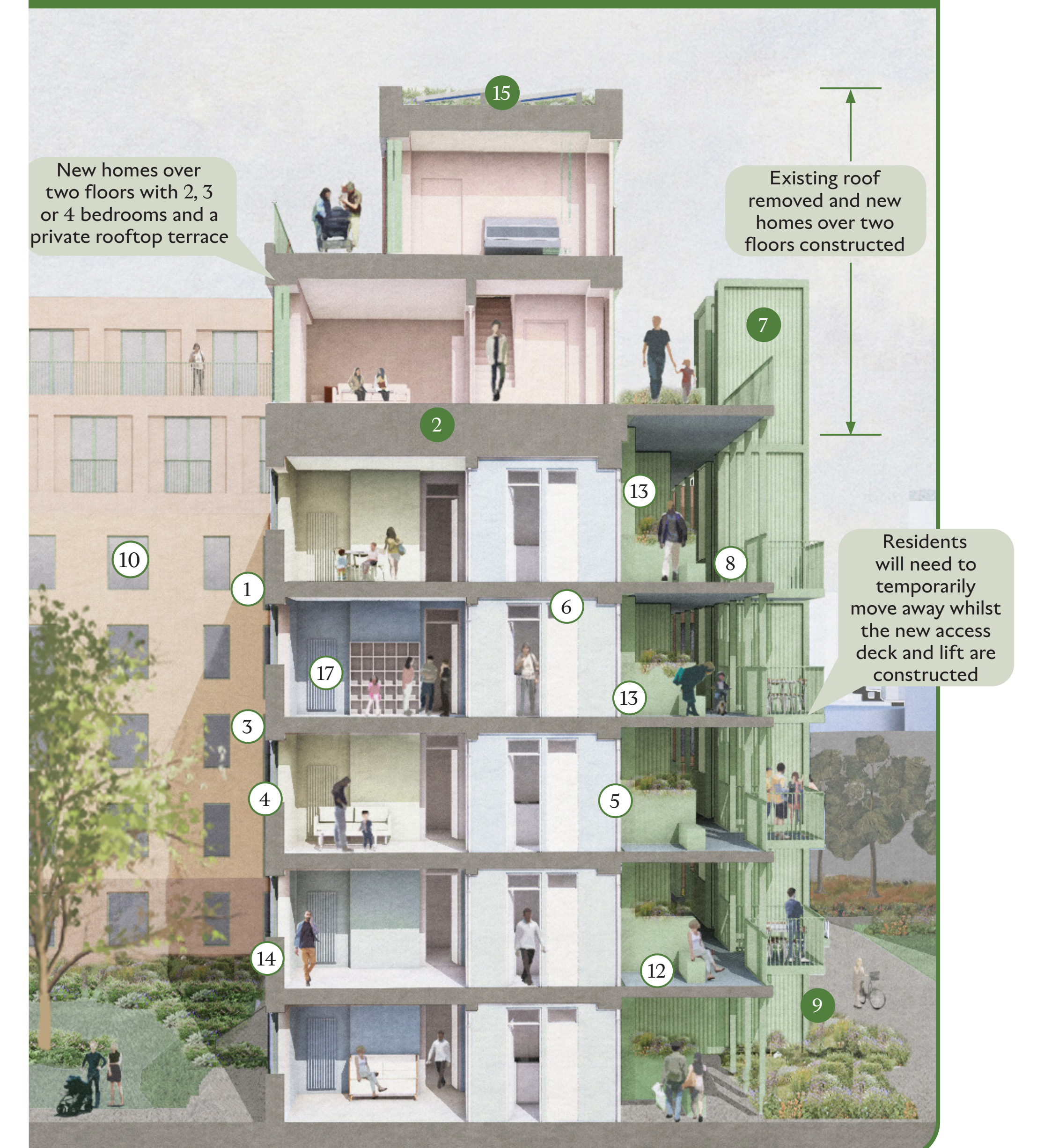
ILLUSTRATIVE VIEW FROM WESTFERRY ROAD



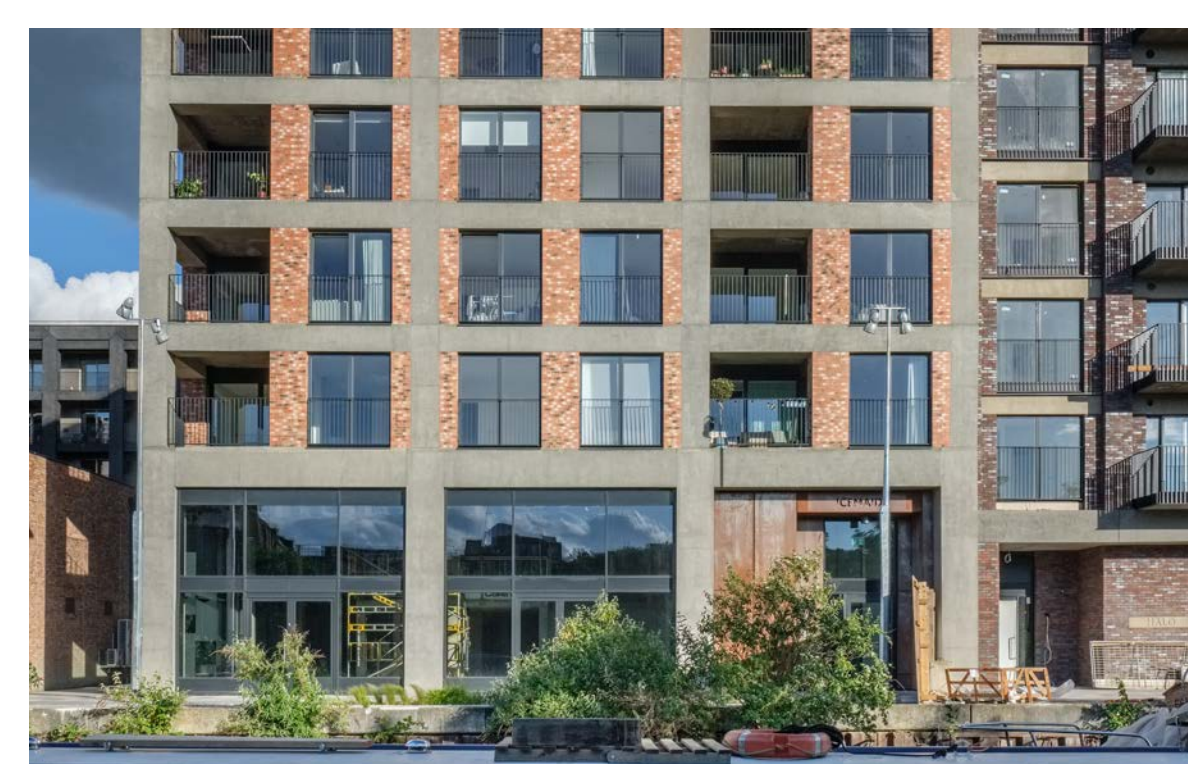
ILLUSTRATIVE VIEW FROM WITHIN THE NEW COURTYARD



4A MONTROSE & MONTCALM REFURBISHMENT SECTION EXAMPLE



Example of new building viewed from the slipway



Example of ground floor to new building



Example of large homes over two floors with their own front door at ground floor



Example of deck access to flats on the upper floors

OPTION 5: BUILD A NEW ESTATE

OPTION 5 CHANGES TO THE ESTATE



OPTION 5 CHANGES TO HOMES

KEY



New build typical 2 bed flat = 70m²



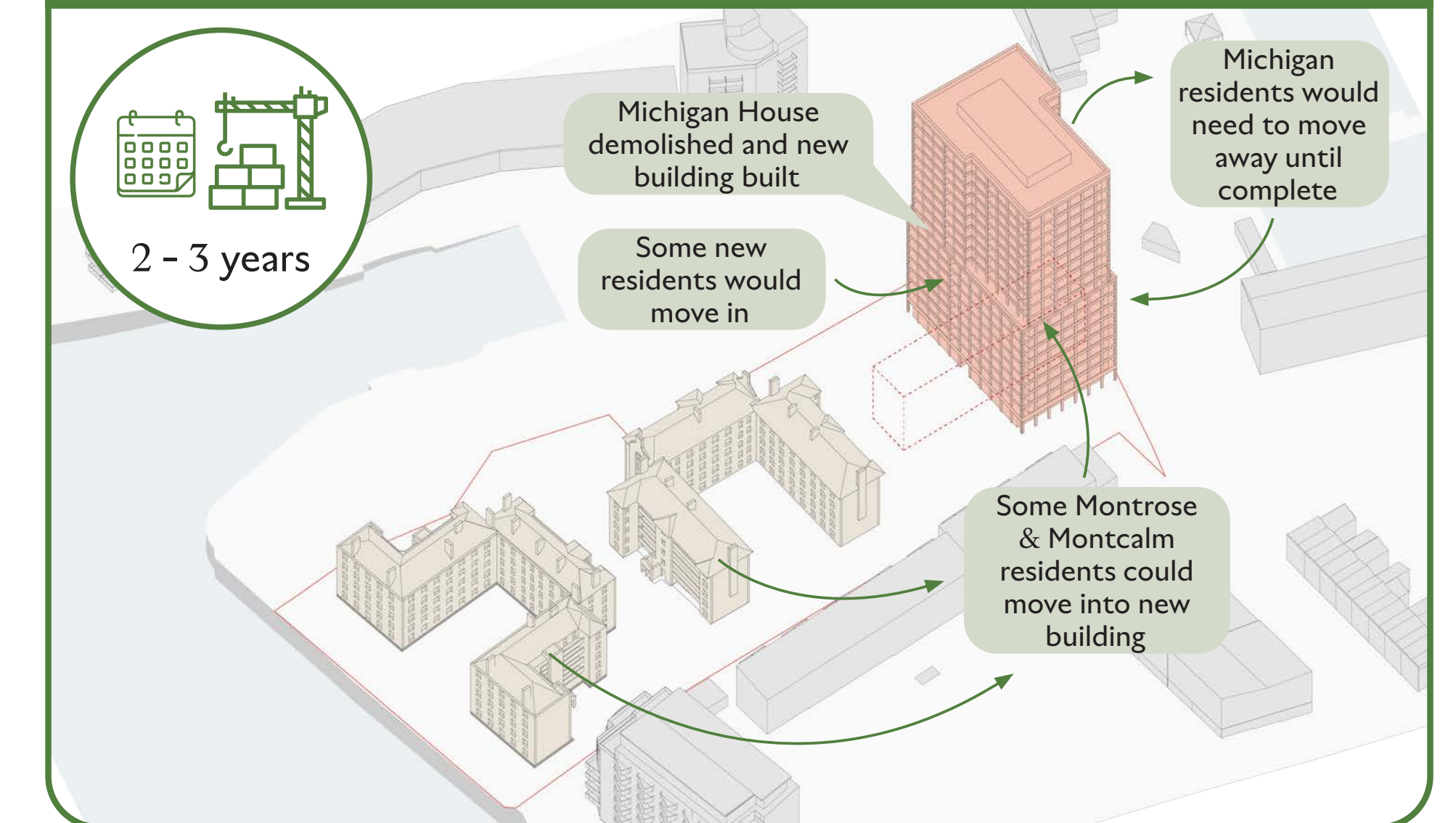
Open plan kitchen / dining / living

New build typical 3 bed flat = 86m²



Separated kitchen / dining and living spaces

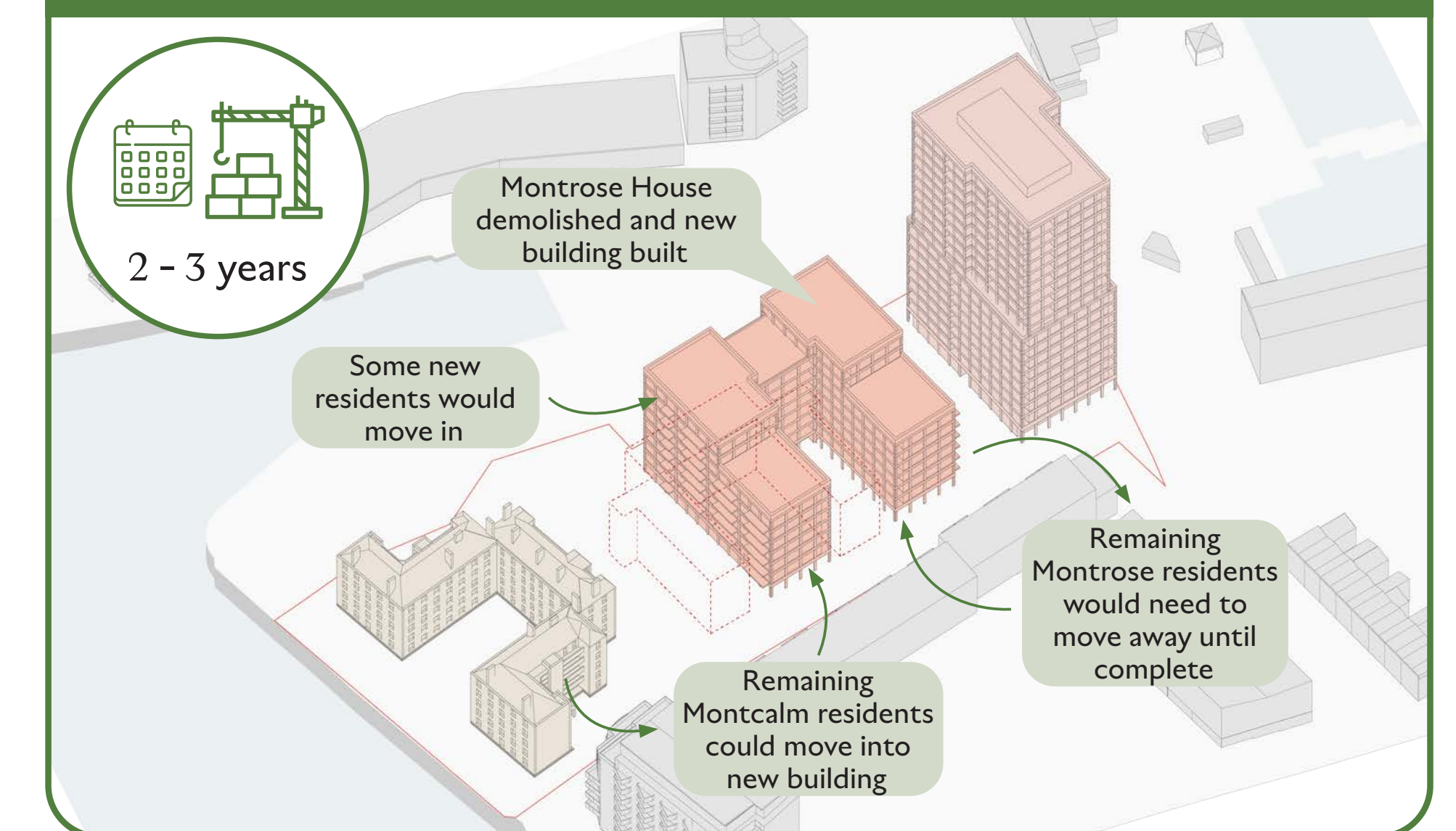
PHASE 1 - DEMOLISH AND REBUILD MICHIGAN



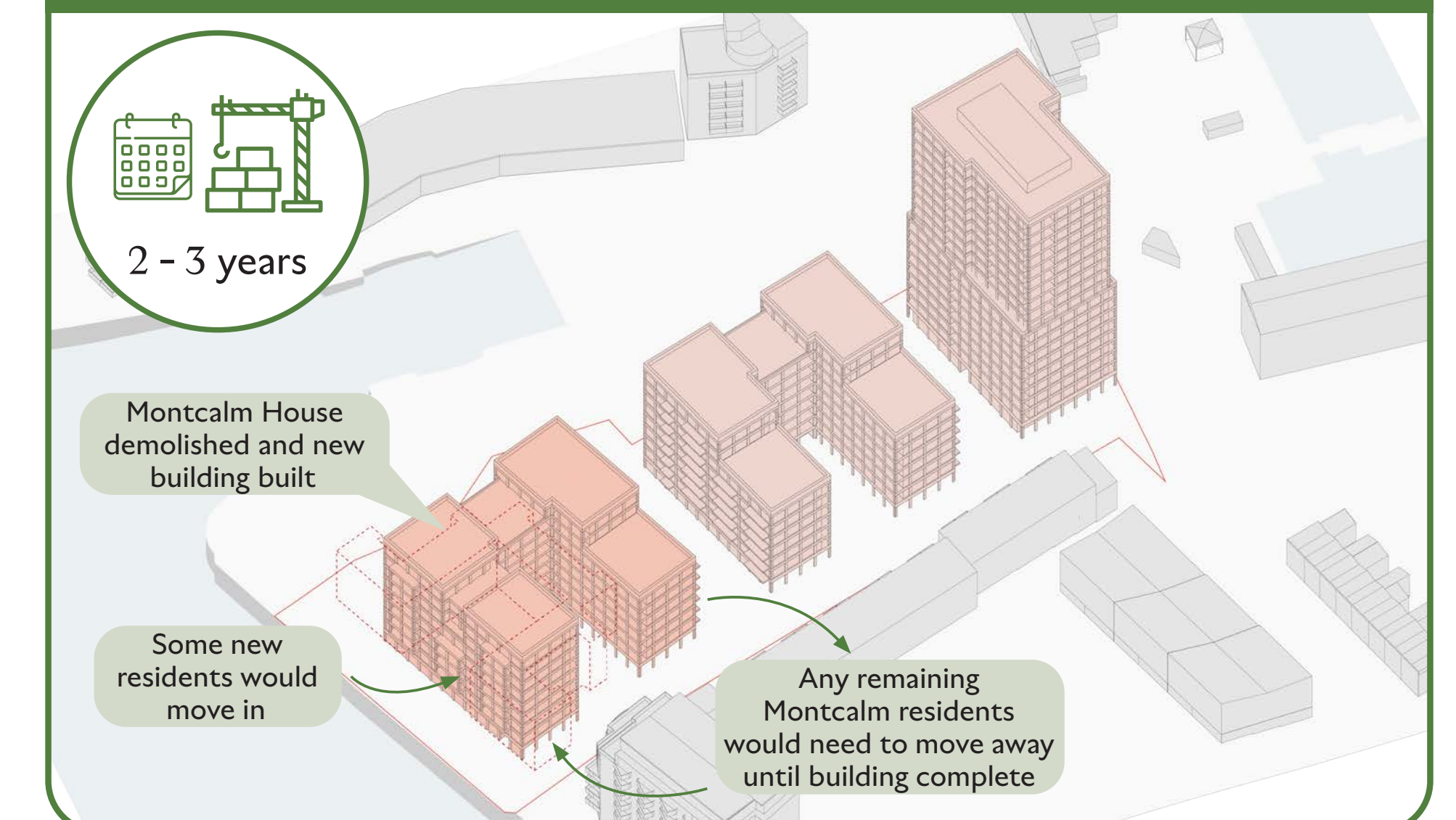
KEY



PHASE 2 - DEMOLISH AND REBUILD MONTROSE



PHASE 3 - DEMOLISH AND REBUILD MONTCALM



ILLUSTRATIVE VIEW FROM WESTFERRY ROAD



ILLUSTRATIVE VIEW FROM DECK ACCESS OF NEW MONTROSE AND MICHIGAN HOUSE



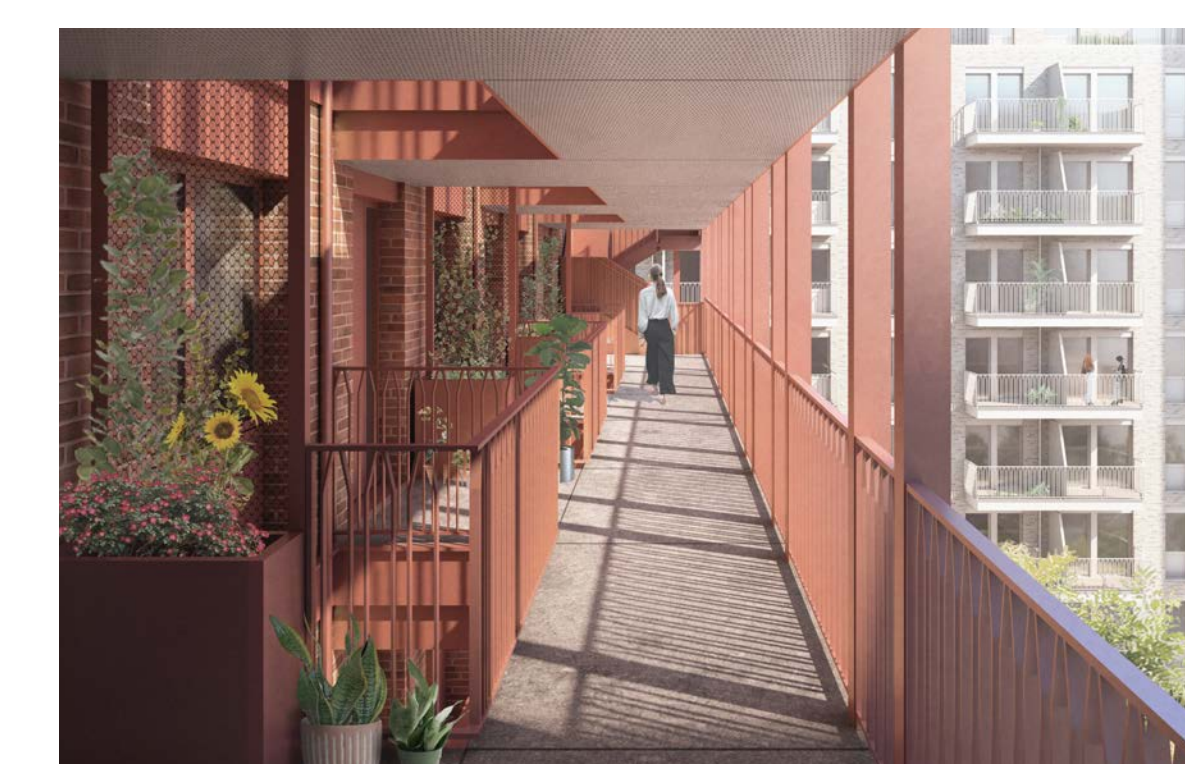
Example of new building appearance



Example of new buildings accessed by pedestrian friendly landscape



Example of internal courtyard with ground floor homes over two floors and flats above



Example of deck access to flats on the upper floors



OPTION 4A LANDSCAPE DESIGN

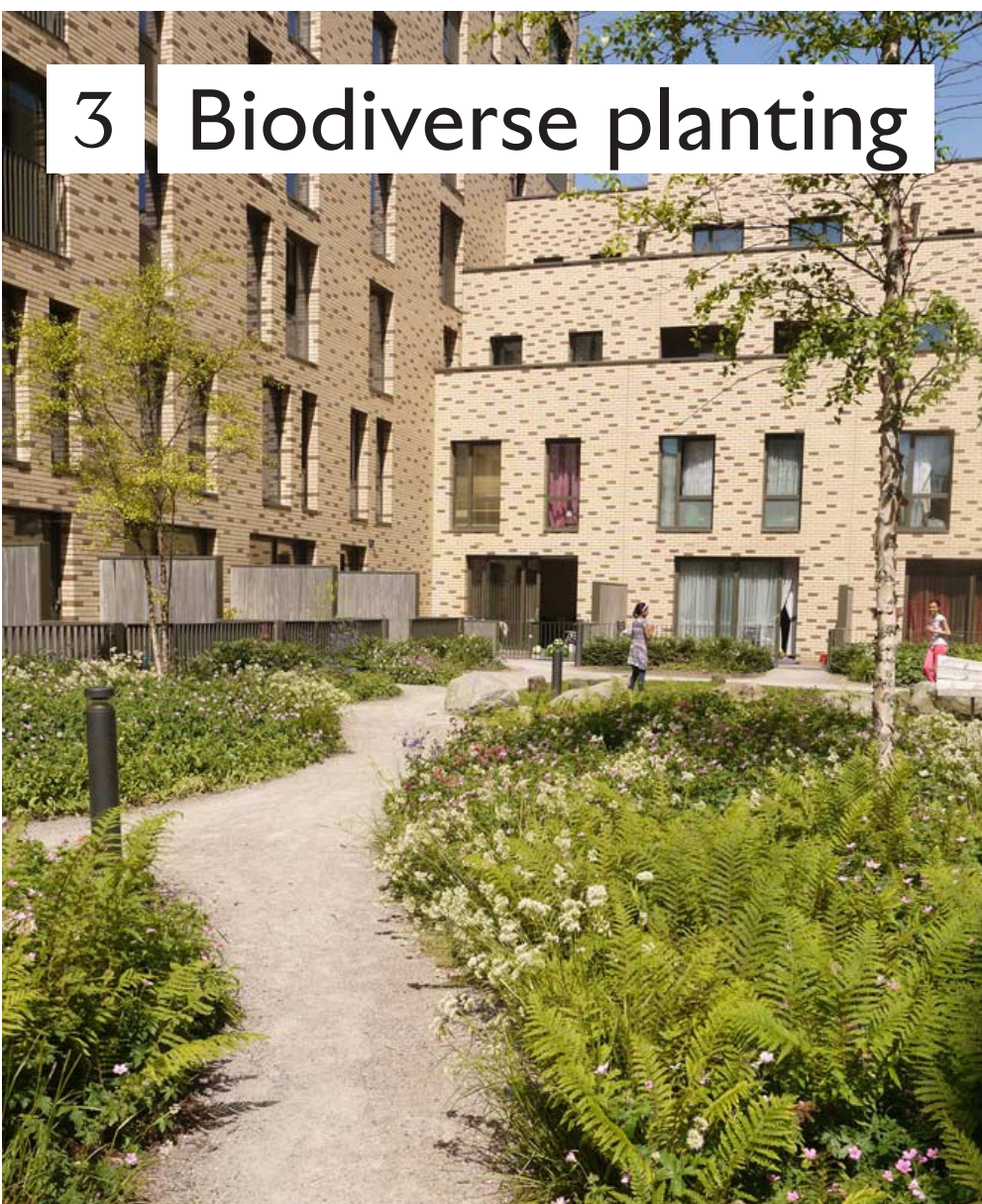
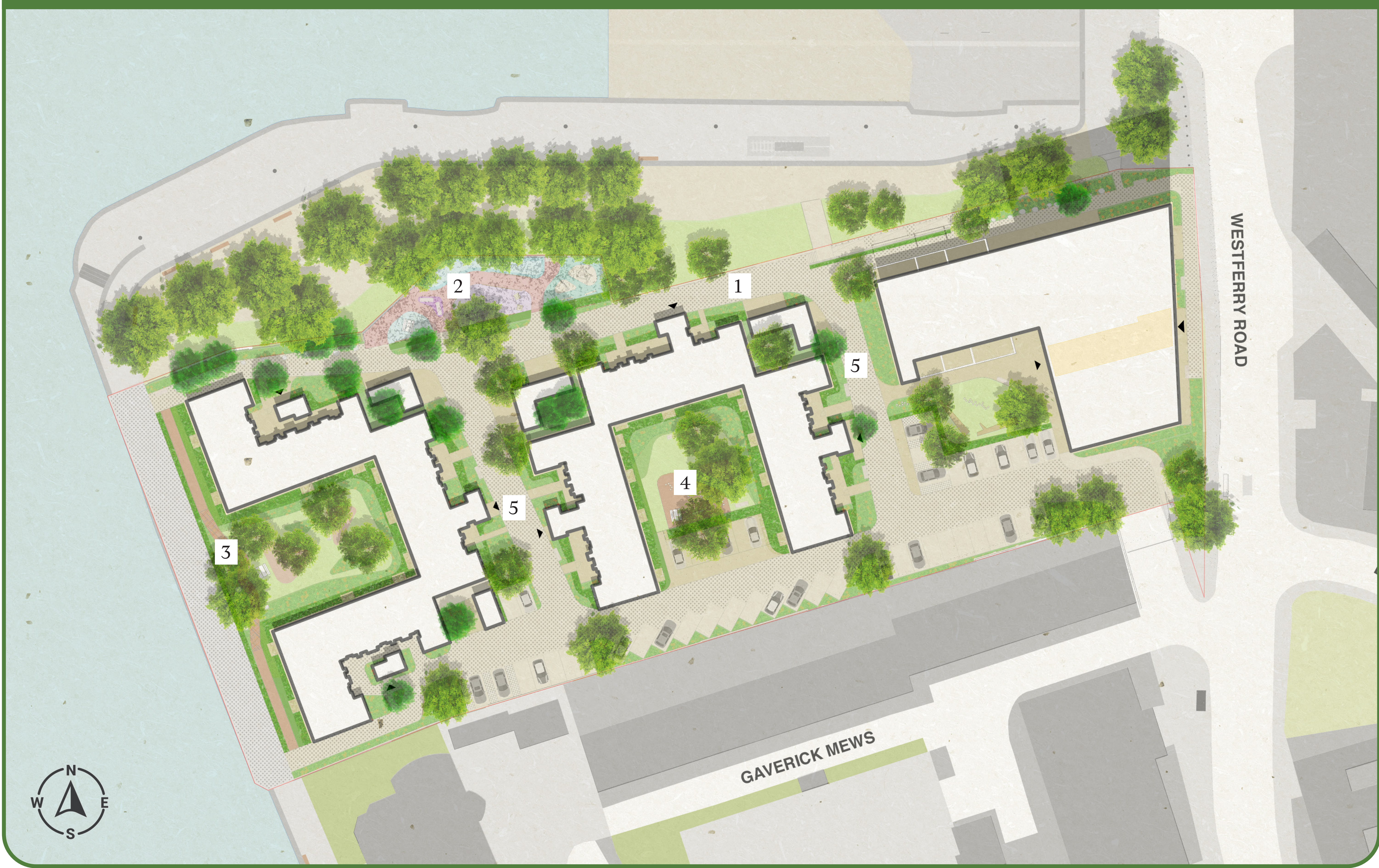
Option 4A moves all resident motor vehicle movement to the vehicle entrance side of the estate, this means that there will be a safe walking route along the north of the estate. The Montcalm and Montrose House courtyards are improved with many different types of planting, this will encourage wildlife and gives the opportunity to have edible plants such as apples and pears.

A new courtyard will be created for the redeveloped Michigan House. Planting beds around entrances to new homes will allow for private outdoor space at ground level. In addition to the current playground being upgraded, there will be other spaces for play around the estate.

Improvements

- Pedestrian only walking routes
- Enhanced courtyard/communal spaces
- Improvement to play provision
- Increased number of plants and trees on site
- Better access to slipway

OPTION 4A LANDSCAPE PLAN



OPTION 5 LANDSCAPE DESIGN

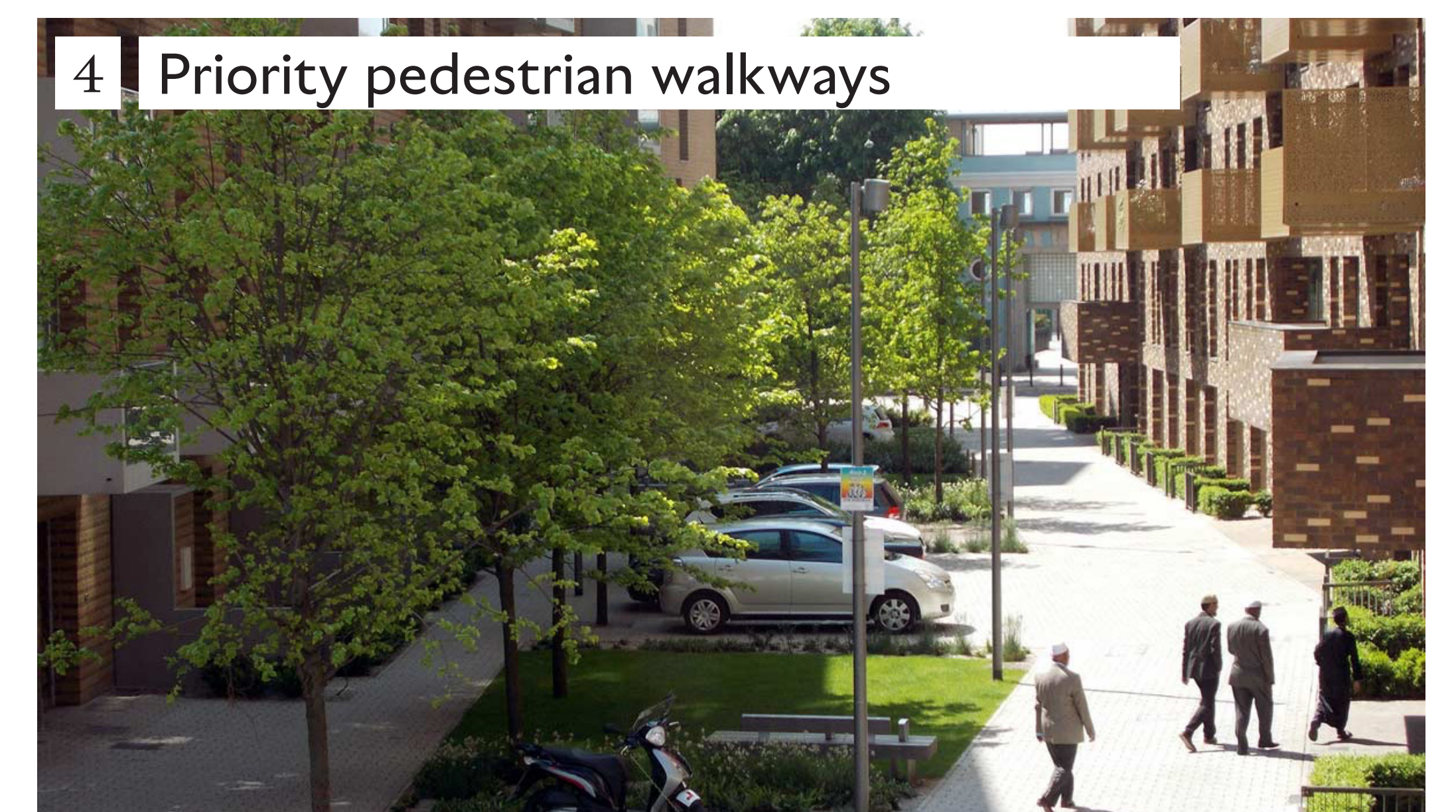
Option 5 offers the opportunity to allow for a pedestrian only walking route to the north of the estate with protected, tree lined walking routes between newly developed residential blocks. There will be courtyards around the entrances to the blocks with plants to create a welcoming area.

A large, multi-use communal space for residents to use is positioned in the north-west corner of the estate, overlooking out onto the River Thames. This area will have seating to enjoy the views and it will be a place where residence can gather as a community. There will be space to hold activities such as outdoor classes or talks, space to play and space to relax.

Improvements

- Communal lookout space over the River Thames
- Improved entrances to Montcalm House and Montrose House
- Tree lined walking routes protected from vehicular movement
- Improvement to play provision
- Increased biodiversity
- Better access to slipway

OPTION 5 LANDSCAPE PLAN



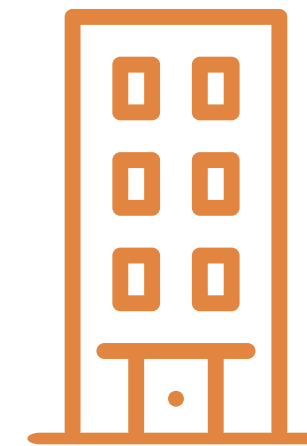
THE RESIDENTS' BRIEF

1. HOME



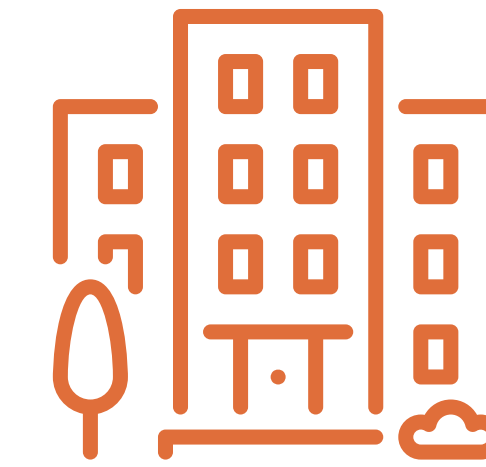
- Sized to meet modern space standards e.g. London Plan minimum space standards
- Make the most of existing views e.g. view to the River Thames
- Energy efficient homes i.e. lower energy bills
- Easy to maintain e.g. hard-wearing materials and surfaces
- Private outdoor space i.e. a balcony, terrace or outdoor room
- Good levels of natural light
- Good sound proofing
- Provide homes that meet residents housing needs
- Affordable place to live e.g. low service charge
- Comfortable homes e.g. warm, dry and quiet
- Good water pressure
- Working from home is factored into the design
- Existing residents' rents unaffected by any development and move back guarantee
- Excellent digital connectivity e.g. fibre internet for home working and Sky Q

2. BLOCK



- Access to a lift
- Keep the existing sense of community
- Secure access to each block e.g. a door with an intercom system
- 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
- Incorporate storage for buggies
- Reduce maintenance due to vermin e.g. pigeon droppings

3. ESTATE



- Create a safe and secure estate e.g. avoid blind spots and provide CCTV coverage
- Well managed car parking
- Make the most of the existing location e.g. access to the River Thames
- 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
- No loss of housing or floorspace
- Provide new homes to meet (affordable) resident housing need

4. SUSTAINABILITY



- Reduce the energy use of the buildings e.g. prevent drafts and add insulation
- Increase varieties of plants and encourage wildlife
- Lower water use and recycle where possible e.g. short flush toilets and using rainwater to water plants
- Designs which prepare for climate change e.g. ability to shade windows if too hot in summer
- Use recycled and recyclable materials where possible
- Improve sustainable transport facilities, e.g. cycle storage and electric vehicle charge points
- Generate energy on the estate e.g. add solar panels to the roofs

5. ACCESSIBILITY



- Provide level access to all homes and community facilities, avoiding steps and stairs
- Provide car parking for the required number of people on the estate with a disability
- Provide enough storage for the number of mobility scooters and wheelchairs on the estate

6. WELLBEING



- Allow communities to stay together if they 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
- Improve landscape and public realm
- Minimising disruption
- Reduce anti-social behaviour
- Maintaining existing tenancy rights

7. ECONOMY



- Ensure the local community have access to employment and training opportunities arising from regeneration, including through apprenticeships
- Explore potential for new commercial facilities (shops, cafe, business space) for convenience and economic growth e.g. a cafe next to the slipway
- Explore potential for a community facility (such as a gym)

WHAT'S IMPORTANT TO YOU?

→ ...

KEY TO OBJECTIVE COLOURS

- Objectives in blue were agreed by most residents in Cycle 1
- Objectives in orange were suggested by some residents in Cycle 1
- Objectives in green were suggested by the project team in Cycle 2

THE LANDLORD OFFER

If Option 4A or 5 becomes the preferred option, there are several key commitments that One Housing will make to you. This section outlines some of the key commitments and is a chance for you to start thinking about what you would like to see in the Landlord Offer Document. Some key commitments are only applicable to certain options.

TENANT PROMISES



RIGHT TO RETURN

If a partial or full redevelopment option is taken forward, and your home is demolished as part of the option, 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) and 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 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, and your home is demolished as part of the option, One Housing will pay you compensation and costs to cover the disturbance of moving.

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.



COMPENSATION

If your home is demolished as part of any option you will be entitled to statutory compensation which is a percentage of the market value of your home. This percentage varies as to whether you are a resident, or non-resident leaseholder.

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.

OPTIONS THAT HAVE BEEN DESIGNED IN MORE DETAIL

In Cycle 4 we have developed the design of the options that could be achieved and respond best to resident feedback. These options still include a range of how much change could happen to the estate. They are summarised below and in more detail in the rest of this booklet.

OPTIONS THAT HAVE BEEN DESIGNED IN MORE DETAIL IN CYCLE 4

OPTION 1



- + Can be afforded by One Housing
- + Least disruption and change
- + Retains option of no change if residents aren't interested in other options as they are designed in more detail

3%

% of resident responses in Cycle 3 that showed interest in Option 1

OPTION 4A



- + New build homes provide potential for the significant amount of work to be afforded by One Housing
- + Range of refurbished and new build homes for residents with different views
- + The majority of the existing community can stay together

14%

% of resident responses in Cycle 3 that showed interest in Option 4

OPTION 5



- + New build homes provide potential for the significant amount of work to be afforded by One Housing
- + All residents could live in a new home to modern standards
- + Many residents interested in this option in Cycle 3

38%

% of resident responses in Cycle 3 that showed interest in Option 5

The options below are from Cycle 3 and were the least workable and did not respond well to resident feedback. These have not been designed in more detail in Cycle 4.

OPTIONS THAT HAVE NOT BEEN DESIGNED IN MORE DETAIL

OPTION 2



- No new homes and not enough grant funding to pay for the work
- Size of homes and overcrowding can't be improved in this option
- No new homes available for residents that would like to move to one

3%

% of resident responses in Cycle 3 that showed interest in Option 2

OPTION 3A, B & C



- Not enough new homes or grant funding to pay for the work
- Fewer new homes available for residents that would like to move to one
- Many residents said that refurbishment alone wouldn't address the existing issues

17%

% of resident responses in Cycle 3 that showed interest in Option 3

OPTION 4B & C



- Not enough new homes or grant funding to pay for the work
- The amount of new replacement homes required in 4B & C would increase the height of the new building which would be very unlikely to get planning permission

14%

% of resident responses in Cycle 3 that showed interest in Option 4

SUMMARY OF CYCLE 4 ASSESSMENT

		FINANCIAL VIABILITY	IMPLEMENTATION	RESIDENTS' BRIEF	ENVIRONMENTAL IMPACT	SOCIOECONOMIC BENEFIT
OPTION 1						
	Existing estate with long-term improvements	✓✓✓	✓✓✓	✓✓✓ ✓✓✓	✓✓✓	✓✓✓
OPTION 4A						
	Replace Michigan and refurbish Montrose and Montcalm	✓✓✓	✓✓✓	✓✓✓ ✓✓✓	✓✓✓	✓✓✓
OPTION 5						
	Everything changes, demolish all blocks and build a new estate	✓✓✓	✓✓✓	✓✓✓ ✓✓✓	✓✓✓	✓✓✓