

Kingsbridge Estate

A newsletter to update Kingsbridge Estate residents on the regeneration proposals – March 2023

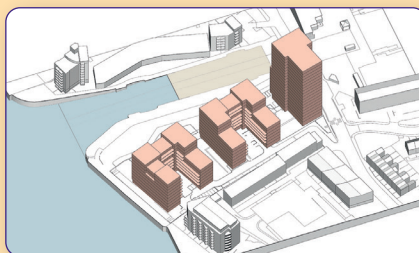
Where we are now

Last December a resident ballot was held to decide on the future of homes on the Kingsbridge Estate. The ballot turnout was 75.6% with 85.4% of the residents on your estate voting in favour of regeneration being taken forward.

The regeneration proposal is to demolish the 134 homes and replace them with between 270 to 323 homes. Prior to the ballot, residents received an offer document setting out our commitments, some of which were:

- Help when moving and extra support for those who need it
- Your rent will stay the same
- Your tenancy will stay the same
- A permanent move away only if you want it
- You will receive compensation
- A fair and flexible offer to leaseholders

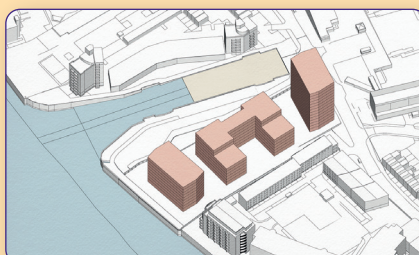
Indicative regeneration designs



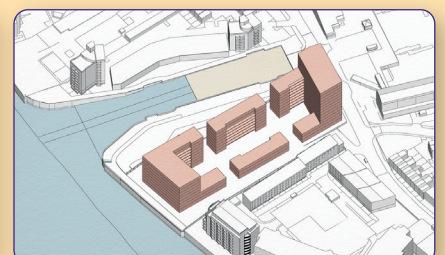
This image shows an option of three buildings with between 8-19 storeys delivering 48% affordable housing.



This image shows an option of three buildings with between 6-9 storeys delivering 270 homes overall of which 28% is affordable housing.



This image shows three buildings with between 6-14 storeys delivering 313 homes overall of which 49% is affordable housing.



This image shows three buildings with between 3-14 storeys delivering 301 homes overall of which 49% is affordable housing.

What's happening next

Now that the ballot is complete there will be more consultation going forward. Before this we will be contacting households to carry out a housing needs assessment, this is to determine your housing need, for example, the number of bedrooms you require. We will also be asking about your preference for moving away permanently from the estate or returning to a new home. We will also be ensuring we have details of any specific needs you may need in your home, such as disability needs and medical needs.

We will be contacting you over the coming weeks to book an appointment with you. In addition to collating your requirements for designing new homes, we will also be able to collate the paperwork that is going to be required to register you for rehousing later. During the visit we will ask if you could provide a photo ID along with a document verifying your current address, if you are unable to provide photo ID you would need to apply for a free Voter Authority Certificate by 25th April 2023. We can accept the following documents to identify your housing need:

- **1 of the following for all resident living in the property:** Valid Passport / EEA member card, Student ID / Photo card licence / Birth Certificate
- **1 of the following documents:** Bank / Credit Card Statement, Utility Bill, Medical card, P45, wage slips, letter from employer.
- **If applicable:** Letter from Employment Agency (JSA) / Legal / DSS / Home Office/ pensions/ DWP/ Job centre / Child benefit letter
- Recent Council tax bill

We ask that you begin to gather these

documents in preparation ahead of our visit. We use the documents to verify who lives in the property and to assess your housing needs. Your documents will be stored in line with GDPR regulations.

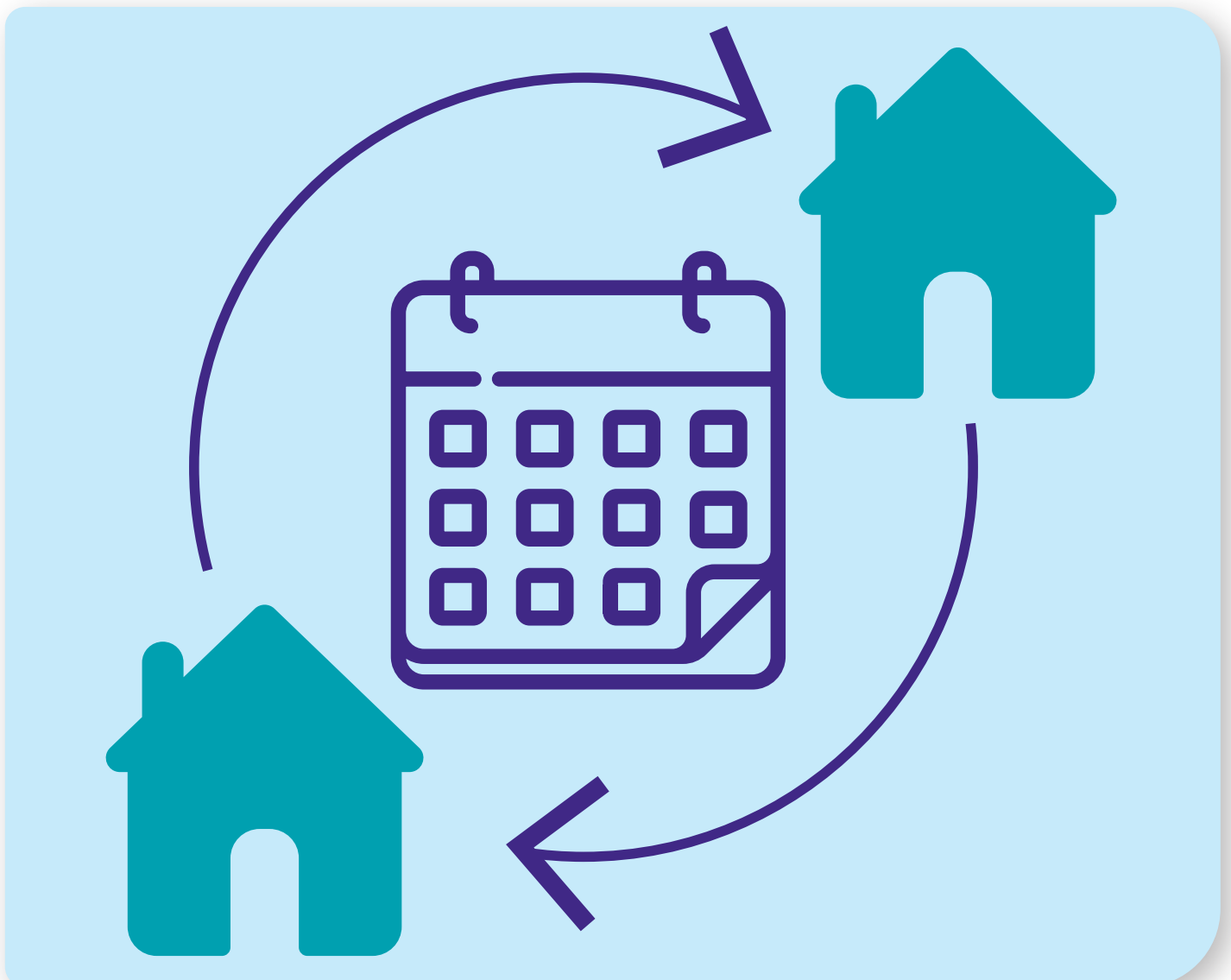
By summer this year One Housing will be selecting a development partner, who will be responsible for building the new homes. Following this appointment of the development partner One Housing will begin detailed design work and ongoing community consultation.

This is to develop the planning application which is due to be submitted in Spring 2024. This will involve a number of exhibitions, workshops and one to one visits' to residents. In addition, a design group for residents will be set up.



Indicative next steps

- **Present 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.



If you would like to get in touch with us, you can always contact our team:

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

One Housing

Ayla Cakirca (Regeneration Officer)

acakirca@onehousing.co.uk

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

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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Or for independent advice you may also speak to:

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

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

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.

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.

Freephone:

0800 0304 588