

Hello and welcome

Welcome to today's event looking at options for the future of Alice Shepherd House and Oak House

We are holding a number of different engagement events to help us understand YOUR views and to share with you the potential regeneration options for your estate.

We are working alongside PRP architects throughout this process of exploring the opportunity for change. We are also meeting regularly with some residents who have formed a resident steering group (RSG) to look in more detail at any proposals for the regeneration of the estate.

We want YOU to help us at every step of the way to create the vision for the future of Alice Shepherd House and Oak House. This process will be driven by the ideas of the community to create a vibrant place for people who live here today and in the future.

What is the purpose of today's event?

This event builds on the feedback from the residents exhibition events held from January 2020 to July 2020 and the resident survey conducted in March/April 2019. This event offers an opportunity to go through a summary of the different options presented at the last event and the opportunity for YOU to help build a VISION for positive change to Alice Shepherd House and Oak House. We will be holding design workshops around open spaces, private spaces, parking, buildings and home layouts.



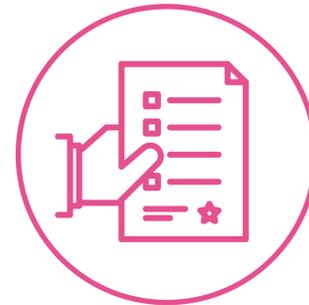
Today we are looking at:



Previous feedback from second event



How the options are assessed



Updated viability assessment results of each option



A closer look of the design for each option, new homes and amenities



Participate in the design workshop activities

Where we are now...

Since 2019 we have been working with residents of Alice Shepherd House and Oak House to consider options for the future of the blocks. A residents steering group (RSG) has been set up who we meet with monthly. We carried out a survey of residents in 2019 to understand what you like and don't like about your homes, blocks, the estate and the local area and this feedback has helped shape the initial proposals.

In 2020 we carried out two sets of exhibition events to discuss the proposals for change and obtain residents' views and feedback, the first in January 2020 was held in the local community centre and the second in June 2020 was held virtually through online participation and telephone interviews due to COVID-19 restrictions. After a pause over the winter we now want to meet with residents again and you will be active players in the options appraisal process.

Over the coming months you will have the opportunity to get involved with workshops and events during which we will gather your ideas and views to shape the options for your estate. Together we will explore all the needs and aspirations of your community, consider which options are popular and which score well in terms of the viability assessments. Ultimately residents will vote on their preferred option to take forward.

Project timeline:



Your views
matter

We welcome your
comments and ideas
throughout the
design process

Resident's feedback Summary - Event 1 (January 2020):

During the first round of regeneration consultation, we asked you to think about what was important to you about your home, estate, streets and open space. The information below is a summary of comments from your post-it notes and feedback forms. You can see the full report on all the feedback we received at the last event and one-to-one meetings on our website.

We asked you to indicate what was important about...



Your home

- 18 people said space and size
- 6 people said views
- 5 people said storage
- 5 people said comfortable spaces



Your estate

- 11 people said local amenity
- 8 people said safety and security
- 8 people said location
- 8 people said sense of community



Your streets

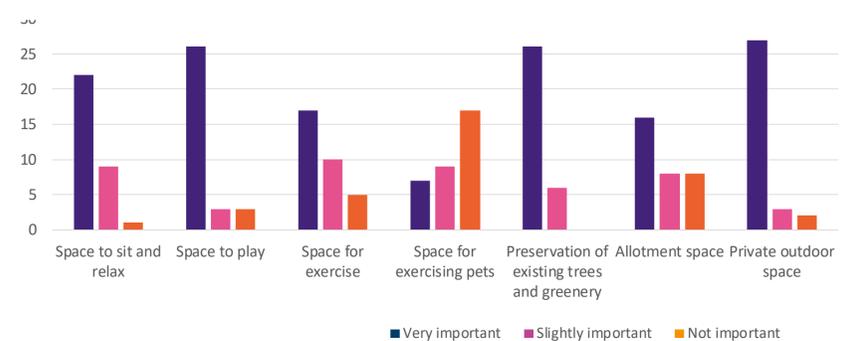
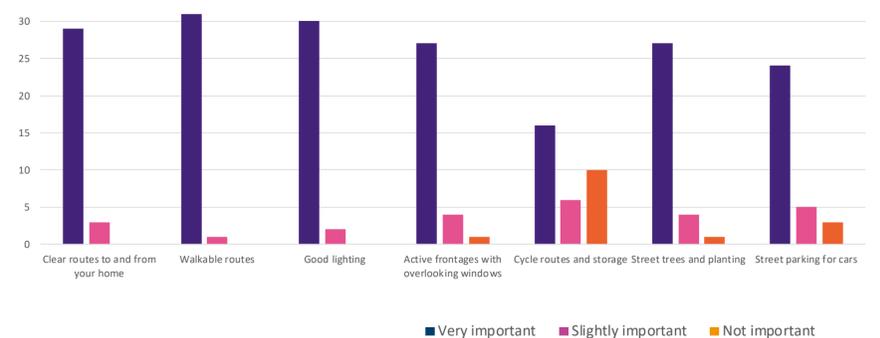
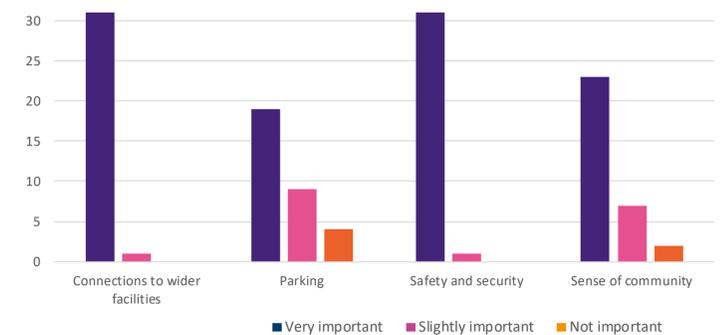
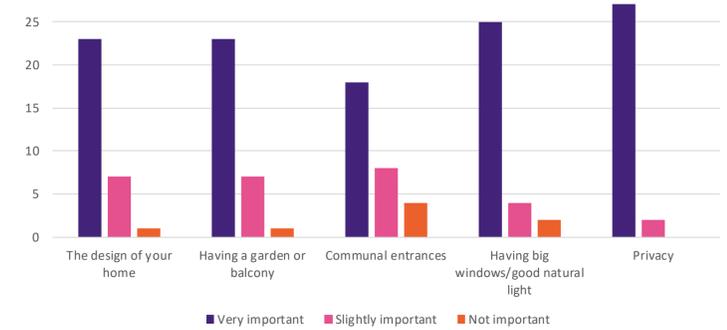
- 15 people said safety and security
- 8 people said walkability
- 8 people said access to parking



Your open spaces

- 10 people said kids play area
- 9 people said open green area
- 5 people said trees/greenery

We asked you to tell us how important these are to you...



You said, We did

You said...



Your home

"My flat doesn't stay warm - not energy efficient"

"I'm not interested in refurbishment, only new built"

"Love the view in both directions"

"Soundproof so we don't hear neighbours footsteps/noises"



Your estate

"My mum struggles with the stairs"

"Everything is nearby, schools, shops and police station"

"Having a community centre for different age groups: youths and elderly"

"Youth club or facilities well supervised for youth fitness"



Your streets

"Green areas and play areas needed"

"Stewart street is small street but is very noisy and dangerous"

"Traffic has to calm down - too busy as it is the only access route"

"Quiet street kept clean and tidy"



Your open spaces

"Spaces that bring children and meeting your neighbours"

"Better use of the car park for communal gardens"

"Land of the community centre can be used for more efficient use"

"More spaces for people to use"

We did...

- Ensure the designs of new homes are of a good size in all different options
- Ensure that proposed new homes will maximise opportunities of daylight and sunlight
- Maximise views to the surrounding area
- Consider soundproofing and insulation

- Celebrate the Community Spirit
- Maintain or improve existing community facilities
- Consider facilities for all age groups across the different options
- Investigate opportunities for new community spaces.

- Investigate improvement on Stewart Street across all options
- Safer and more quiet streets
- Better overlooking
- Pedestrian friendly environment

- Consider safe and well overlooked open spaces
- More green spaces and planting
- Dedicated play areas
- Consider improvements on car parking arrangements
- Spaces to promote Health & Wellbeing

Residents' brief - Agreed Objectives



HOUSING

- Provide efficient home layouts
- Explore the opportunities for more energy efficient homes
- Provide homes that meet residents' housing needs
- Provide good quality private amenity spaces including better designed balconies or gardens
- Explore opportunities to maximise sunlight

Please add your suggestions:



ENVIRONMENT

- Improve private and public amenity space
- Reduce anti-social behaviour problems and ensure safety and security onsite
- Consider an efficient refuse strategy and provide adequate designated bin areas
- Improve the environment and cleanliness of communal areas and open spaces
- Adopt measures to minimise noise and nuisance from local uses and main roads

Please add your suggestions:



ACCESSIBILITY

- Improve accessibility within and around all homes avoiding additional steps and stairs
- Improve car parking area in line with current requirements
- Improve safe cycle storage
- Potential to enhance connections to the surrounding communities and Canary Wharf

Please add your suggestions:



WELLBEING

- 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
- Improve health and wellbeing

Please add your suggestions:



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

Please add your suggestions:

Resident's feedback Summary - Virtual Event 2 (June 2021):

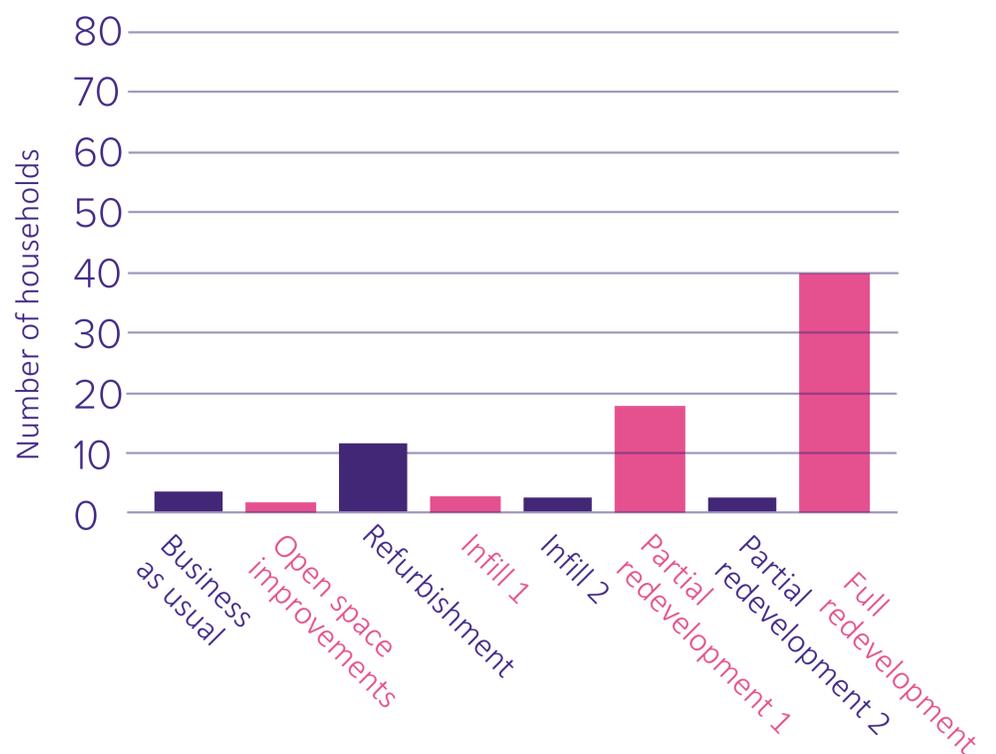
Residents were asked to state which options they were in support of and which they were not in support of, as well as provide comments on why they felt this way.

In general, residents were mostly in favour of the full redevelopment option (Option 6), while options 1, 2, and 3 and the two infill options (Option 4) were not supported by most of the households, indicating that most residents want to see a change of the area and their homes. The least supported option among the households is option 4 'Infill' with 28 votes out of 59 households not being in support of this option. Secondly, Option 1 'business as usual' with 21 households out of 59 households saying they do not support these options.

Options votes:



"Which options are you in support of? (Tick all boxes that apply)"



Not keen on the infill options or part keep as the estate would not be uniform and look like old and new.

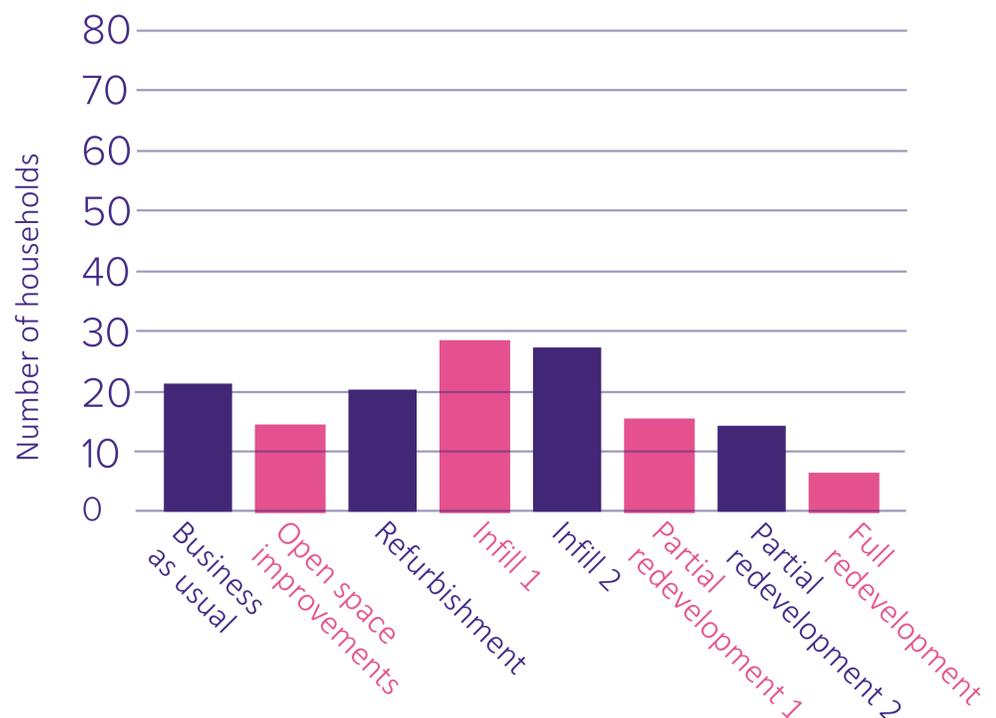
Full Development as this would improve the estate OR keep as it is with Business as usual.

Important that residents keep current tenancy and expenses.

Looking forward to a redevelopment option.

Properties are old and cannot be fixed unless rebuilt.

"Are there any options you do not support? (Tick all boxes that apply)"



You said, We did

You said:

BUSINESS AS USUAL

- Not in favour of refurbishment, or leaving as it is because there are too many problems with the building
- Would be against any option that did not include Alice Shepherd House not being redeveloped
- In favour as I absolutely love the home and area - doesn't mind infill or refurbishment so long as Alice Shepherd House is left standing
- With the age of the block, there are underlying issues that will not be addressed
- Not in favour of any options which do not redevelop Alice Shepherd House

We did:

- We ensured that the “No Change” Option forms part of the overall Options Appraisal process.
- In “No Change” Option the management and maintenance of Alice Shepherd House and Oak House will continue as usual.

OPTION 2- ENVIRONMENTAL IMPROVEMENTS

- Feels that redevelopment is the best due to cost to bring buildings up to today's standards
- Need more space for children to play
- Outside space improvements feel this will get ruined over time as people do not value or look after the estate outside spaces
- More pros and cons
- I don't wish to rule out 1, 2 & 3

- Improve green areas
- Improve play areas
- Provide better lighting
- Provide better signage
- Improved roads and footpaths
- New trees and planting
- Improve parking arrangements
- Potential improvement of refuse/bin storage

REFURBISHMENT

- In favour of redevelopment to Alice Shepherd house rather than redevelopment
- The building and properties are old and cannot be refined unless rebuilt
- Would vote for a refurbishment option which included private bolt-on balconies being added, fairly happy with the current home
- Feels that financially it would be too much to correct current buildings under refurbishment
- Would value some refurbishment work and private outside space

- Introduced green and open spaces and considered ways to activate the open space on the estate

INFILL NEW HOMES

- Most in favour of infill options and options that keep Oak House
- Not really sure, but not in favour of a tall building being erected
- Wouldn't like the infill options as there are enough resident as it is on the estate and this would add to this without helping current residents
- Worry of sunlight being restricted by an additional building
- Concerned the infill may cause parking issues and overcrowding

- Minimise the loss of play area
- Minimise the loss of parking space
- Minimise the loss of green amenity spaces
- Low height of new homes considering the existing houses
- Minimise impact on sunlight/daylight of open spaces
- Minimise impact of overlooking

PARTIAL REDEVELOPMENT

- Not in favour as the estate would not look uniform and that old and new buildings together does not look appealing
- Any option that included the redevelopment of Alice Shepherd House
- In favour as family personal need for more space
- Not in favour - One Housing should do all or nothing
- In favour of options which take down Alice Shepherd House - The block is dated and starting to show age-related repair issues

- New energy efficient homes
- New home are larger than existing homes
- Balconies, terraces and communal secured amenity for all new homes.
- Minimise loss of parking and green/play areas
- Accessible new homes
- Similar facade material palette to reflect remaining existing homes

FULL REDEVELOPMENT

- Preferred option as there are cold draughts within the home and damp - likely due to the building now showing age
- Chosen option only if families housing are met
- I like the idea of the new community centre and the new suggested area - it looks nice
- The whole estate would benefit the most from this option
- In favour as this will hopefully create more space for people and eradicate the many issues with the current building

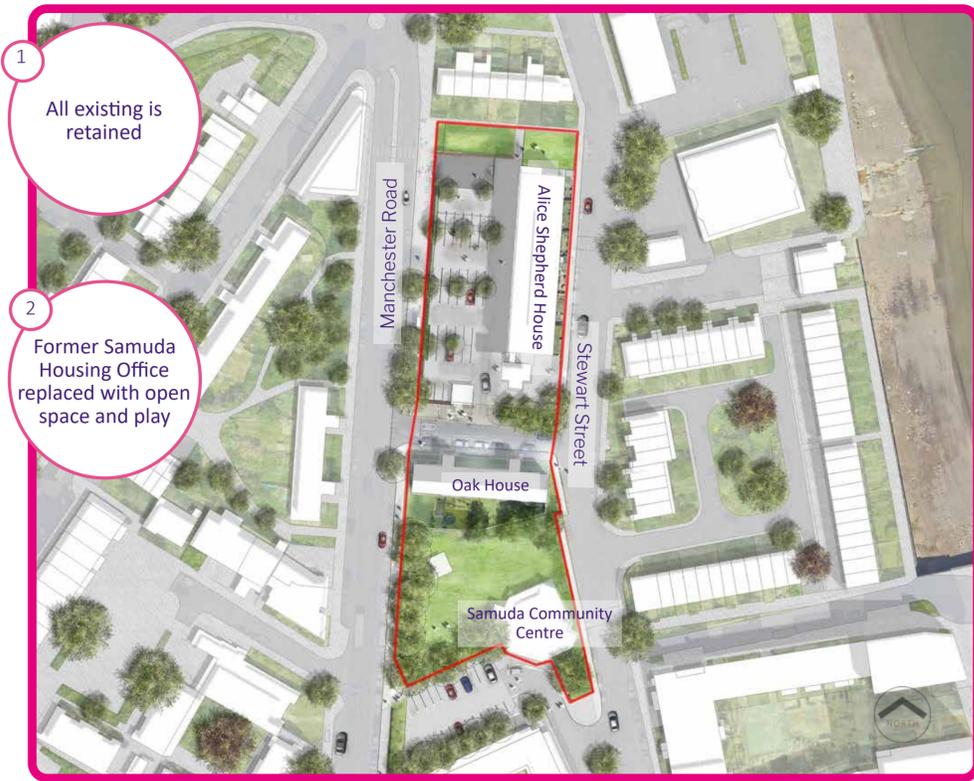
- New energy efficient homes
- New homes are larger than existing homes
- Larger private balconies, terraces, gardens and secure/residents only courtyards with play areas
- New neighbourhood public park with new play equipment and landscaping
- New trees and planting
- Improved access to communal and private areas
- Parking improvements -podiums, on street, car clubs
- Opportunities for new community spaces

Summary of Design Options

During the second consultation event held in June 2020 we showed you the different regeneration options and asked you what you thought about the options, which you were in support of and which you were not in support of, and why.

Here is a summary of the six different options:

Option 1: Business as usual



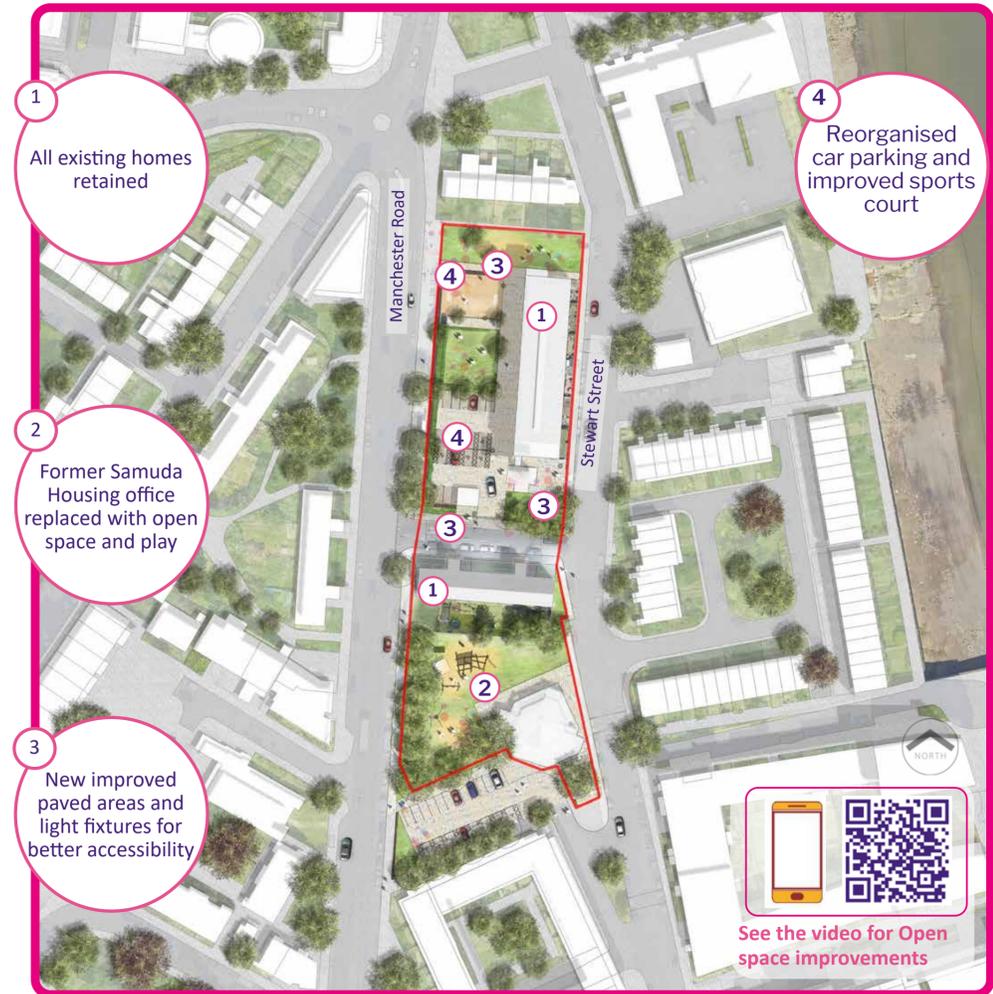
Summary of homes:



See the video for Business as usual



Option 2: Open space improvements



3D Aerial



Street view sketch



Option 3: Refurbishment



1-Refurbishment level 1

- Boiler and water pump upgrade.
- Improvements to refuse chutes.
- CCTV upgrades.
- Improved communal lighting.

2- Refurbishment level 2

As level 1 but also includes:

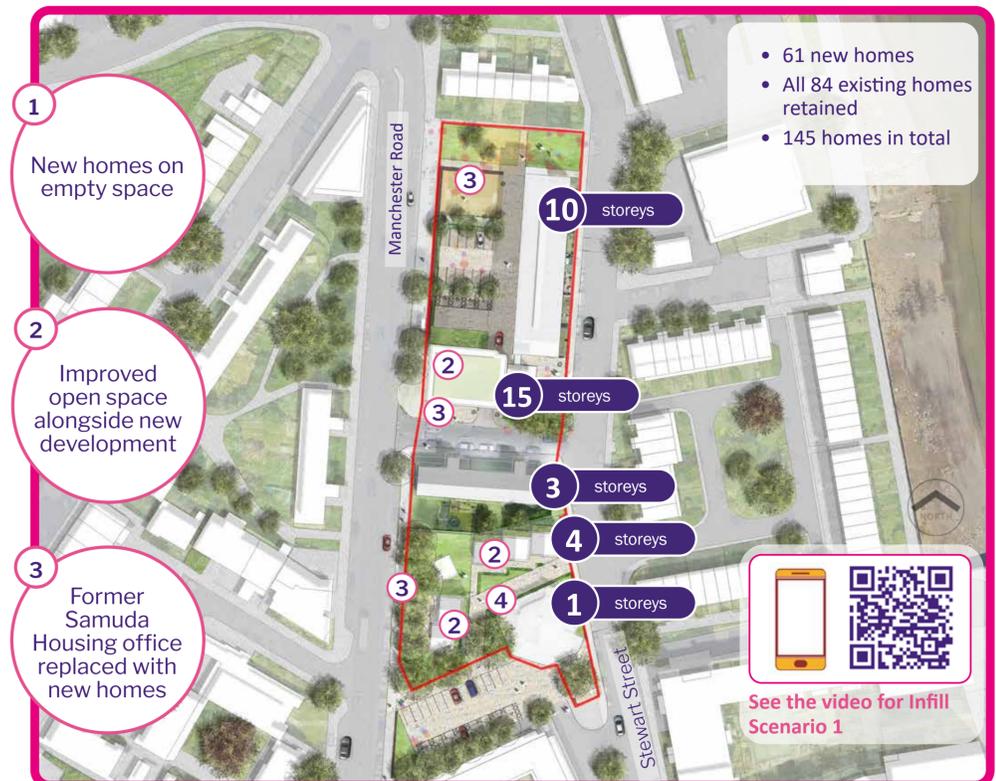
- Bolt on balconies installed to all flats where possible.
- Thermostatic radiator valves installed within flats.
- Solar panels installed if possible.
- Improved to bin and cycle stores.
- Possible conversion of unused garages in Alice Shepherd House into cycle store or other resident storage.

3- Refurbishment level 3

As level 2 but also includes

- Kitchen and bathroom renovations.
- Improved energy efficiency through smart controls for heating installed in flats, floor and external wall insulation if required and mechanical ventilation.
- Upgrades to lifts if required.

Option 4: Infill Scenario 1



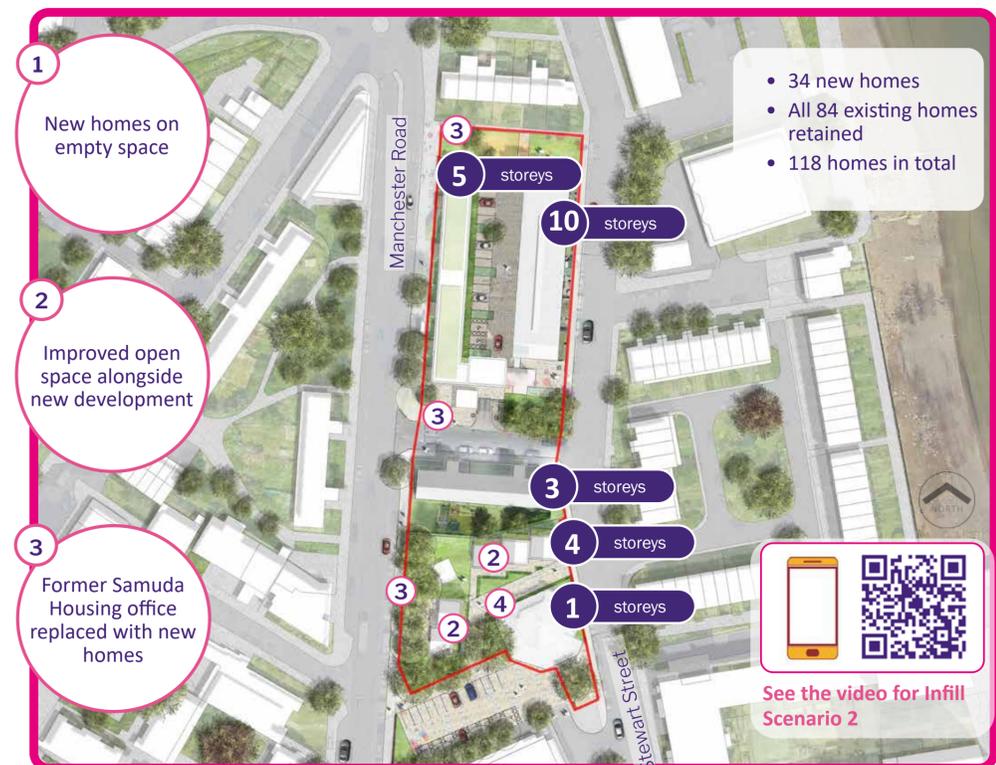
3D Aerial



Street view sketch



Option 4: Infill Scenario 2



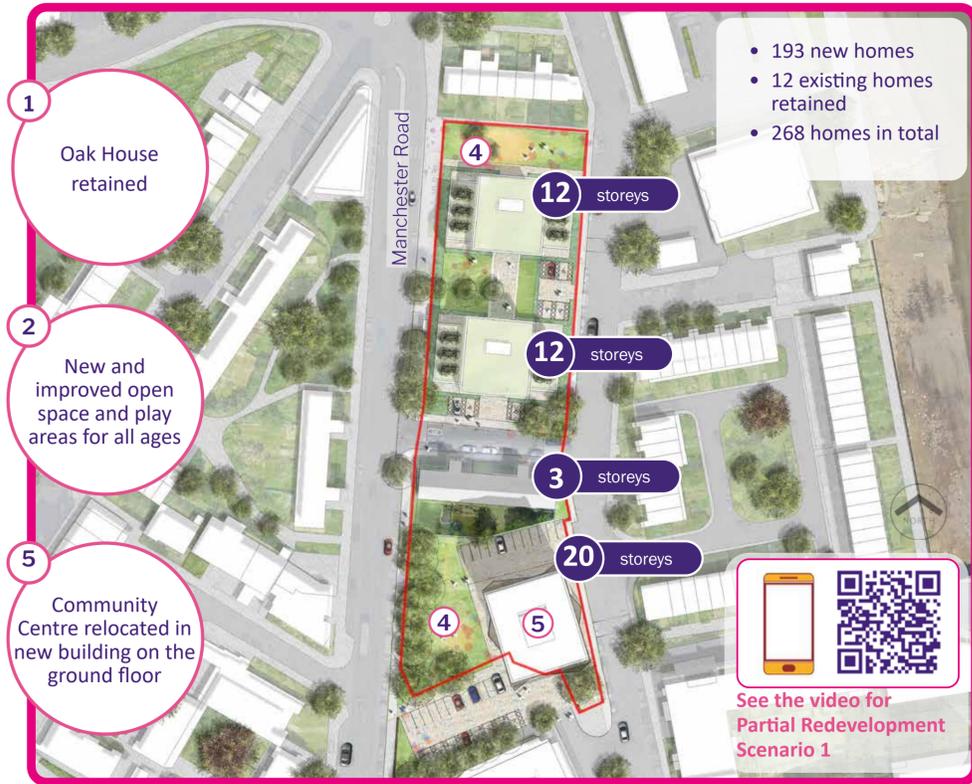
3D Aerial



Street view sketch



Option 5: Partial redevelopment scenario 1



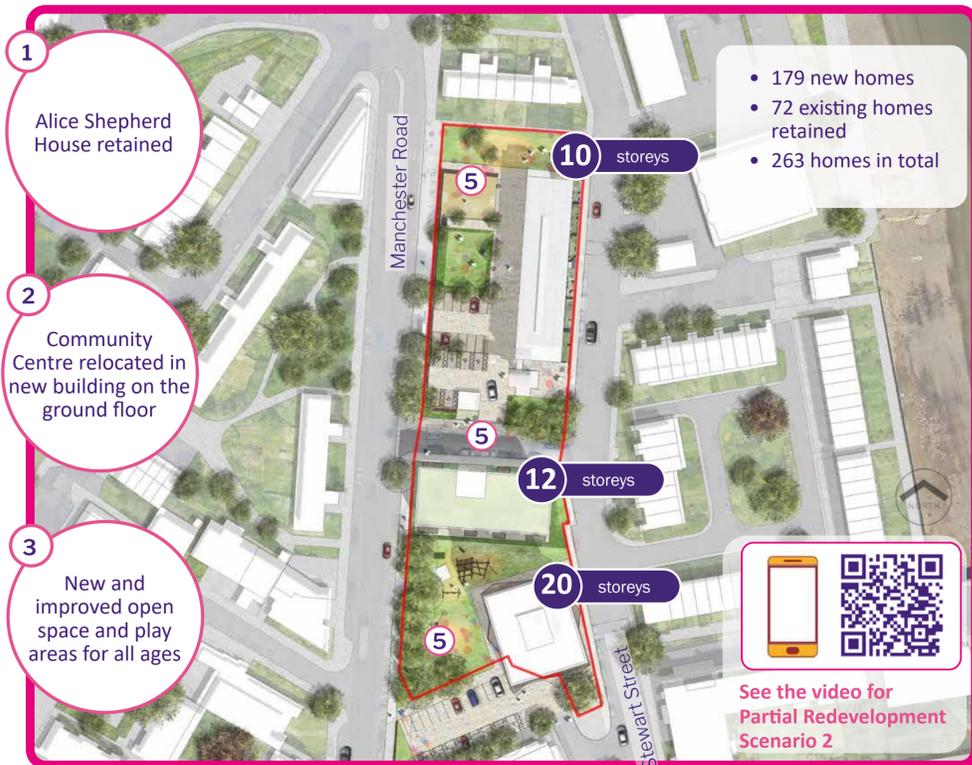
3D Aerial



Street view sketch



Option 5: Partial redevelopment scenario 2



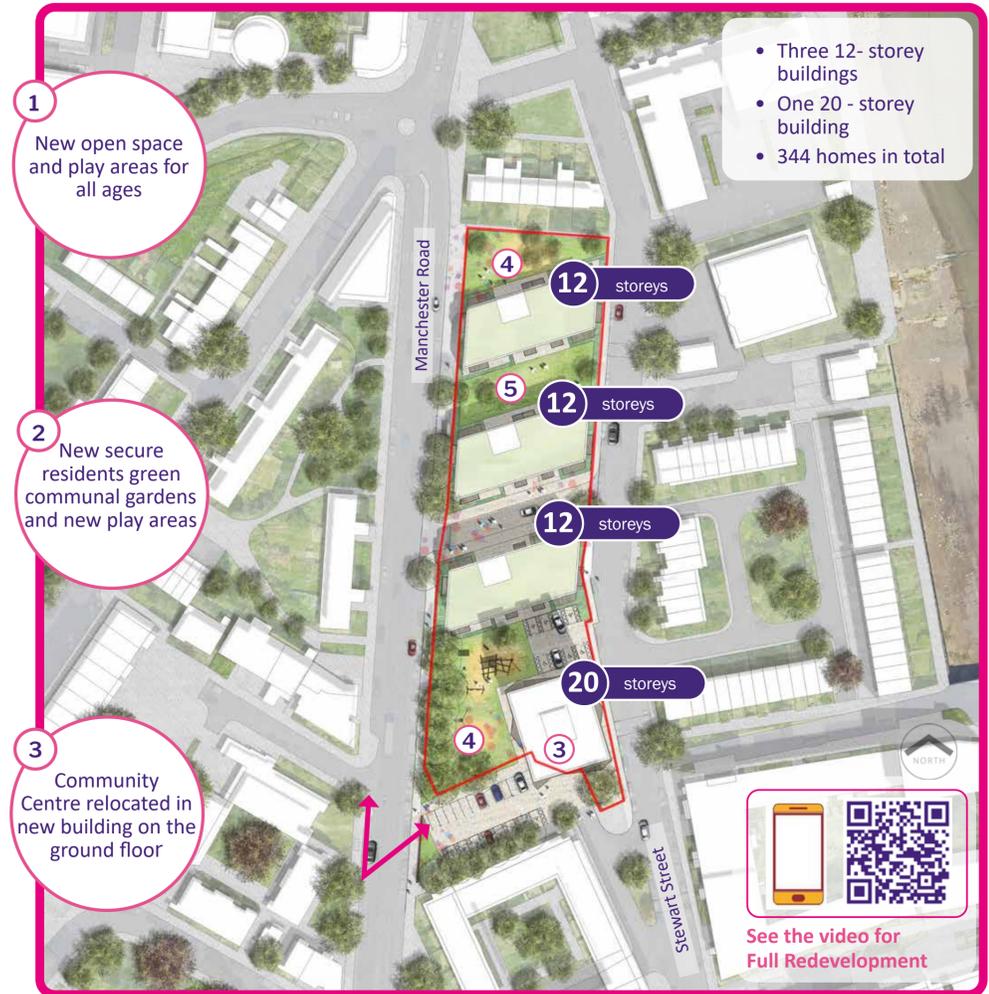
3D Aerial



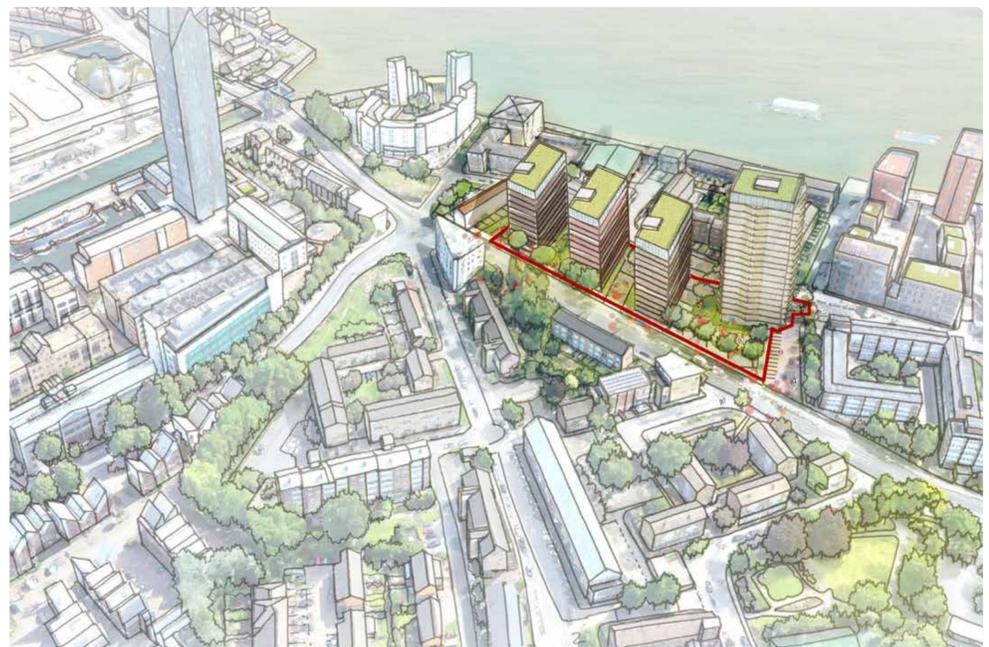
Street view sketch



Option 6: Full redevelopment



3D Aerial



Street view sketch



What is an options appraisal?

An options appraisal is a structured process to explore the different options with you for improving your estate. We are working with you to develop a range of scenarios focussed around six options:

Option 1: Business as usual

Option 2: Open space improvements

Option 3: Refurbishment

Option 4: Infill

Option 5: Partial redevelopment

Option 6: Full redevelopment

We are currently exploring a range of scenarios within the six options as listed above and we want you to let us know your thoughts. As we progress through the options appraisal process we want to be in a position where we can narrow down these towards a preferred option or options.



Your views matter
.....
We welcome your comments and ideas throughout the design process

How will each option be assessed?

Each option will be assessed largely on the way in which it performs against your Residents' Brief. However, there are also some other criteria that need to be considered when assessing options. Therefore we propose assessing each option across four key areas:

1. Residents' Brief
2. Financial viability
3. Sustainability
4. Buildability

1. Residents' Brief

- Performance against agreed objectives as set by residents

2. Financial viability

- Cost of all building and improvement works proposed
- Is it affordable?

3. Sustainability

- Energy efficient homes (lower bills)
- Enhanced health and well-being of residents
- Homes that meet residents' needs

4. Buildability

- Do the proposed improvements meet planning requirements?
- Impacts from construction
- Programme of delivery

Indicative timeline



The assessment of each option has been 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 has been scored against four criteria:

1. Residents' Brief



- Each regeneration option is scored on how well it meets the agreed objectives from the residents' brief. These are improvements or changes you have told us you would like to see should the regeneration go ahead. You can see more information about the residents' brief using the QR code below.
- Each objective is scored between 0 and 5 (0 = fails / 5 = achieves). The score is then summarised into a 3-tick system so that the scoring of the options can easily be compared.

- ✓ One tick means the option scored between 0-55 out of 115
- ✓✓ Two ticks means the option scored between 56-85 out of 115
- ✓✓✓ Three ticks means the option scored between 86-115 out of 115



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 other community benefits.
- Each option is given a maximum of **up to 3 ticks** - this shows **how well the option performed in providing benefits** to the local area and community. The following shows what is needed for 1, 2 or 3 ticks.

- ✓ Provides minimal economic benefit to the local area and community
- ✓✓ Provides reasonable economic benefit to the local area and community
- ✓✓✓ Provides significant economic benefit to the local area and community

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 options costs around the same as the 'Business as usual' option then it is potentially viable which means we can look at ways it can be changed to improve its viability.
- Each option is given a maximum of up to 3 ticks - this shows how well the option performed (whether it is viable or not). The following diagram shows what is needed for 1, 2 or 3 ticks.

- ✓ One tick means the option is completely unviable
- ✓✓ Two ticks means the option is potentially viable
- ✓✓✓ Three ticks means the options is viable

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 (potentially high risk)
- Amber (potentially moderate risk)
- Green (potentially low risk)

Each option is given a maximum of up to 3 ticks - this shows how well the option scored against all off the planning and construction guidelines.

See the video for how the options are assessed



Viability Improvements

The table below presents the opportunities to improve viability for each of the options:

	VIABILITY GAP	OPPORTUNITIES TO IMPROVE VIABILITY
 <p>BUSINESS AS USUAL</p>	-£71,393	
 <p>OPTION 2 - ENVIRONMENTAL IMPROVEMENTS</p>	-£1,144,708	 <p>Mix or hybrid of options</p>
 <p>REFURBISHMENT</p>	T1: -£2,340,434 T2: -£9,384,313 T3: -£10,388,112	 <p>Mix or hybrid of options</p>
 <p>INFILL NEW HOMES</p>	Scenario 1: -£3,247,736 Scenario 2: -£2,439,602	 Grant funding  Change tenure mix  Improve build/design efficiency  Increase density
 <p>PARTIAL REDEVELOPMENT</p>	Scenario 1: -£13,328,033 Scenario 2: -£6,219,618	 Grant funding  Change tenure mix  Improve build/design efficiency  Increase site area  Increase density
 <p>FULL REDEVELOPMENT</p>	-£14,223,882	 Grant funding  Change tenure mix  Improve build/design efficiency  Increase site area  Increase density

- Development costs and sales values are based on today's market evidence and there is limited scope to solely rely on these parameters to improve viability
- One Housing Group has applied to the Greater London Authority (GLA) for affordable housing grant to support the delivery of the scheme. The result of that grant application is awaited and depending on the result and amount of grant awarded the scheme viability gap for each option may change.

Options Shortlisting process:



Outside space – shared and private

The different design proposal should help to create places that facilitate healthy, happy and inclusive community life. In the different options we have considered a variety of quieter more tranquil spaces, active space in which people can socialise, play and take physical exercise and areas that are dedicated to food growing and wildlife. Open and green space plays an important role in health and well-being.

Here is a summary of the six different options:

Option 1 Business as usual



Semi-mature trees within the site in the parking court



Pocket of open space with pedestrian links north of Alice Shepherd House



Nearby new development and connections towards River Thames



Samuda Centre, a community centre is located south of Oak House

Option 2 Open Space Improvements



New parking layout with landscape features



New parking layout with landscape features



New play spaces and improved lighting



Landscape improvements and planting

Outside space – shared and private

Option 3 Refurbishment



Seating, New surfacing and planting



New surfacing and planting



Raised planters and defensible space

Option 4 Infill



New homes built next to existing



New landscaped play space



Shared surface



Shared surface and incidental play

Outside space – shared and private

Option 5 Partial redevelopment



New homes with improved open space



Versatile and welcoming neighbouring green

Option 6 Full redevelopment



Access to communal gardens



Communal garden with seating zone



New homes with improved open space



Community Centre facing communal green open space



Tranquil and safe environment within the communal courtyards



Opportunities for new play areas

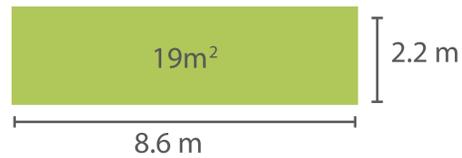
Outside space – shared and private

The design options explore different types of intervention in the communal and private open spaces. From paving and planting improvements to the design to new spaces, communal and private open spaces are very important and should be considered a to be functional, attractive and appropriate to your needs.

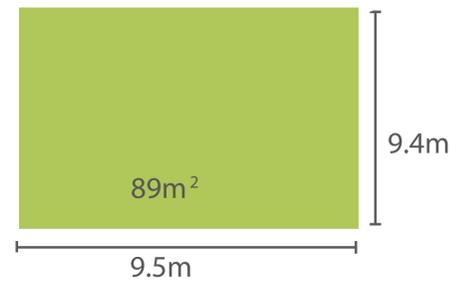
Below is a comparison chart of existing private open spaces against the National Standard:

EXISTING PRIVATE AMENITY

GROUND FLOOR FLATS
ALICE SHEPHERD HOUSE

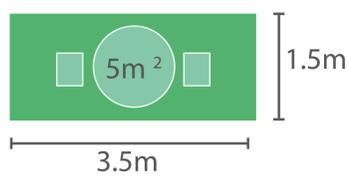


GARDENS
OAK HOUSE



NATIONAL STANDARD SIZES

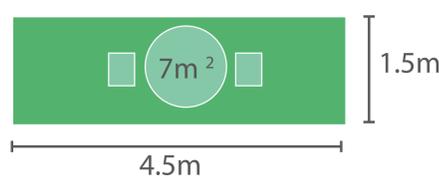
Standard 1 bedroom
flat compliant balcony



Minimum national space
standard

5 sqm
54 sqft

Standard 2 bedroom
flat compliant balcony



Minimum national space
standard

7 sqm
75 sqft

Standard 3 bedroom
flat compliant balcony



Minimum national space
standard

8 sqm
86 sqft

Option 1 Business as usual & Option 2 Open Space Improvements



Oak House



Alice Shepherd House



Samuda Community Centre

Outside space – shared and private

Option 3 Refurbishment



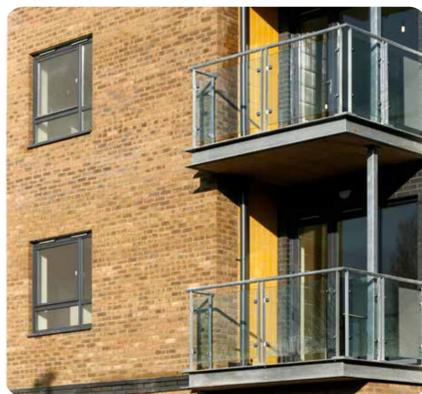
1-Refurbishment level 1

- Boiler and water pump upgrade
- Improvements to refuse chutes
- CCTV upgrades
- Improved communal lighting

2- Refurbishment level 2

As level 1 but also includes:

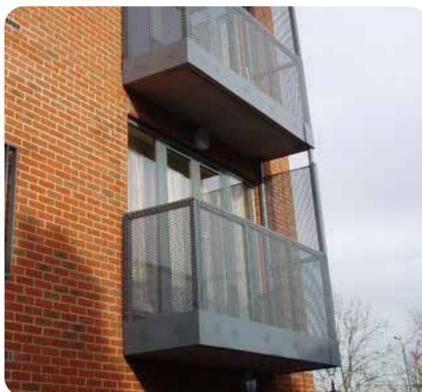
- Bolt on balconies installed to all flats where possible
- Thermostatic radiator valves installed within flats
- Solar panels installed if possible
- Improved to bin and cycle stores
- Possible conversion of unused garages in Alice Shepherd House into cycle store or other resident storage



3- Refurbishment level 3

As level 2 but also includes

- Kitchen and bathroom renovations
- Improved energy efficiency through smart controls for heating installed in flats, floor and external wall insulation if required and mechanical ventilation
- Upgrades to lifts if required



Option 4 Infill



Outside space – shared and private

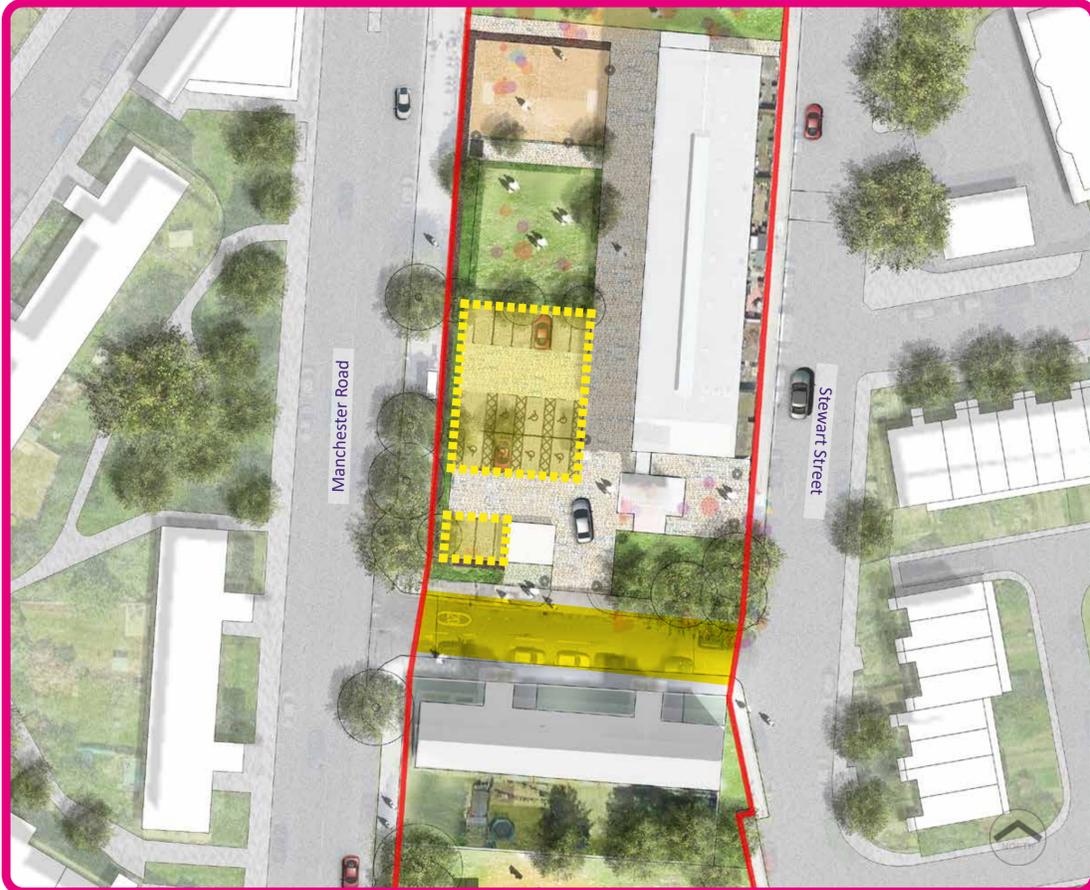
Option 5 Partial redevelopment



Option 6 Full redevelopment



On-street parking



Providing an appropriate level of car parking is considered in all options and it is important that parking arrangements incorporate good design for the layout, landscaping and lighting of parking. On street parking should be user friendly, and not interfere with the public open spaces or access adjacent to the parking area.

This parking can be found on options 2, 4, 5 and 6



Improved on-street parking with trees and planting



Improved on-street parking spaces facing new infill homes



Green buffer between the on-street parking and homes



Improved green on-street parking in front of existing homes

Secure communal courtyard parking



Small parking courtyards have been considered as they provide flexibility, improved safety, and overlooking.

This parking can be found on options 5 and 6



Secure parking spaces



Secure parking spaces within the interior of the block



New improved courtyard space with parking in back



Secure parking spaces in internal courtyard spaces

Podium parking



Podium Parking means parking at ground level that is sheltered under a building. This parking option has been considered in the partial and the full redevelopment options.

This parking can be found on options 5 and 6



Podium parking typology section



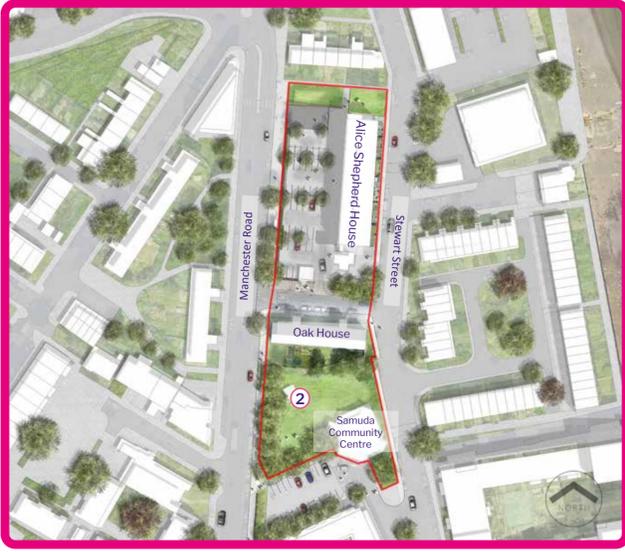
Podium parking



Podium parking sketch shows the open space above the parking spaces and direct entrances to the street

Buildings

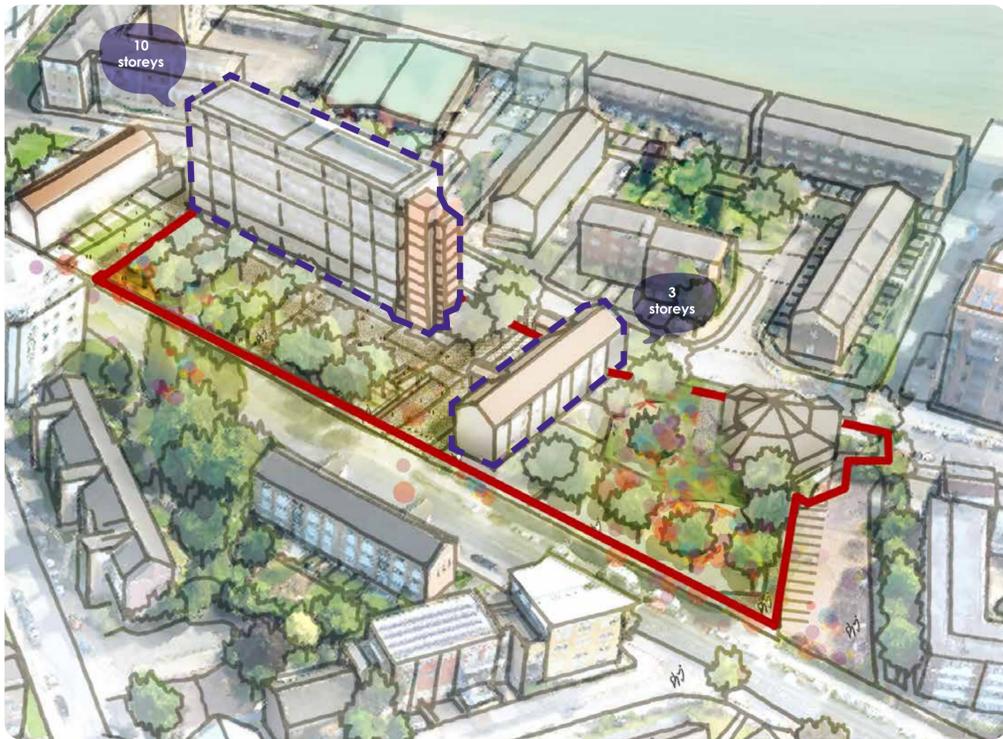
Option 1 Business as usual



Option 2 Open space Improvement



Option 3 Refurbishment



3D Aerial

Street view sketch



Buildings - Option 4 Infill

Infill Scenario 1



3D Aerial



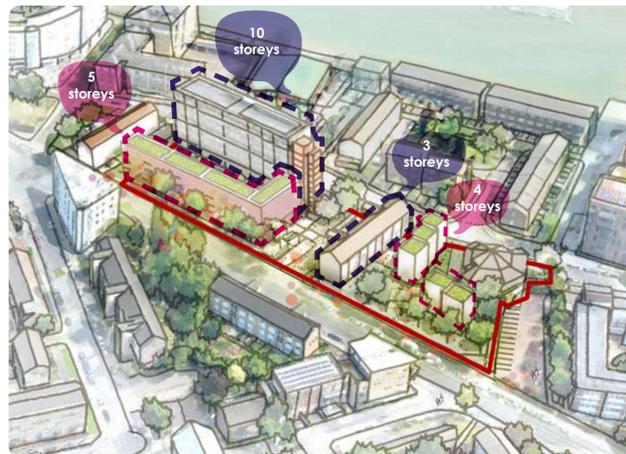
Street view sketch



Infill Scenario 2



3D Aerial



Street view sketch



Tower type

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.....

.....

.....

.....



Group blocks

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.....

.....

.....

.....



Linear block

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.....

.....

.....

.....



Buildings - Option 5 Partial redevelopment



3D Aerial



Street view sketch



3D Aerial



Street view sketch



Superposed block

Four horizontal dashed lines for notes.



Linear block

Four horizontal dashed lines for notes.



Tower block

Four horizontal dashed lines for notes.



Buildings - Option 6 Full redevelopment

Full Redevelopment



3D Aerial



Diagonal block



Perimeter block



Tower block

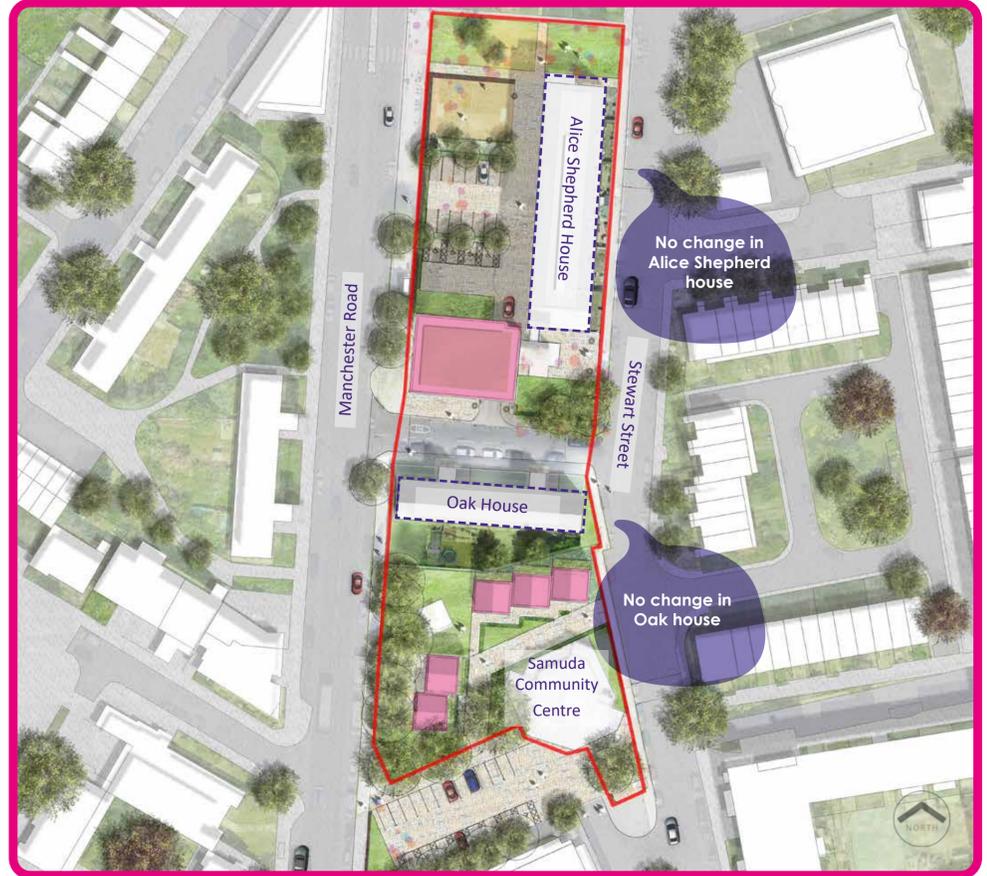


Homes

Any new homes proposed will follow national space standards and housing standards which will assure that the new homes are carefully designed to optimise today's and tomorrow's needs for residents. Daylight/Sunlight, views, and improved accessibility will be fully integrated with the design process as we move forward.

On this board, you'll see some example images of how new homes can look like. Our ambition is to create spacious, high-quality homes that are well-lit with natural daylight and all flats will have its own balcony or a terrace.

Option 4 Infill



Scenario 1

Option 3 Refurbishment



Boiler upgrades



New kitchen



Radiator upgrades



Better noise and thermal insulation



Scenario 2



Access to private open spaces

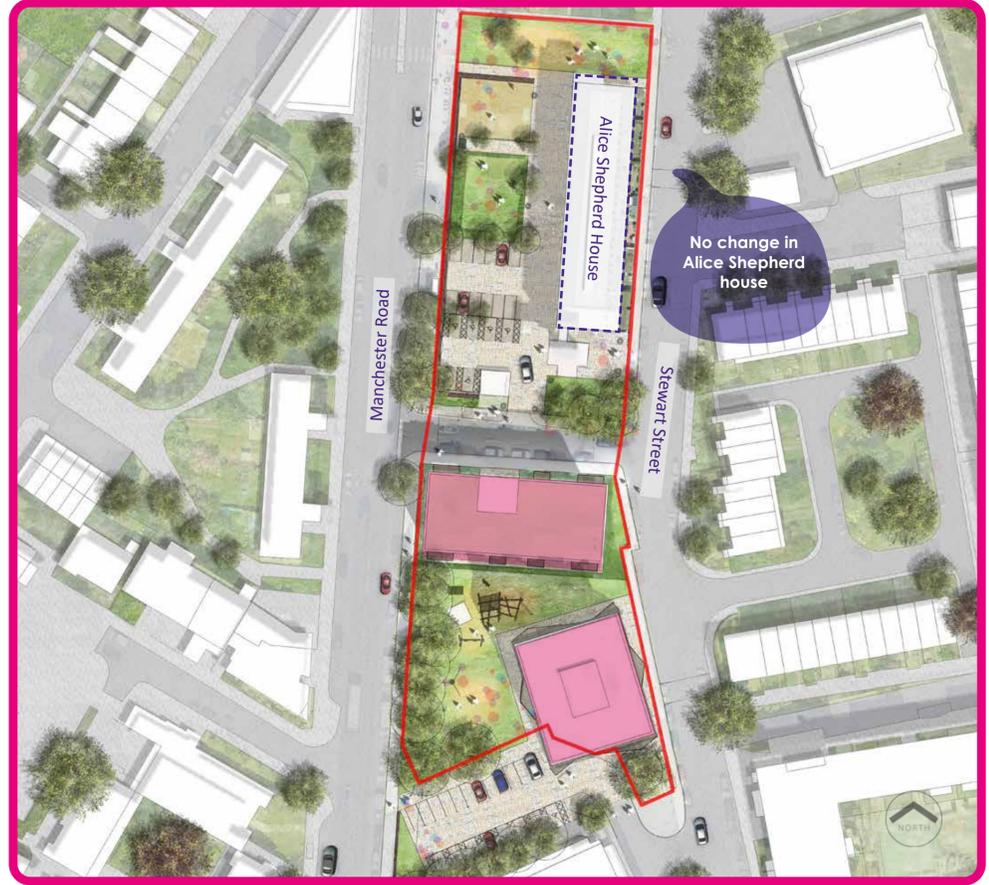


Master bedroom

Option 5 Partial redevelopment



Scenario 1



Scenario 2



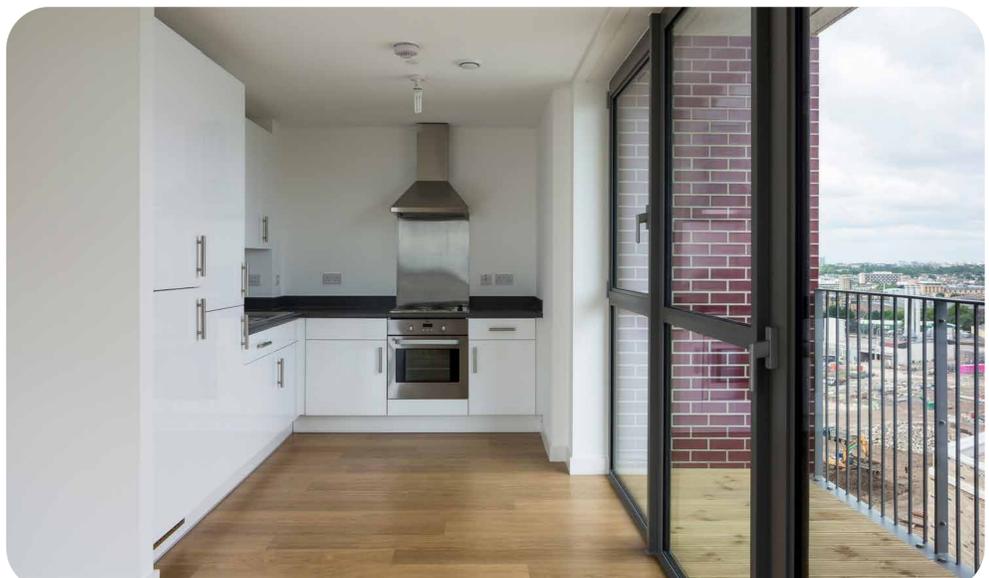
Well proportioned rooms and floor plans



Opportunity for open floor plan for kitchen/ living room



Living room with access balcony or terrace



Living room with access balcony or terrace

Option 6 Full redevelopment



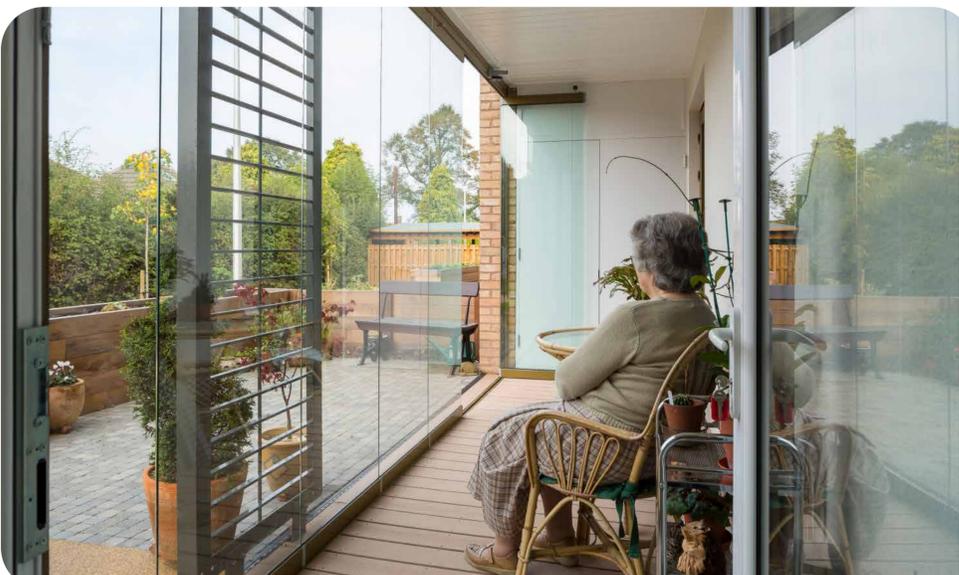
* Above are two examples of 1B2P flat layout - More examples are displayed in the Homes Workshop area



New balconies on existing homes



Private balconies accessed from living spaces



Views and private open spaces in new homes



Example of new living spaces

Join the conversation

Shape the future of your neighbourhood

The information, example images, figures and assessments presented in this exhibition are a work in progress and the options designs are only draft. No decisions have yet been made and there is still a lot for us all to consider together and discuss. In addition to residents' feedback we will also speak to the council and wider local community to understand their views on proposals for change.

Please contact us if you have any questions or feedback:

One Housing Regeneration team:

Mynul Islam

07966 643120 or 020 8821 5138
myislam@onehousing.co.uk

Emma Leigh Price

07768776036
eprice@onehousing.co.uk

The Independent Resident Advisor:

Lee Page

0800 731 1619 (freephone)
aliceshepoakhouse@tpas.org.uk

Resident Advocate:

Mike Tyrrell

07958 225416
mike@puttingresidentsfirst.co.uk

Next Steps

Project timeline

