



KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Kedge House, Starboard Way and Winch House Options Appraisal

Exhibition 3

May 2020

How to use this document

This is a virtual exhibition. Each page of the exhibition has a video clip which will explain the information and give you more detail. The video clips can be viewed using the QR code on each page and the guide below shows you how to do this.

If you are reading the booklet you received in the post

1 Look for the QR code on each page



2 iPhone/iPad users should open the Camera app, point it at the QR code, and follow the link to view the video clip. Android users should use the QR code scanner app, point it at the QR code, and follow the link to view the video clip. You may need to download the QR code scanner app.



3 Watch the video clip on your device



If you are viewing the booklet online via your device

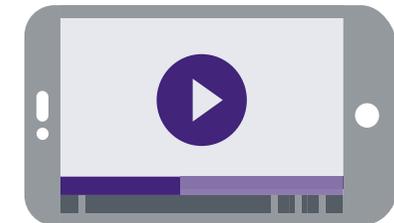
1 Look for the QR code on each page



2 Click on the QR code and follow the link to view the video clip



3 Watch the video clip on your device



Hello & welcome

...to the third residents' exhibition event in the Kedge House, Starboard Way and Winch House options appraisal.

See the video for hello and welcome



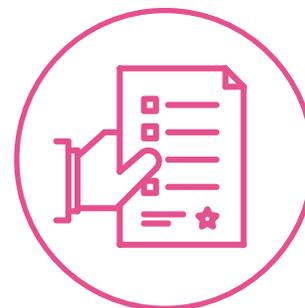
Today we are looking at:



What you told us at the last exhibition and how that has changed the plans we are showing you today



The results of the structural survey we carried out on Kedge House in January 2020

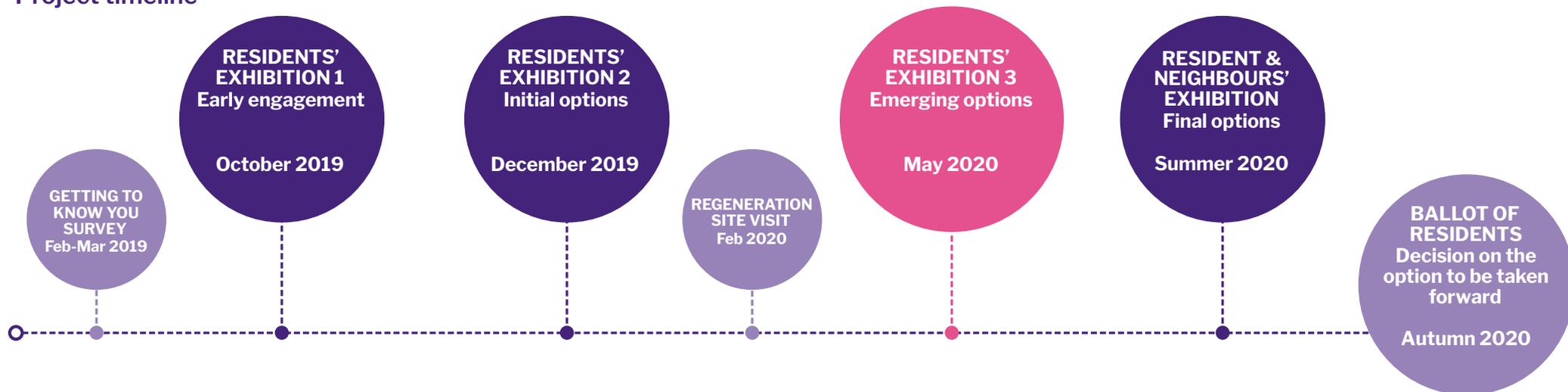


Your updated draft Residents' Brief



Updated regeneration plans and assessment

Project timeline



Kedge House structural survey

Blocks of the construction type of Kedge House can have structural issues and many housing providers have been carrying out surveys to ensure that the buildings are structurally sound and safe. One Housing appointed Arup, expert surveyors of this type of building to examine Kedge House and report back to us.

See the video
for Kedge House
structural survey



Arup's survey was carried out in January 2020 and found that Kedge House does not meet all the modern standards for structural strength. They recommend that the building is either "strengthened or demolished as soon as reasonably practicable".

The report is clear that there is no immediate safety risk in the short term as long as some safety measures are followed. They say that we can complete the Options Appraisal and regeneration consultation with residents so that we can decide together how the issues with the block should be dealt with. The safety measures include taking precautions like not allowing bottled gas or oxygen tanks in the block.

Arup's report sets out a list of all the strengthening work that needs to be carried out to Kedge House. These works include:

- Strengthening the building by installing a new steel frame
- Reinforcing each floor by installing new concrete slabs
- Strengthening the building's foundations
- Demolishing and replacing the existing communal stairway and lifts

The cost of these works is estimated to be £32.7 million and would take 1-2 years. The block would need to be empty of residents while the work takes place so all households would need to be re-housed elsewhere for 2-3 years



Through the options appraisal so far, you have told us you would like any regeneration to:

See the video for
your Residents'
Brief



Housing

- Ensure all existing residents can remain on the estate
- Ensure buildings are fit for modern living
- Provide homes that meet residents' housing needs
- Provide separate bedrooms for those currently living in bedsits
- Provide more homes including more affordable homes
- Maintain current tenancy terms unless residents choose otherwise
- Provide a policy compliant level of storage in all new homes
-
-



Environment

- Improve private and public outdoor space
- Include separate dog exercise areas
- Reduce anti-social behaviour and improve security
- Maintain a quiet and peaceful local environment
- Improve sustainability and energy efficiency
- Improve servicing i.e. maintenance
- Improve water pressure within the blocks
- Improve street and open space lighting
- Maintain children's play area
- Improve drainage
-



Accessibility

- Improve accessibility within and around all homes
- Improve availability of cycle storage
- Provide adequate car parking that meets current requirements
- Improve connections to surrounding communities
-
-



Well-being

- Provide housing and care options for elderly and those with specialist needs
- Allow communities to stay together if they wish
- Ensure any temporary moves are close to existing homes
- Provide more facilities for young people
- Provide the potential to improve health and well-being
- Create an environment that allows potential for the community to grow
-
-



Economy

- Ensure the local community have access to employment and training opportunities arising from regeneration
- Provide new commercial facilities (shops, cafes, business space) for convenience of residents and to enable economic growth
-
-

7 How the options are assessed

The assessment of each option will be completed by an independent company called SQW. It is their job to check that any proposed plans can be afforded by One Housing, how it benefits the local community, and whether the Council are likely to approve it.

Each option will be scored against four different criteria:

See the video for
how the options
are assessed



1. Residents' Brief



- Each regeneration option is scored on how well it meets the **agreed objectives** from residents
- Each objective is scored from 0 to 5 (**0 = fails / 5 = achieves**)
- The maximum combined score possible is **110**

2. Financial viability



- Each regeneration option is checked to be sure that One Housing can **afford** to do the work proposed.
- If an option costs less than the 'Business as usual' option then it is **viable**.
- If an option costs more than the 'Business as usual' option then it is **unviable**.
- If an option costs around the same as the 'Business as usual' option then we can look at ways it can be changed to **improve its viability**.

3. Economic benefits



- Each regeneration option could have **other benefits to the local area and community** in addition to improving existing homes and providing new ones.
- These could include **local jobs and apprenticeships** during construction.
- 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. Implementation



- The section checks the option against the planning & construction guidelines from both the **Council and the Government**. It takes into account the following:
- **Phasing** – how many residents will need to be temporarily re-housed off-site? The more off site moves, the more difficult the project.
- **Programme** – The Council will expect disturbance to be as little as possible.
- **Buildability** – how technically difficult is it to build the option?
- **Planning** – is the option likely to get planning permission?
- Each aspect is rated as:

- **Red** (significant risk)
- **Amber** (moderate risk)
- **Green** (low risk)

Option 1: Business as usual

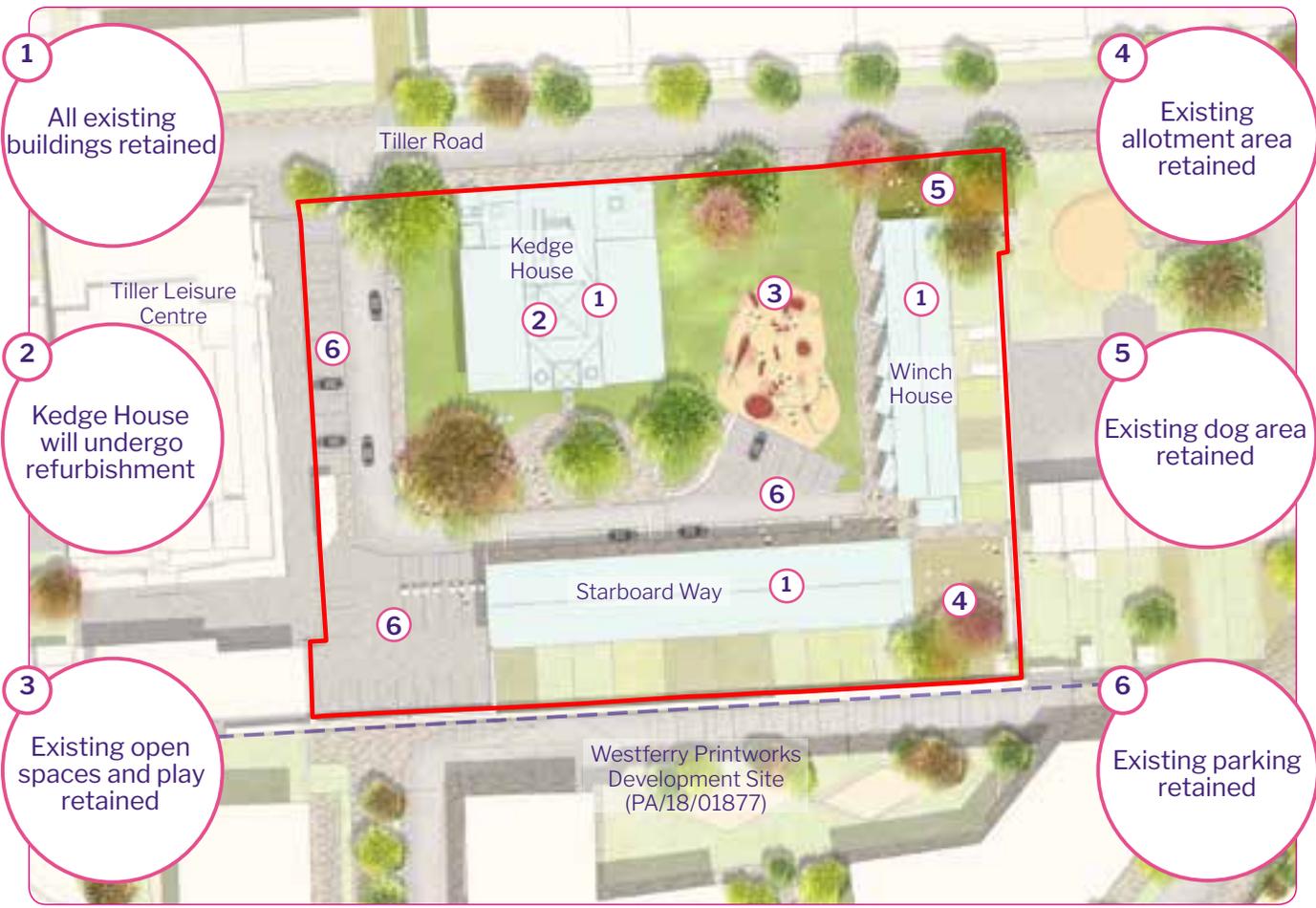
In this option Starboard Way and Winch House would remain as they are, with routine repairs and maintenance by One Housing continuing to be carried out.

Major refurbishment work to Kedge House is included to bring the building up to modern standards.

See the video for Business as usual



Plan showing the existing site



3D aerial view



Summary of homes



Assessment results

Residents' Brief



- In this option all residents would retain their current home and so the needs of residents who are overcrowded is **not addressed**.
- Starboard Way and Winch House are not refurbished so issues in these blocks are **not addressed**, such as drafts.
- There are **no improvements** to make the homes easier to access and move around in for those who are elderly, disabled, or have young children.
- There are **no improvements** to the communal outdoor space and car park.

Assessment: **40/110**

Financial viability



- Overall, this option makes a **financial loss of -£33.2 million**.
- In this option Kedge House is retained and the refurbishment works to bring the building up to modern standards will cost £32.7 million.
- There are no new homes being built to offset these costs so there is **no way to improve the financial performance** of this option.

Assessment: **Completely unviable**

Economic benefits



- As there are no new homes being built the Council would **not require any financial contributions** for community benefits and improvements.
- **12 local people** are estimated to be employed for completing this option.

Assessment: ✓

Implementation



- The refurbishment of Kedge House would be hugely disruptive to existing residents as all households would need to move away from the block for **2-3 years or more**.
- It will take **many months** to find suitable temporary homes for all the households to move into while the works take place.
- The refurbished homes in Kedge House would be **smaller** as the strengthening work will mean lower ceilings and thicker walls, but would have new kitchen, bathroom, windows etc and have **balconies added**.
- As there are no new buildings being constructed planning permission from the Council will probably not be required so if it's chosen this option should be **easy to implement**.

Assessment: ■ Phasing ■ Programme ■ Buildability ■ Planning

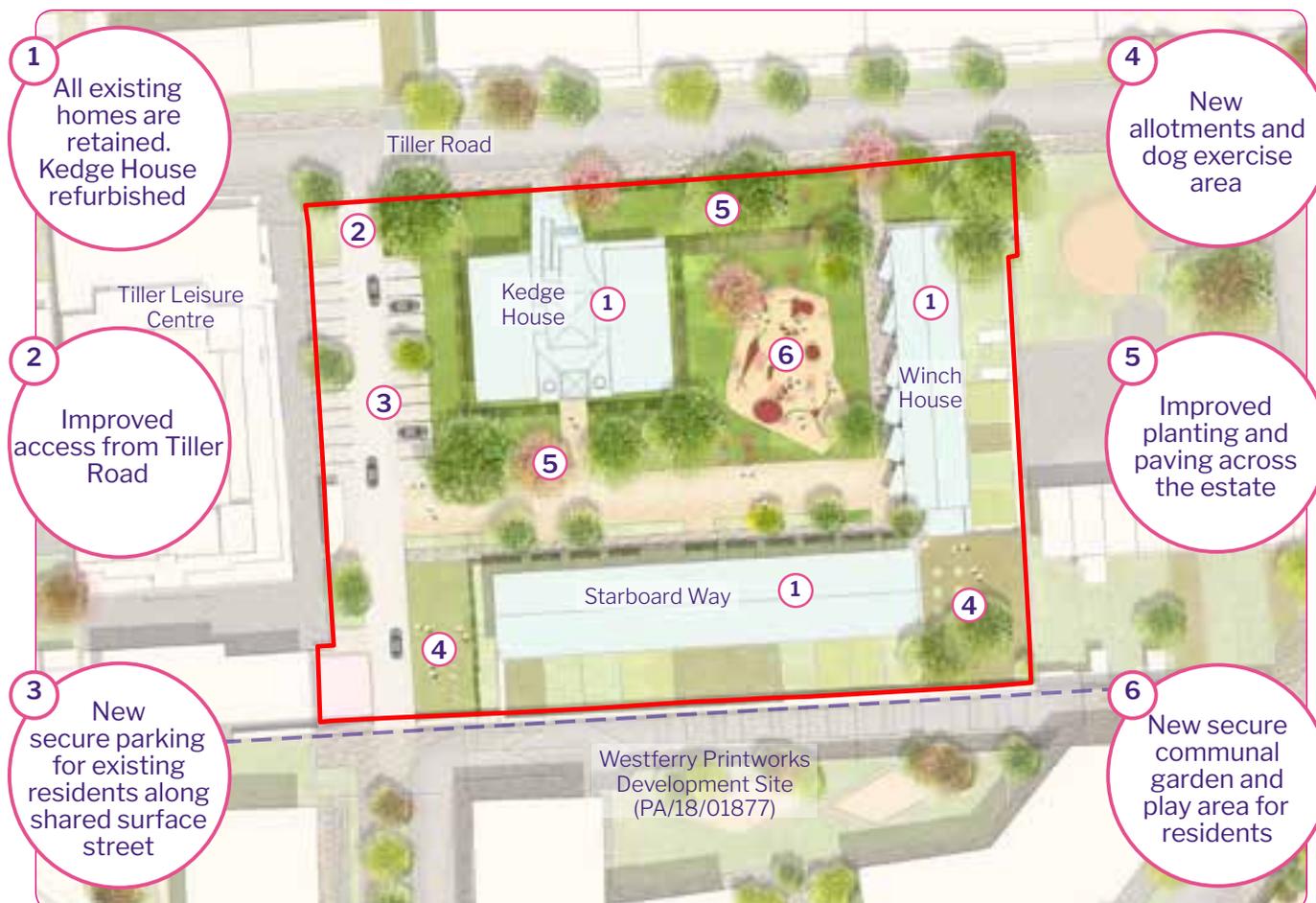
This option looks at improvements to the outdoor communal and public spaces on the estate, such as paving, planting and lighting, as well as improvements to security and refuse.

Major refurbishment work to Kedge House is included to bring the building up to modern standards.

See the video for open space improvements



Plan showing the proposed improvements



3D aerial view



Street view sketch



Summary of homes



Assessment results

Residents' Brief



- In this option all residents would retain their current home and so the needs of residents who are overcrowded is **not addressed**.
- Starboard Way and Winch House are not refurbished so issues in these blocks are **not addressed**, such as drafts.
- There are **no improvements** to make the homes easier to access and move around in for those who are elderly, disabled, or have young children.
- There are **improvements** to the communal outdoor space and car park area which is something residents have asked for.

Assessment: **61/110**

Financial viability



- Overall, this option makes a **financial loss of -£33.9 million**.
- In this option Kedge House is retained and the refurbishment works to bring the building up to modern standards will cost £32.7 million.
- There are no new homes being built to offset these costs so there is **no way to improve the financial performance** of this option.

Assessment: **Completely unviable**

Economic benefits



- As there are no new homes being built the Council would **not require any financial contributions** for community benefits and improvements.
- **12 local people** are estimated to be employed for completing this option.

Assessment: ✓

Implementation



- The refurbishment of Kedge House would be hugely disruptive to existing residents as all households would need to move away from the block for **2-3 years or more**.
- It will take **many months** to find suitable temporary homes for all the households to move into while the works take place.
- The refurbished homes in Kedge House would be **smaller** as the strengthening work will mean lower ceilings and thicker walls, but would have new kitchen, bathroom, windows etc and have **balconies added**.
- As there are no new buildings being constructed planning permission from the Council will probably not be required so if it's chosen this option should be **easy to implement**.

Assessment: ■ Phasing ■ Programme ■ Buildability ■ Planning

Option 3: Refurbishment

This option aims to improve all three existing blocks through a range of refurbishment and repair works. This option considers only improvements to the buildings and not to the surrounding open space and external communal areas.

The level of refurbishment would be tailored to each block depending on what it needs but would include –

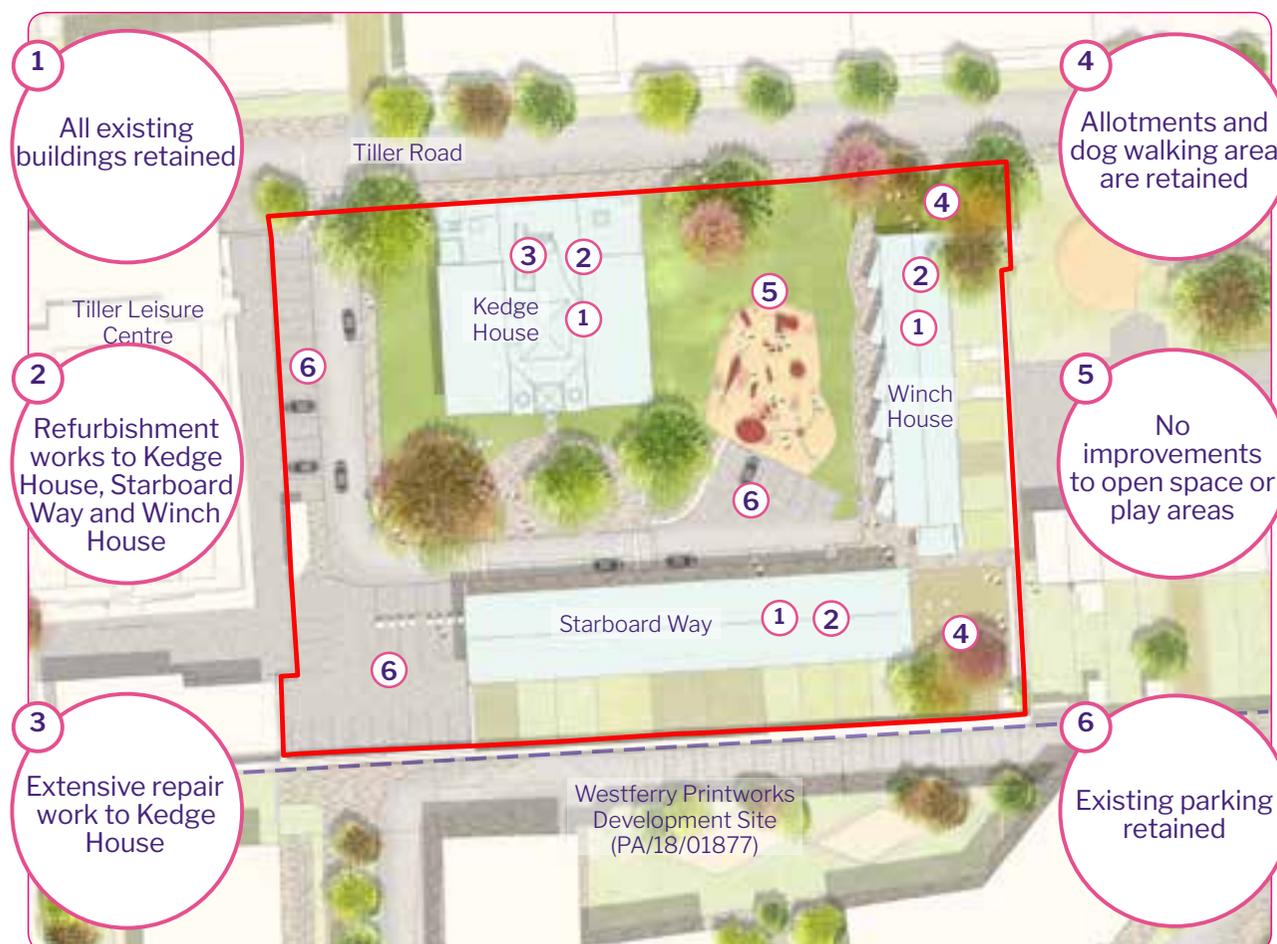
- Install new external wall insulation and redecorate façades
- Redecorate communal stairways, entrances and walkways and provide new flooring and entrance mats
- Add sprinklers to the common areas and install new fire alarms
- Introduce controlled access to communal areas
- Enhance loft insulation/roofing
- Improve bin stores for safety and security
- Improve water pressure where possible
- To the One Housing owned homes (if you are a renting social housing tenant) we would install new flooring and ceilings, new kitchens and bathrooms, thermostatic radiator valves (TRVs) and smart controls for heating, new windows, and improved draught-proofing.

Kedge House would also need the major structural work explained earlier in the exhibition to bring it up to modern standards.

See the video for refurbishment



Plan showing the proposed improvements



Summary of homes



Assessment results

Residents' Brief 

- In this option all residents would retain their current home and so the needs of residents who are overcrowded is **not addressed**.
- All three blocks would be refurbished so **improvements** would be made to the internal communal areas and the outside of the building.
- The inside of the homes of One Housing tenants would be **refurbished and updated**.
- In this option there are **no improvements** to the communal outdoor space and car park area.

Assessment: **51/110**Financial viability 

- Overall, this option makes a financial **loss of -£34.9 million**.
- In this option Kedge House is retained and the refurbishment works to bring the building up to modern standards will cost £32.7 million.
- There are no new homes being built to offset these costs so there is **no way to improve the financial performance** of this option.

Assessment: **Completely unviable**Economic benefits 

- As there are no new homes being built the Council would **not require any financial contributions** for community benefits and improvements.
- 13 local people** are estimated to be employed for completing this option.

Assessment: **✓**Implementation 

- The refurbishment of Kedge House would be hugely disruptive to existing residents as all households would need to move away from the block for **2-3 years or more**.
- It will take **many months** to find suitable temporary homes for all the households to move into while the works take place.
- The refurbished homes in Kedge House would be **smaller** as the strengthening work will mean lower ceilings and thicker walls, but would have new kitchen, bathroom, windows etc and have **balconies added**.
- The refurbishment of Starboard Way and Winch House are more straightforward and would only require residents to move to temporary homes for **1-3 months**.
- As there are no new buildings being constructed planning permission from the Council will probably not be required so if it's chosen this option should be **easy to implement**.

Assessment:  Phasing  Programme  Buildability  Planning

This option involves building new homes in the open areas on the site. These would be new 4-storey maisonette blocks to the south of the site along Starboard Way and new 2 to 3-storey houses to the west.

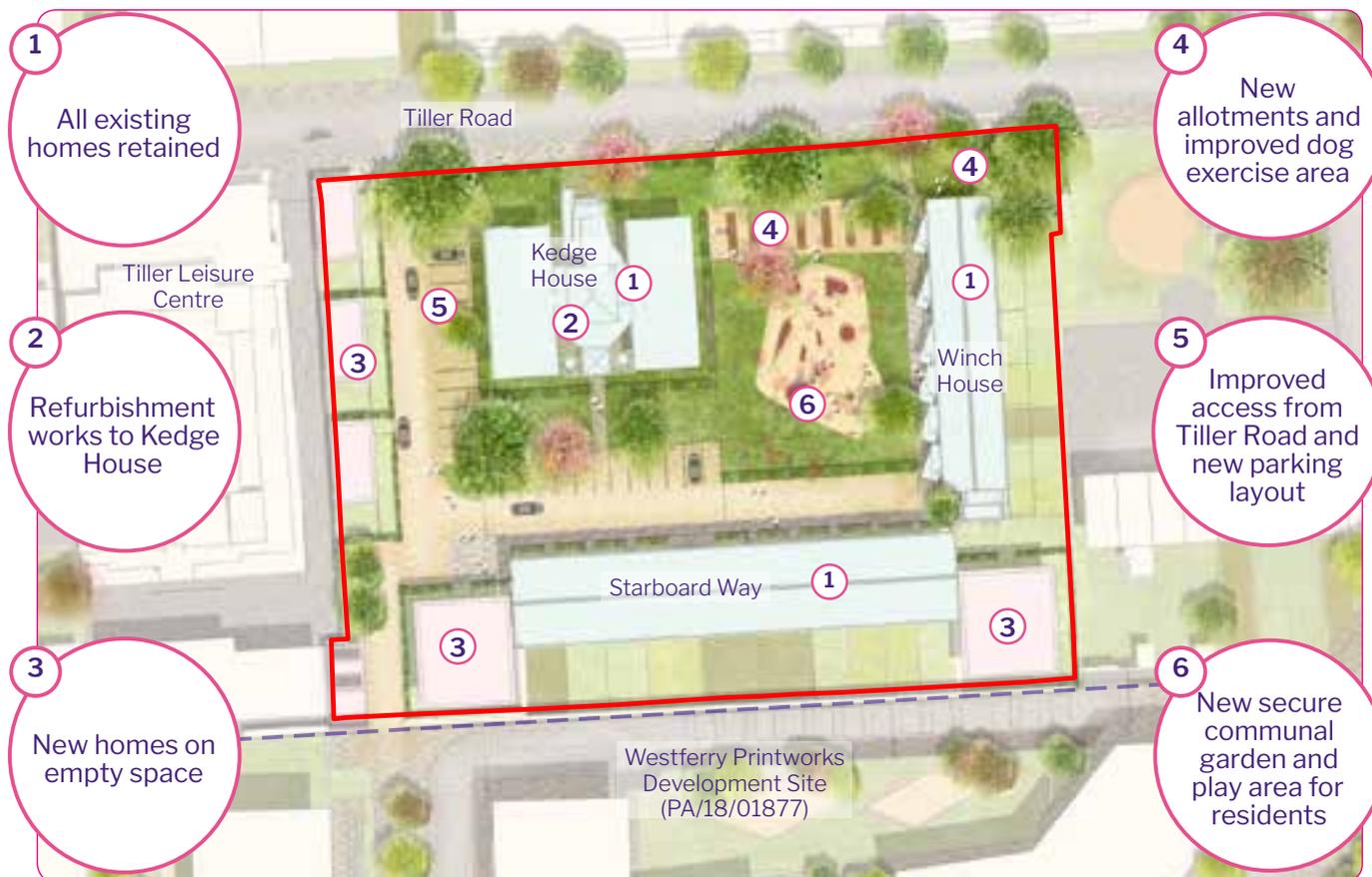
Major refurbishment work to Kedge House is included to bring the building up to modern standards. There would be no change to Starboard Way and Winch House.

In this option the 72 existing homes would be kept and 11 new homes would be constructed. Therefore there would be 83 homes on the site once the regeneration is completed.

See the video for infill



Plan showing the proposed improvements



3D aerial view



Street view sketch



Summary of homes



Assessment results

Residents' Brief



- In this option all residents would retain their current home and so the needs of residents who are overcrowded is **not addressed**.
- Starboard Way and Winch House are not refurbished so issues in these blocks are **not addressed**, such as drafts.
- There are **improvements** to the communal outdoor space and car park area which is something residents have asked for.
- 11 new homes would be built of which 6 would be affordable housing – this would **help to meet the housing need** of the local area.

Assessment: **60/110**

Financial viability



- Overall, this option makes a **financial loss of -£36.8 million**.
- In this option Kedge House is retained and the refurbishment works to bring the building up to modern standards will cost £32.7 million.
- There are 11 new homes being built and sold to offset these costs, but there is **little space for any more homes to improve the financial performance of this option**.

Assessment: **Completely unviable**

Economic benefits



- As there are new homes being built the Council will require a financial contribution for community benefits and improvements, which is **estimated at £265,000**.
- **13 local people** are estimated to be employed for completing this option.

Assessment: ✓

Implementation



- The refurbishment of Kedge House would be hugely disruptive to existing residents as all households would need to move away from the block for **2-3 years or more**.
- It will take **many months** to find suitable temporary homes for all the households to move into while the works take place.
- The refurbished homes in Kedge House would be **smaller** as the strengthening work will mean lower ceilings and thicker walls, but would have new kitchen, bathroom, windows etc and have **balconies added**.
- The new homes are estimated to take **12 months** to build and would **require planning permission** from the Council.

Assessment: ■ Phasing ■ Programme ■ Buildability ■ Planning

Option 5: Partial redevelopment (Scenario 1)

See the video for Partial redevelopment (1)

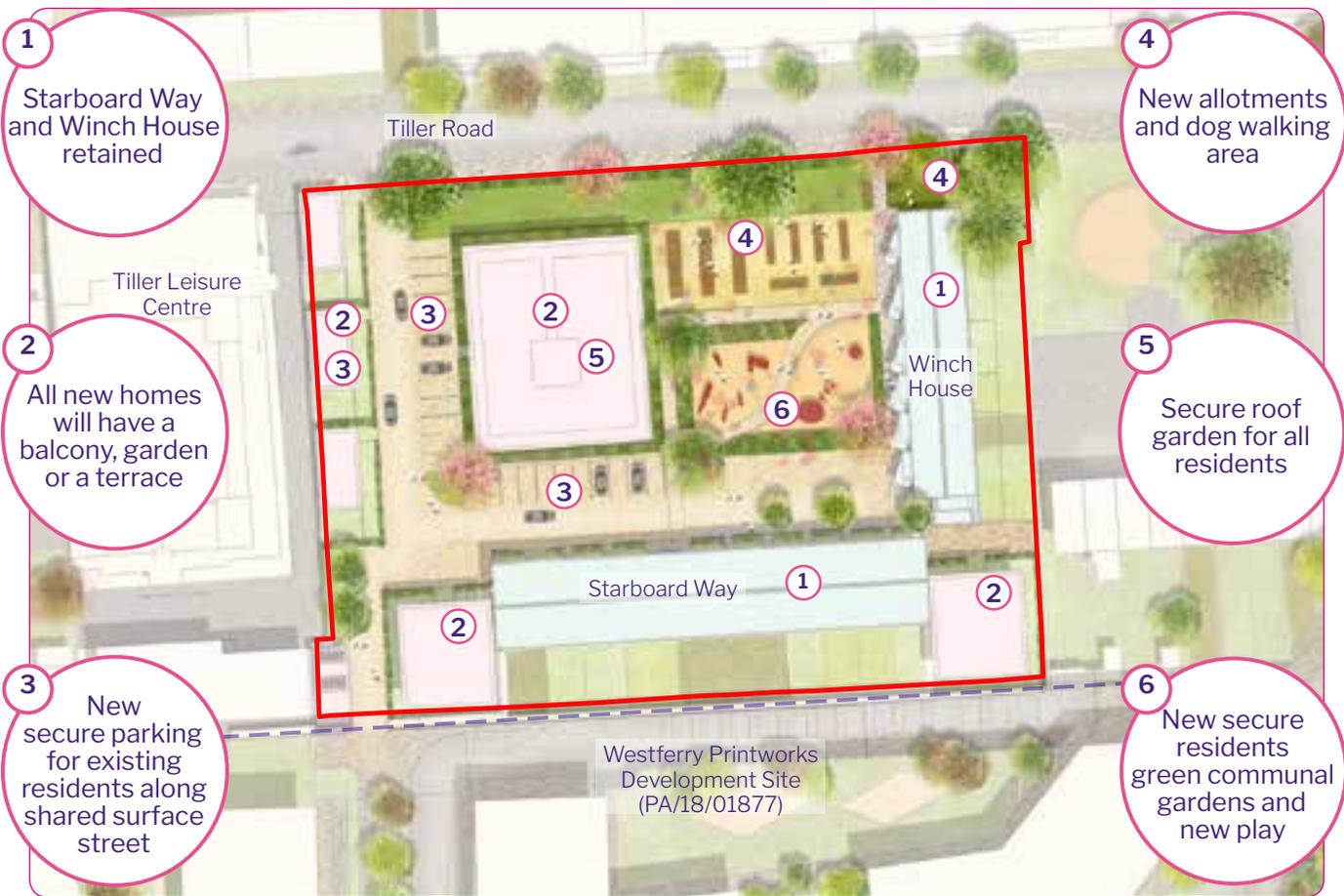


In this option the 32 homes in Starboard Way and Winch House would be retained with no change.

The 40 homes in Kedge House would be demolished and replaced, along with 65 new homes, in a new 16-storey building on the site of Kedge House, some 4-storey maisonette blocks along Starboard Way and 2 to 3-storey houses along the western boundary.

There would be 137 homes on the site once the regeneration is completed.

Plan showing the proposed improvements



3D aerial view



Street view sketch



Summary of homes

32
existing homes
retained

40
existing homes
reprovided

65
additional new
homes

137
total number of
homes

66%
affordable
housing

Assessment results

Residents' Brief



- In this option the residents of Kedge House would get new homes which **meet their housing need**. The new homes would be of a **better quality** than their current flat and would have a balcony, terrace or garden.
- Residents of Starboard Way and Winch House would retain their current home and so their housing needs will **not be addressed** if they are overcrowded. Other issues in these blocks such as draft would **not be addressed**.
- There are **improvements** to the communal outdoor space and car park area which is something residents have asked for.
- **65 new homes** would be built of which **33 would be affordable** housing – this would **help to meet the housing need** of the local area.

Assessment: **76/110**

Financial viability



- Overall, this option makes a **financial loss of -£11.1 million**.
- In this option 65 new homes are being built (34 for sale) which brings in some cash to pay for the construction and improvement works.
- If this option is popular with residents, as there is a new block being constructed there is opportunity to investigate increasing the heights of the new blocks or changing the layout so that we can provide more new homes and **help improve the financial performance**.
- As there are new homes being constructed this option may be able to receive grant funding from the Government which could also **help improve the financial performance**.

Assessment: **Potentially viable**

Economic benefits



- As there are new homes being built the Council would require a financial contribution for community benefits and improvements, which is **estimated at £1,000,000**.
- **12 local people** are estimated to be employed for completing this option.

Assessment: ✓✓

Implementation



- Demolition and construction of a new block on the site of Kedge House will be **simpler and quicker** than refurbishing the existing building.
- Residents of Kedge House would still need to move away from the estate temporarily. The time away would be around **20 months** for construction works, but it will still take **many months** to find suitable temporary homes for all the households to move into so that the block is empty and it can be demolished.
- The other new homes along the Starboard Way access road are estimated to take **12 months** to build.
- All new homes and blocks would **require planning permission** from the Council.

Assessment: ■ Phasing ■ Programme ■ Buildability ■ Planning

Option 5: Partial redevelopment (Scenario 2)

See the video for Partial redevelopment (2)

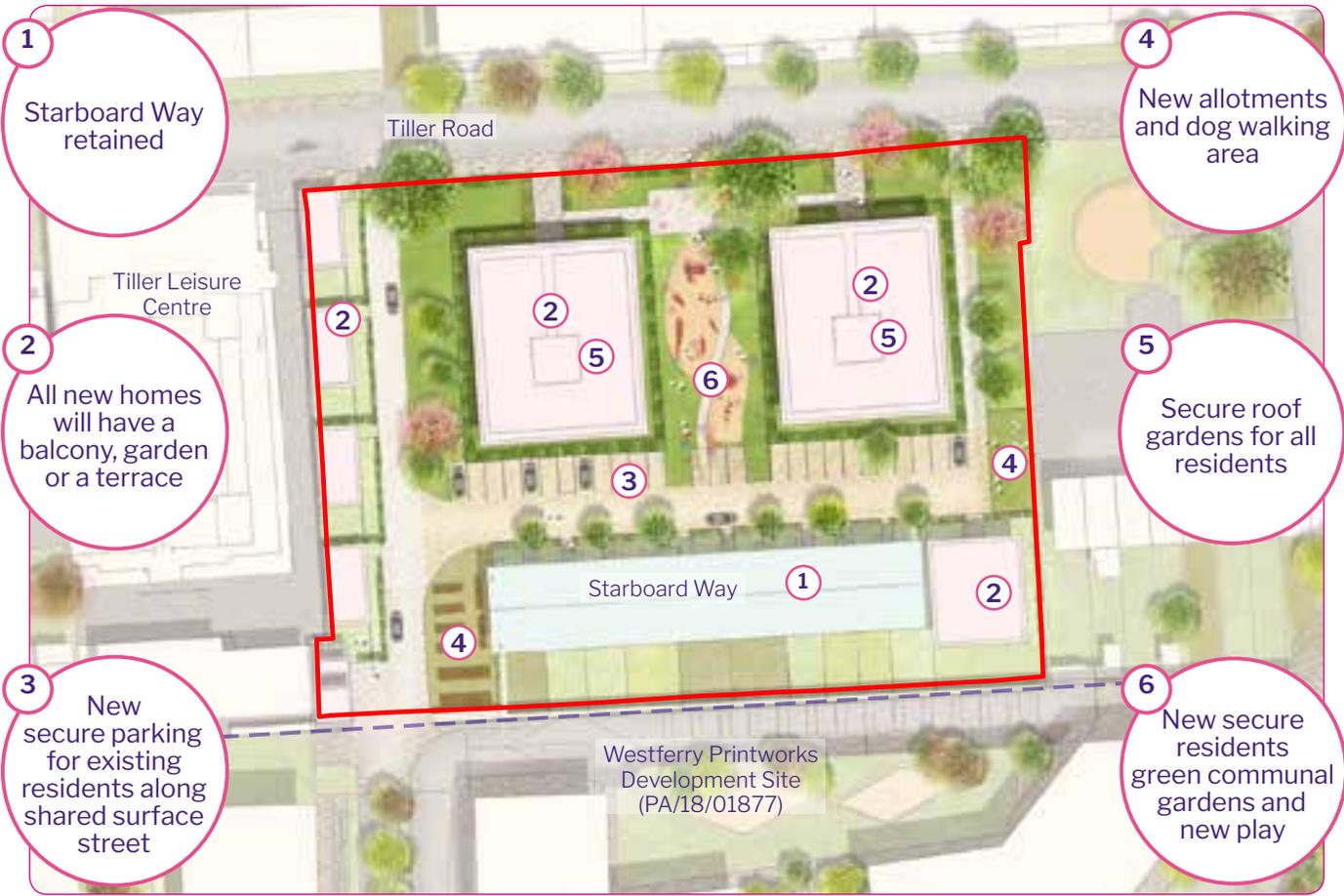


In this option the 20 homes in Starboard Way would be retained with no change.

The 52 homes in Kedge House and Winch House would be demolished and replaced, along with 120 new homes, in a new 16-storey building on the site of Kedge House, a 4-storey maisonette block at the end of Starboard Way, and 2 to 3-storey houses along the western boundary.

In total there will be 192 homes on the site once the regeneration is completed.

Plan showing the proposed improvements



3D aerial view



Street view sketch



Summary of homes



Assessment results

Residents' Brief



- In this option the residents of Kedge House and Winch House would get new homes which **meet their housing need**. The new homes would be of a **better quality** than their current flat and would have a balcony, terrace or garden.
- Residents of Starboard Way would retain their current home and so their housing needs will **not be addressed** if they are overcrowded.
- There are **improvements** to the communal outdoor space and car park area which is something residents have asked for.
- 120 new homes would be built of which 61 would be affordable housing – this would **help to meet the housing need** of the local area.

Assessment: **87/110**

Economic benefits



- As there are new homes being built the Council would require a financial contribution for community benefits and improvements, which is **estimated at £1,750,000**.
- **19 local people** are estimated to be employed for completing this option.

Assessment: ✓✓✓

Financial viability



- Overall, this option makes a **financial loss of -£9.1 million**.
- In this option 120 new homes are being built (59 for sale) which brings in some cash to pay for the construction and improvement works.
- If this option is popular with residents, as there are new blocks being constructed there is opportunity to investigate increasing the heights of the new blocks or changing the layout so that we can provide more new homes and **help improve the financial performance**.
- As there are new homes being constructed this option may be able to receive grant funding from the Government which could also **help improve the financial performance**.

Assessment: **Potentially viable**

Implementation



- Demolition and construction of a new block on the site of Kedge House will be **simpler and quicker** than refurbishing the existing building.
- Residents of Winch House would need to move away from the estate temporarily for around **20 months** so that it can be demolished and a new building constructed. This new building would have enough homes for all the Winch House residents to return to, and Kedge House residents could move straight into this new block **without having to move away** from the estate at all.
- The other new homes along the Starboard Way access road are estimated to take **12 months** to build.
- All new homes and blocks **would require planning permission** from the Council.

Assessment: Phasing Programme Buildability Planning

Option 5: Partial redevelopment (Scenario 3)

See the video for Partial redevelopment (3)

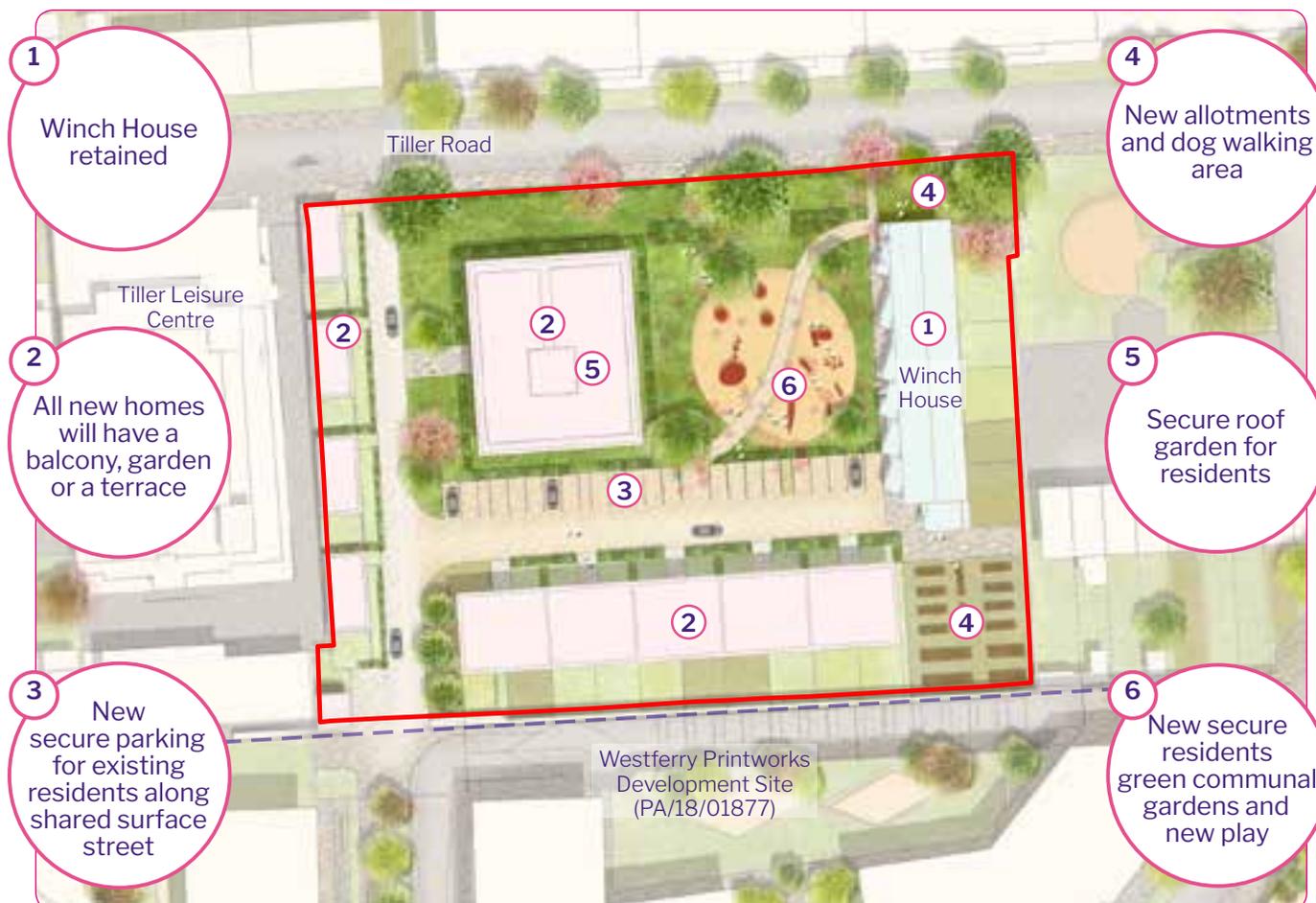


In this option there would be no change to the 12 homes in Winch House.

The 60 homes in Kedge House and Starboard Way would be demolished and replaced, along with 58 new homes, in new blocks and houses. These would be a new 16-storey building on the site of Kedge House, a 4-storey maisonette blocks on the site of Starboard Way, and 2 to 3-storey houses along the western boundary.

In total there will be 130 homes on the site once the regeneration is completed.

Plan showing the proposed improvements



3D aerial view



Summary of homes



Assessment results

Residents' Brief



- In this option the residents of Kedge House and Starboard Way would get new homes which **meet their housing need**. The new homes would be of a **better quality** than their current flat and would have a balcony, terrace or garden.
- Residents of Winch House would retain their current home and so their housing needs **will not be addressed** if they are overcrowded, and no improvements will be made to the block.
- There are **improvements** to the communal outdoor space and car park area which is something residents have asked for.
- 58 new homes would be built of which 31 would be affordable housing – this would **help to meet the housing need** of the local area.

Assessment: **78/110**

Financial viability



- Overall, this option makes a **financial loss of -£19.3 million**.
- In this option 58 new homes are being built (27 for sale) which brings in some cash to pay for the construction and improvement works.
- If this option is popular with residents, as there are new blocks being constructed, there is opportunity to investigate increasing the height of the blocks or change the layout so that we can provide more new homes and help improve financial performance, however as the loss is so large it will be **quite hard to improve** this option to make it viable.
- As there are new homes being constructed this option may be able to receive grant funding from the Government which could also **help improve the financial performance**.

Assessment: **Potentially viable**

Economic benefits



- As there are new homes being built the Council would require a financial contribution for community benefits and improvements, which is **estimated at £700,000**.
- **14 local people** are estimated to be employed for completing this option.

Assessment: ✓✓

Implementation



- Demolition and construction of a new block on the site of Kedge House will be **simpler and quicker** than refurbishing the existing building.
- Residents of Starboard Way would need to move away from the estate temporarily for around **18 months** so that it can be demolished and a new building constructed.
- The new building replacing Starboard Way would not be large enough to have enough homes for all Starboard Way residents to return to, and also Kedge House residents to move in, so Kedge House residents would still need to move away from the estate for around **20 months**.
- It will take **many months** to find suitable temporary homes for all the Kedge House households to move into so that the block is empty and it can be demolished.
- The other new homes along the Starboard Way access road are estimated to take **12 months** to build.
- All new homes and blocks **would require planning permission** from the Council.

Assessment: ■ Phasing ■ Programme ■ Buildability ■ Planning

Option 5: Partial redevelopment (Scenario 4)

See the video for Partial redevelopment (4)

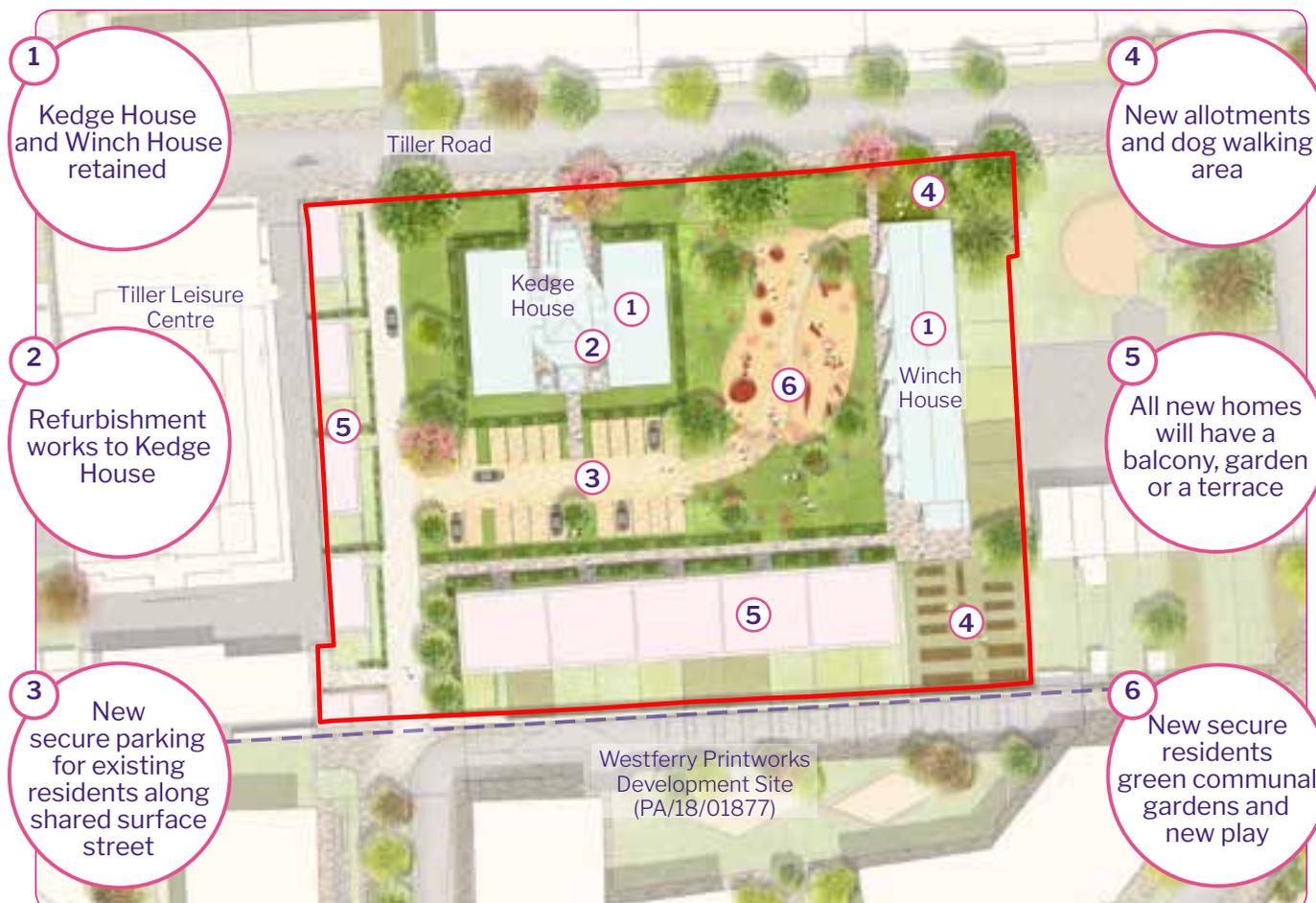


In this option there would be no change to the 12 homes in Winch House. The 40 homes in Kedge house would also be retained but major refurbishment work would be required to bring the building up to modern standards

The 20 homes in Starboard Way would be demolished and replaced, along with 4 new homes, in a new 4-storey maisonette blocks on the site of Starboard Way, and 2 to 3-storey houses along the western boundary.

In total there will be 76 homes on the site once the regeneration is completed.

Plan showing the proposed improvements



3D aerial view



Summary of homes



Assessment results

Residents' Brief



- In this option the residents of Starboard Way would get new homes which meet their **housing need**. The new homes would be of a **better quality** than their current flat and would have a balcony, terrace or garden.
- Residents of Kedge House and Winch House would retain their current home and so their housing needs will **not be addressed** if they are overcrowded
- There are **improvements** to the communal outdoor space and car park area which is something residents have asked for.
- 4 new homes would be built of which 2 would be affordable housing – this would **help to meet the housing need** of the local area.

Assessment: **76/110**

Financial viability



- Overall, this option makes a **financial loss of -£41.8 million**.
- In this option 4 new homes are being built (2 for sale) which brings in a very small amount of cash to pay towards the construction and improvement works.
- There is **little space for any more homes to improve the financial performance** of this option.

Assessment: **Completely unviable**

Economic benefits



- As there are a few new homes being built the Council would require a financial contribution for community benefits and improvements, which is **estimated at £70,000**.
- **16 local people** are estimated to be employed for completing this option.

Assessment: ✓✓

Implementation



- The refurbishment of Kedge House would be hugely disruptive to existing residents as all households would need to move away from the block for **2-3 years or more**. Residents of Starboard Way would also need to move away into temporary home while the demolition takes place and a new block is constructed,
- It will take **many months** to find suitable temporary homes for all the households from both Kedge House and Starboard Way to move into while the works take place.
- The refurbished homes in Kedge House would be **smaller** as the strengthening work will mean lower ceilings and thicker walls, but would have new kitchen, bathroom, windows etc and have **balconies added**.
- The other new homes in this option are estimated to take **12-18 months** to build and would require planning permission from the Council.
- All new homes and blocks **would require planning permission** from the Council.

Assessment: ■ Phasing ■ Programme ■ Buildability ■ Planning

Option 6: Full redevelopment

This option includes the demolition of all 72 homes in the three existing blocks. The demolished homes are replaced, along with 202 new homes, in 5 new buildings ranging in height from 6 storeys to 15 storeys.

In total 274 homes would be built on site once the regeneration is completed.

See the video for full redevelopment



Plan showing the proposed improvements



3D aerial view



Street view sketch



Summary of homes

0
existing homes
retained

72
existing homes
reprovided

202
additional new
homes

274
total number of
homes

59%
affordable
housing

Assessment results

Residents' Brief



- In this option the residents of all blocks would get new homes which **meet their housing need**. The new homes would be of a **better quality** than the current homes and all would have a balcony, terrace or garden.
- The communal outdoor space and car park area would be **totally redesigned and improved**.
- 202 new homes would be built of which 104 would be affordable housing – this would **help to meet the housing need** of the local area.

Assessment: **100/110**

Financial viability



- Overall, this option makes a **financial loss of -£24.6 million**.
- In this option 202 new homes are being built (98 for sale) which brings in some cash to pay for the construction and improvement works.
- If this option is popular with residents, as there are new blocks being constructed there is opportunity to investigate increasing the heights of the new blocks or changing the layout so that we can provide more new homes and **help improve the financial performance**.
- As there are new homes being constructed this option may be able to receive grant funding from the Government which could also **help improve the financial performance**.

Assessment: **Potentially viable**

Economic benefits



- As there are new homes being built the Council would require a financial contribution for community benefits and improvements, which is **estimated at £2,850,000**.
- 29 local people** are estimated to be employed for completing this option.

Assessment: ✓✓✓

Implementation



- Residents of Winch House would move away from the estate temporarily for around **20 months** so that it can be demolished and a new building constructed. This new building would have enough homes for all the Winch House residents to return to, and almost all Kedge House residents could also move straight into this new block **without having to move away** from the estate at all.
- Kedge House can then be demolished and the new buildings constructed which residents from Starboard Way can move into.
- Only a few temporary homes off-site would be needed which can be achieved. Most households will only need to move once, which will be **straight into their new home**.
- All new homes and blocks **would require planning permission** from the Council.

Assessment: ■ Phasing ■ Programme ■ Buildability ■ Planning

Summary of the scoring of each option

The table below shows a summary of the performance of each option so that you can compare them against each other.

See the video
for options
performance
summary



Assessment criteria		Business as usual	Open space improvements	Refurbishment	Infill	Partial redevelopment (Scenario 1)	Partial redevelopment (Scenario 2)	Partial redevelopment (Scenario 3)	Partial redevelopment (Scenario 4)	Full redevelopment
Residents' Brief (max 110)		40	61	51	60	76	87	78	76	100
Financial viability		Completely unviable	Completely unviable	Completely unviable	Completely unviable	Potentially viable	Potentially viable	Potentially viable	Completely unviable	Potentially viable
Economic benefit		✓	✓	✓	✓	✓✓	✓✓✓	✓✓	✓✓	✓✓✓
Implementation	Phasing	Red	Red	Red	Red	Red	Yellow	Red	Red	Yellow
	Programme	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
	Buildability	Red	Red	Red	Red	Yellow	Yellow	Yellow	Red	Yellow
	Planning	Green	Green	Green	Red	Yellow	Yellow	Yellow	Yellow	Green
OVERALL ASSESSMENT		Red	Red	Red	Red	Yellow	Yellow	Yellow	Red	Yellow

Feedback and summary

Thank you for taking part in this exhibition. We would really appreciate it if you would complete a feedback form to let us know your thoughts about what we showed you today. You can do this online by using the QR code below.

Follow link to
questionnaire



We have produced some diagrams that compare the interior layouts of some of your homes to example layouts of new homes. Below is one example but please follow the QR code link for the full range:



Follow link to
example home
layouts



See the video
for feedback and
summary



How to stay in touch

One Housing Regeneration team:
Mynul Islam
07966 643120 or 020 8821 5138
myislam@onehousing.co.uk

The Independent Resident Advisor:
Ray Coyle
0800 073 1051 (freephone)
enquiries@opencommunities.org

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

Project timeline

