

# Kingsbridge Estate

Update and looking ahead to consider options for change to the buildings and estate

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

## Kingsbridge Estate Regeneration information checker

Now we have reached the end of the options appraisal phase regarding the regeneration of the Kingsbridge Estate, we are beginning to prepare for the resident ballot. We want to respond on some issues that residents have spoken to us about. We also want to clarify certain areas, clear up any misunderstandings and reiterate our commitments to residents. There are also some frequently asked questions and comments we've received which will also be in the landlord offer document, which we wanted to share with you in this newsletter.

### If you Vote Yes

#### What happens if residents vote 'Yes' for regeneration?

If the ballot result in the autumn is in favour of the regeneration proposals, One Housing will continue to develop the designs and get them ready to make an application for planning permission to the council.

This work is likely to take about 12–18 months. During this period, a number of other important pieces of work need to be done.

Firstly, straight after the ballot there will be a break in consultation for a couple of months while we prepare for the next stage of work. Then we will restart the consultation with residents so that we can work with you on the design of the new homes.

We will meet with each household to discuss your individual circumstances and preferences so that these can be included in the design work for the new homes. We will start discussions with leaseholders about their options and preferences.

We would also work to appoint a contractor or development partner to carry out the construction works. We expect that the process of temporary rehousing for residents in the first phase at Michigan House would begin after we have received planning permission, starting approximately two years after the ballot.

### If you Vote No

#### What happens if residents vote 'No' to regeneration?

If the residents vote no in the upcoming ballot, then it is very likely that the proposed regeneration will not go ahead. It would probably not lead to a new offer or a changed design and so there wouldn't be another vote.

It is the Greater London Authority (the GLA) who say that there must be resident ballots on possible regeneration sites. Without a 'Yes' result in a ballot, the GLA will not give grant funding to One Housing. Without grant funding, One Housing cannot afford to do the regeneration.

The GLA do not allow housing associations to have another ballot after a 'No' vote unless the regeneration proposals are significantly different.

It is very unlikely that One Housing could make enough changes to the current landlord offer or design for the GLA to consider it 'significantly' different. Which means we would be prevented from having a second ballot, and so prevented from regenerating the area.

Even if One Housing could make significant changes, we would have to carry out a full consultation process with the residents again. This would likely mean that any second ballot would be 12 to 18 months after the first.

If you are supportive of the regeneration of Kingsbridge Estate, then voting 'yes' in the upcoming ballot is the only sure way of ensuring these plans get taken forward.

## Your home and your right to return

### Will I be able to return once the regeneration is complete?

All One Housing social tenants are guaranteed a new home on the estate should the ballot be in favour of regeneration, and they wish to stay on the estate. We will work with residents after the ballot to understand each household's needs. Each individual family's circumstances will be considered, and a home will be designed to suit One Housing social tenants' needs as best as possible. This means that if you are overcrowded and need a larger home, or if you have disability requirements, the design of the new homes will take this into account. Resident leaseholders whose principal home is on the estate will be offered the right to return to a new home should they wish to stay on the estate.

### Can I move away from the estate permanently?

If the ballot is positive for regeneration to be taken forward, social tenants who do not want to have to move twice, may decide they would prefer to permanently move away from the estate. We can facilitate this for you within the Tower Hamlets borough and work with other boroughs if you want to move to a borough outside of Tower Hamlets.

### Will I have to move into a high rise home?

We expect that some of the new homes will be in taller buildings. There will be a choice for residents as a variety of homes are being built on the estate over a full range of floor levels all served by a lift.

### Can I be guaranteed a new ground floor property?

Because of the danger of flooding from the Thames, all new homes close to the river in central London cannot have bedrooms on the ground floor and cannot be on one level. Therefore, they will all be maisonettes or flats above ground floor level. Anyone living on the ground floor at the moment may be rehoused

in a ground floor maisonette if this is part of the design.

## Tenant rights

### Will my rights be affected?

All your rights from your current One Housing tenancy agreement will be honoured in any new home on the estate. This means you will retain all your rights, for example if you currently have the right to buy or right to acquire you will keep the same right in your new home.

Resident leaseholders will be offered a new lease should they wish to return to a new property on the estate.

## Adult Children

### My property is overcrowded; I have adult children. Will they be provided with a property?

On our other projects Tower Hamlets council have agreed that 'where family homes are due to be demolished because of regeneration, any adult children can move out into a home of their own. This would be away from the new estate but within Tower Hamlets. If residents vote yes for regeneration to go ahead at Kingsbridge, we expect the local authority would make the same offer to adult children from Kingsbridge Estate.



## Designing new homes

### Will I get to have an input on the design of my property?

The designs shown during the events and in the landlord offer document are not final. They are examples of what a new estate and new homes could look like. Should the ballot be in favour of regeneration, our regeneration team will continue working with residents for another 12-18 months to design the estate and residents' homes in more detail and apply for planning permission from the council.

When voting, you are not voting on the specific design, rather you are voting on whether you support the idea of regenerating the estate.

On other regeneration projects, we have been able to offer both open plan and closed kitchens based on the returning residents' choices.

The quality of the materials used to build homes would improve heat loss and will keep homes warmer, reducing the noise between homes, and better ventilation.

### Will the new homes be secure?

All new homes are built to a secure home standard. This means for example, that properties on the ground floor which are maisonettes would have their own front doors on to the communal areas. Properties on the floors above would be accessed through a secure door entry system.

### Will we have a proper community space?

We would like to provide a community space in the new Estate. As we progress with the designs of the estate, discussions will be held with residents to hear what type of facility on the estate you would like to have, like a community hall, or a shop for example.

We will be working with residents and the children from the estate to develop a design for a new play area.

## Size of new the homes

### Will the homes be bigger, will they have storage and a balcony?

One Housing are committed to making any new properties the same size or larger than your current home. There are new minimum space standards properties must be, most residents will benefit from larger homes, better utilised spaces, and each property will have private outdoor spaces (balconies, patios, or gardens which will be at least 10% of the size of the new home) as well as having more storage. We know that on Kingsbridge Estate the homes are under sized and all new homes would be larger than the homes you have now.

## Views

### I really like having a view of the river, will I still have a view of the river if I return?

One Housing will be working with residents who have river views to ensure a similar view is provided. We cannot guarantee the same floor level or exact view, but after the ballot we will be working with residents to develop more detailed designs of the new homes and buildings where each individual household's housing need and preferences around things such as views will be considered.



## Parking

### Will I lose my parking space?

All residents of the estate who currently have a Tower Hamlets Council on-street parking permit will be able to keep this if they are moving to a new home on the estate. Those residents who currently have a parking permit in the car park will have this re-provided in any new scheme.

### Will we have a secure parking area for our bikes?

All new developments are required to have secure parking for bikes. The architects will work with residents to identify a location for the bike stores when finalising the designs for the new homes.

## Rent

### Will my rent increase?

If you are a social housing tenant of One Housing then apart from the usual annual increases, your rent will not increase because of the redevelopment once you move into your new home, unless you move to a home with more bedrooms, in which case you would be paying the same level of rents your neighbours pay for their current larger home. Rents will also stay the same during the temporary move away from the estate while the work is carried out if this is required.

If you decide to move away permanently, the rent in your new home may be different to the rent you pay now, but you will know what the rent will be before making your decision to move.

## Property sales

### Due to the proposed regeneration, I can't sell my property. How can you assist me?

One Housing will always be willing to purchase the property at an independently verified market value regardless of the wider market if the ballot is in favour of regeneration. You are still able to sell your property on the open market and as the proposed regeneration still

requires a resident ballot, if the proposals are taken forward, we would still need to work towards submitting a planning application which can take a further year after the ballot.

## Independent property valuations

### Can I choose who does my valuation?

Your property will be valued at the full open market value as determined by an independent qualified surveyor who is a member of the Royal Institute of Chartered Surveyors (RICS). The valuation will be determined on the basis that you are a willing seller and that the proposed regeneration programme does not exist.

Should you not accept the valuation you can appoint your own qualified surveyor as long as they are independent and a member of RICS. One Housing will cover the cost of one additional valuation. Should there be a difference in the valuations, the two surveyors can be asked to negotiate the final valuation.

## Compensation

### I have heard tenants will receive compensation for being moved, is this true?

Yes, this payment is called a Home Loss Payment. A permanent tenant is entitled to a home loss payment when they are moved from a property because of regeneration. We will pay you compensation for the loss of your current home; the amount is set by law and is currently £7,100, from the 1st October 2022 that figure is rising to £7,800. We will also cover reasonable costs to cover the disturbance of moving. These costs might include home removal costs, removal and disconnection of appliances and services in your old home and the new connections in your new home, redecoration, alterations to curtains and carpets, replacement furniture where existing items do not fit, new appliances such as cookers if the old ones are not suitable, but these will be agreed on a case-by-case basis. All costs are to be agreed in advance through the provision of quotes.

## Resident and non-resident leaseholders

### Will resident and non-resident leaseholders be compensated?

We will pay you compensation for the loss of your property and the amount is set by law.

For resident leaseholders you will be entitled to a home loss payment of 10% of your home's valuation, for example if you agree your home is worth £350,000 the home loss is £35,000. If you are a non-resident leaseholder the home loss payment is 7.5% of your property's valuation, for example if you agree your home is worth £350,00 the home loss is £26,250.

You will also be entitled to be paid the SDLT (stamp duty) on any onward purchase up to the value of the home you are selling, this is for both resident and non-resident leaseholders. You should note that if your onward purchase is more than the value of your current home you will be responsible for the SDLT on the amount above your current home.

You will also be entitled to have your legal costs for both buying and selling met in full by One Housing, you will also be reimbursed for any removal costs and a disturbance payment you will incur for the disconnection and reconnection of telephone, TV, internet, white goods (washing machines etc) and re-direction of post. If you incur early redemption clauses on your mortgage and/or mortgage arrangement fees these will also be re-imbursed by One Housing.

## Timescales

### When might I be able to/have to move to allow the regeneration to take place?

We would expect Michigan House residents to need to move after we have planning permission (expected to be in late 2023) and Montrose House and Montcalm House residents to move once any new blocks have been built on the Michigan house site (a rough estimate would be that this would be in 2026). This really is a 'best guess' at the moment as there is still a lot of work to do before construction can start. Residents will likely have the option to move earlier than this if they want to.



## The Ballot

**We are currently aiming to hold the resident ballot in October 2022.**

One Housing will appoint an independent company to run the ballot process. For example, on another local estate Civica Electoral Services were appointed.

The ballot will take place over a period of approximately three-weeks, all voting will be anonymous and there will be multiple ways of voting including online and postal voting.

### When will the ballot take place?

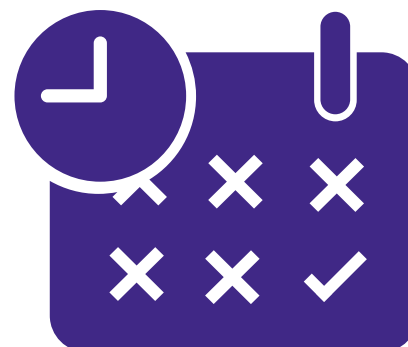
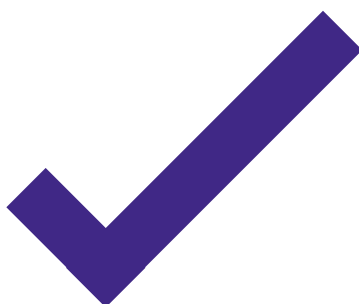
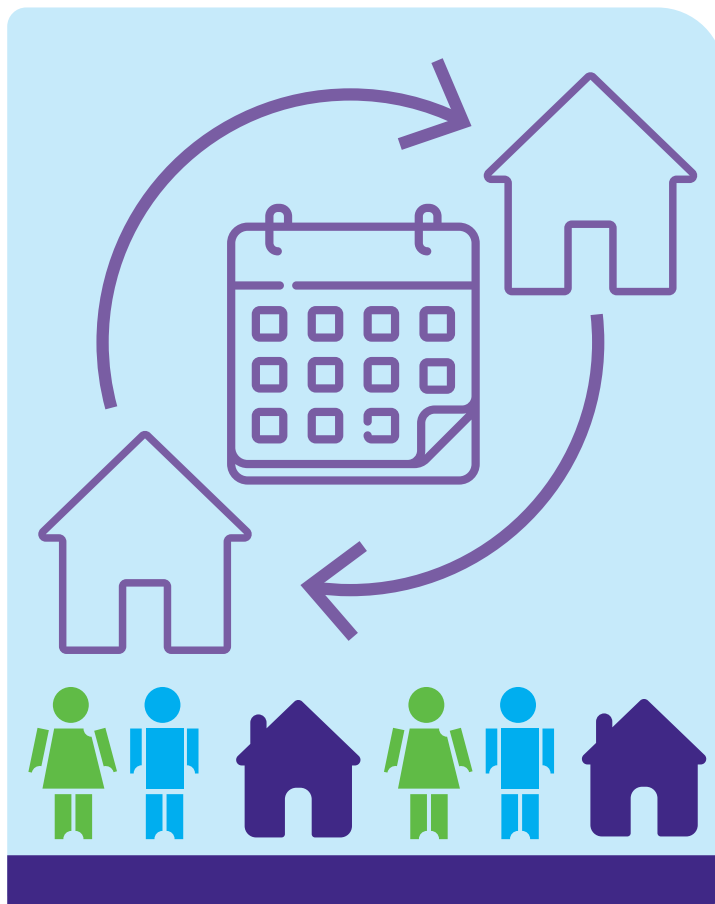
The ballot will follow this round of consultation, and we hope this will happen in the autumn this year.

### Who gets to vote?

The eligibility requirement for voting is set by the Mayor of London's office, The Greater London

Authority (GLA). Eligible voters are as follows:

- Social tenants named on the tenancy agreement.
- Resident leaseholders who have been living in their properties as their only or principal home for at least one year prior to the date the Landlord Offer is published and are named on the lease or freehold title for their property. This means that a household with a joint lease gets two votes and a sole lease one vote.
- Any resident whose principal home is on the estate and who has been on the local authority's housing register for at least one year prior to the date the Landlord Offer is published.



# Upcoming Events

Family Fun Event – Thursday 8th September

About the Regeneration Proposal Event –  
End of September TBC



## Contact information

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

### One Housing

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## 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: 0776 442 1981 or  
christine.searle@newmillconsultants.com

Rob Lantsbury: 0796 153 2761 or  
Rob.lantsbury@newmillconsultants.com

Ifte Ahmed : 0794 656 6401 or  
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0800 0304 588

### Residents Advocate

Mike Tyrrell is the resident advocate that has been appointed to the project to support residents and represent their views and opinions. Mike can be reached on 0795 822 5416 or  
mike@puttingresidentsfirst.co.uk

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

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

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