

HELLO & WELCOME...

...to the first Residents' Event for Alice Shepherd House and Oak House options appraisal.

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 resident survey conducted in March/April 2019, and offers an opportunity for YOU to help build a VISION for positive change to Alice Shepherd House and Oak House.

Today we are looking at:



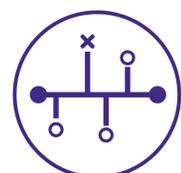
Who we are and what we do



The design process, and what makes good design?



Your local area



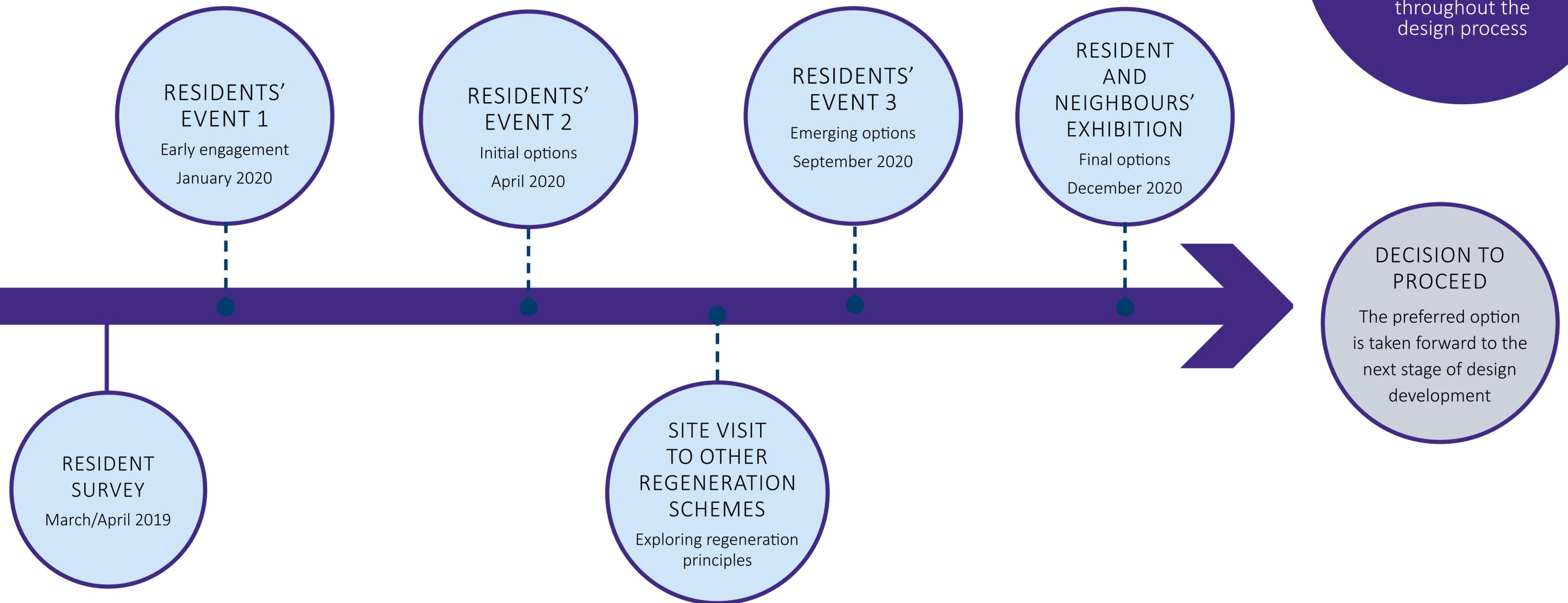
Next steps



NEXT STEPS...

Over the coming months you will have the opportunity to get involved with workshops and events. During these we will gather your ideas and views to shape the options for your estate together.

Residents will be active players in the options appraisal process. Together we will explore all the needs, aspirations and opportunities for your community, so as to create appropriate regeneration options.



WHO ONE HOUSING ARE...

One Housing builds, manages and maintains over 17,000 homes in London and the South East, almost 2,500 of which are on the Isle of Dogs. For many of you at today's event we are your landlord.

We are a 'not for profit' organisation, a registered provider of social housing and a registered charitable housing association. This means that any profit that we make is required by law to be reinvested in our social purpose of helping people and communities.

We build affordable homes for people who struggle to afford a place to live. We provide care and support to thousands of people in the community and we help people to prepare for and find work. We fund all of this by building, selling and renting homes on the open market and a range of other commercial ventures.

Our vision is to create places for people to call home and support them to live well

Meet the Island regeneration team...



Paul Handley | Head of Island Regeneration

Paul is responsible for managing One Housing's regeneration strategy on the Isle of Dogs and ensuring the projects and proposals are resident focussed, achievable and deliver meaningful benefits to both the local community and the wider borough.



Leila Arefani | Regeneration Manager

Leila has many years of experience working on the Isle of Dogs. She manages One Housing's day to day activity on this project and coordinates input into the project from many residents, staff, technical consultants and agencies.



Mynul Islam | Regeneration Officer

Mynul is a former housing officer who specialises in face to face engagement with residents through meetings, one to one visits, drop in sessions and surgeries. He is particularly focussed on ensuring that residents' rights and privileges are maintained and enhanced through any regeneration proposals.

The Island regeneration team were set up in 2018 to work with residents of the Isle of Dogs to develop and implement regeneration works to benefit the community and, if possible provide additional homes for people in need.

Our projects



Bellamy Close & Byng Street, Isle of Dogs



Ladderswood, Enfield



Frederick Street, Camden



WHO PRP ARE...

We are the architects who will be co-ordinating this options appraisal process alongside One Housing.

PRP has over 55 years experience providing architectural services. We create homes that people want to live in, spaces people want to sit, play and spend time in, and high-quality environments that are easy to maintain and manage.

We welcome the opportunity to work with you in transforming your estate into a place that enhances the lives of everyone.

We are a multi-disciplinary practice providing the following key services:

- Architecture
- Masterplanning & Urban Design
- Planning
- Landscape Design
- Sustainability
- Environmental
- Community Engagement

Meet the team...



Richard Harvey | Partner

Richard is responsible for upholding the highest standard of work across PRP and ensuring the aspirations of the local community are met.



Spyros Katsaros | Director

Spyros has extensive experience in masterplanning and urban design, and has co-ordinated the design development of large regeneration projects in conjunction with local communities.



Roumpini Perakaki | Senior Urban Designer

Roumpini has worked on a range of regeneration projects and co-ordinated the design development and a number of creative workshops aimed at maximising public engagement.



Daniela Rodrigues | Associate

Daniela is an experienced designer specialising in community engagement, urban regeneration and specialist housing. Daniela has experience in small and large scale projects.



Richard Almenius | Urban Designer

Richard has worked on a number of regeneration projects and has engaged with a broad range of communities and stakeholders.

Our projects



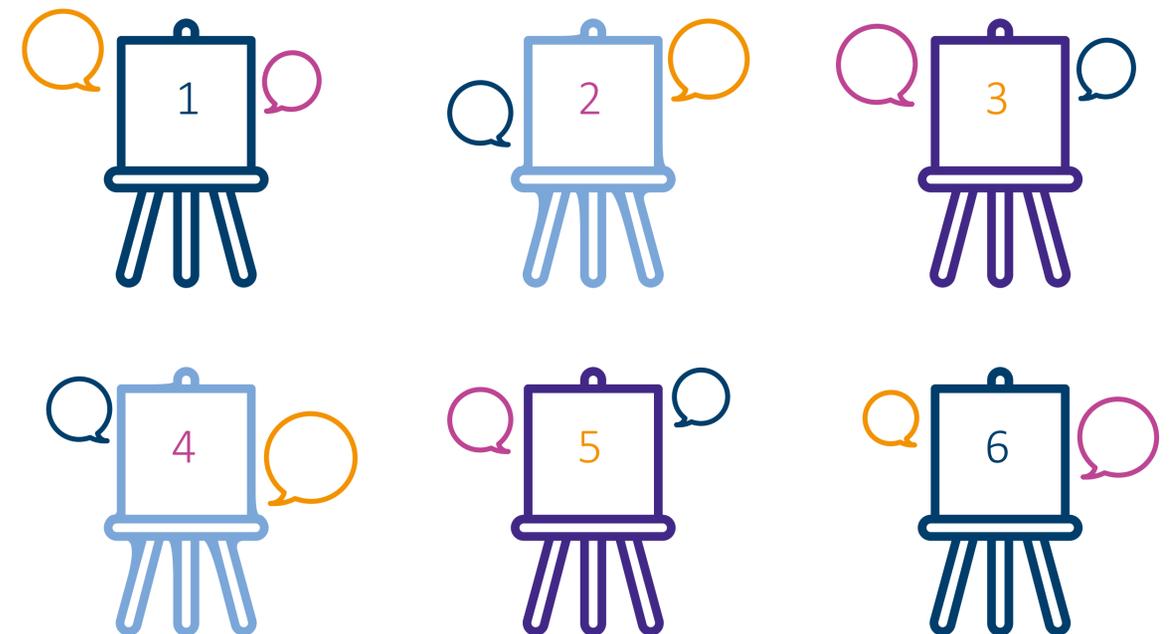
WHAT IS AN OPTIONS APPRAISAL?

An appraisal process to explore the different options with you for improving your neighbourhood

Aims and outputs



Resident and stakeholder feedback may be used to inform important design elements within the emerging options. Therefore it is important for YOU to let us know YOUR thoughts during the resident workshops.



Indicative timeline



WHAT ARE THE POTENTIAL OPTIONS?

This appraisal will test 6 options, from business as usual through to complete redevelopment. These options are outlined over the next four boards.

1

BUSINESS AS USUAL

- No intervention
- Continued ad-hoc repairs and refurbishments to building exteriors and interiors



3

REFURBISHMENT

- Refurbish existing buildings to meet modern standards
- Make homes easier to run and more comfortable
- This may include facade improvements, window upgrades and interior refurbishments



5

PARTIAL REDEVELOPMENT

- Demolition and construction of parts, but not all of the site
- Sale of new homes can help fund refurbishment of existing buildings
- Develop a set part of the site without disrupting general layout



2

PUBLIC SPACE IMPROVEMENTS

- Minimal intervention
- Improvements to the space around the buildings (eg footpaths, open spaces)
- Landscape improvements such as tree planting, lighting and resurfacing



4

INFILL DEVELOPMENT

- Develop in vacant space between buildings with no demolition of existing homes
- Increase number of homes without significant disruption
- Sale of new homes can help fund refurbishment of existing buildings



6

FULL REDEVELOPMENT

- Maximum intervention
- Demolition and construction across entire site
- New and improved buildings, streets and open spaces
- Increased number of homes



WHAT ARE THE POTENTIAL OPTIONS?

This appraisal will test six options, from business as usual through to complete redevelopment. These options are outlined over the next three boards.

1

BUSINESS AS USUAL

- No intervention
- Continued ad-hoc repairs and refurbishments to building exteriors and interiors

SITE IMAGES



2

PUBLIC SPACE IMPROVEMENTS

- Minimal intervention
- Improvements to the space around the buildings (eg footpaths, open spaces)
- Landscape improvements such as tree planting, lighting and resurfacing

EXAMPLE IMAGES OF PUBLIC SPACE IMPROVEMENTS



WHAT ARE THE POTENTIAL OPTIONS?

3

REFURBISHMENT

- Refurbish existing buildings to meet modern standards
- Make homes easier to run and more comfortable
- This may include facade improvements, window upgrades and interior refurbishments

EXAMPLE IMAGES OF REFURBISHMENT



4

INFILL DEVELOPMENT

- Develop in vacant space between buildings with no demolition of existing homes
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EXAMPLE IMAGES OF INFILL DEVELOPMENT



WHAT ARE THE POTENTIAL OPTIONS?

5

PARTIAL REDEVELOPMENT

- Demolition and construction of parts, but not all of the site
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EXAMPLE IMAGES OF PARTIAL REDEVELOPMENT



6

FULL REDEVELOPMENT

- Maximum intervention
- Demolition and construction across entire site
- New and improved buildings, streets and open spaces
- Increased number of homes

EXAMPLE IMAGES OF FULL REGENERATION



EARLIER THIS YEAR YOU TOLD US...

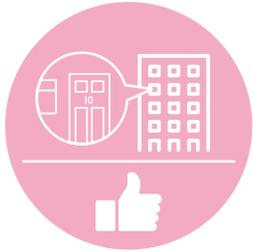
In March and April, we spoke to you about what you like and dislike about your homes, the estate and your local area.

We spoke to 67 of the 83 households currently living in Alice Shepherd House and Oak House, which means 81% of you took part in the survey. We asked you open questions so as not to prompt answers about any particular issue.

Your feedback helps us understand the issues that are most important to you, so that when we start drawing up ideas for the next stage of consultation we can keep the aspects you like and address the problems you have told us about.

The following information recaps the findings of the questions asked:

What do you like about your home?

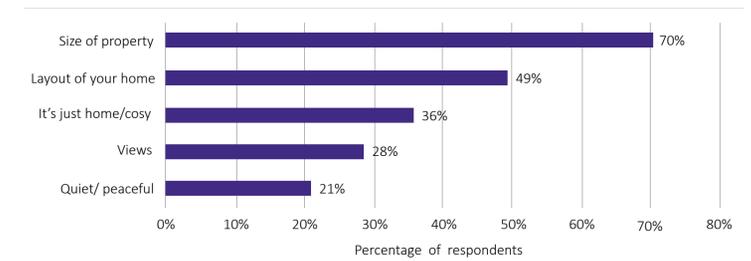


"Peaceful, private, nice and quiet. Nice neighbours, friendly, cosy"
Alice Shepherd House resident

"Everything; storage, size, light. Love the layout"
Alice Shepherd House resident

"Feels private. It's my home, my castle"
Alice Shepherd House resident

"Good size bedroom with storage. Easy to park car"
Oak House resident



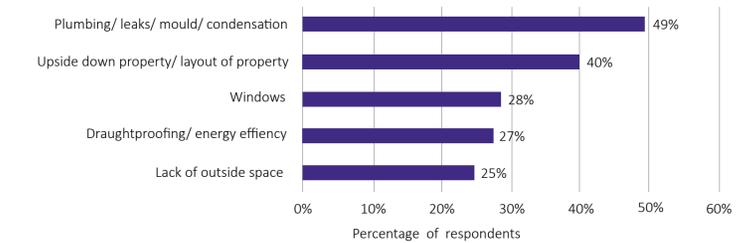
What do you dislike about your home?



"Layout is not good. Lounge has four doorways. Front porch is too small. House gets damp even with windows open"
Oak House resident

"No balcony, no garden. Going downstairs to living room"
Alice Shepherd House resident

"Doesn't look nice. Layout is confusing; don't know who your neighbours are. Escape doors do not make practical sense"
Alice Shepherd House resident



What do you like about your estate?

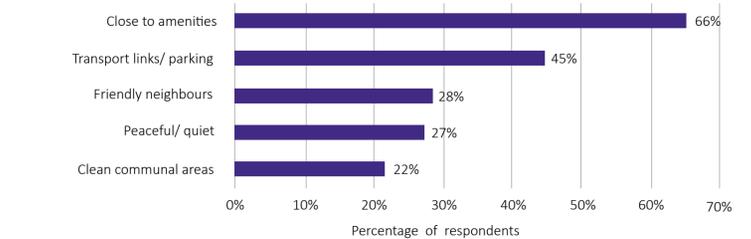


"Like that it is not car free. Like being next to the river. Good to have two lifts. Good to have wide communal landing"
Alice Shepherd House resident

"Good transport, right by bus stop. DLR is close. Area is very good"
Oak House resident

"Like the building. Friendly and good local shops. Concierge"
Alice Shepherd House resident

"Friendly neighbourhood. Views are amazing"
Alice Shepherd House resident



What do you dislike about your estate?

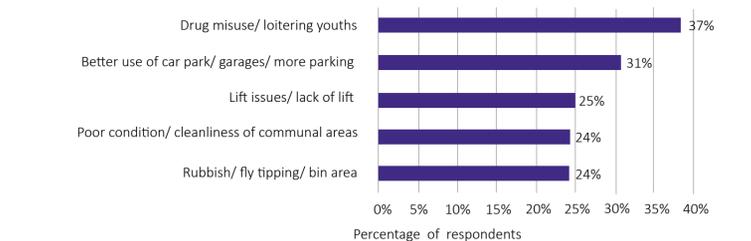


"Drug use and using stairwells as a toilet. Smell of weed though windows and vents"
Alice Shepherd House resident

"Community Centre can be noisy at weekends. Dangerous street just outside"
Oak House resident

"Car park space is not well used. Office workers use it but it should be used for residents. Somewhere for children to play. Nice space to sit"
Alice Shepherd House resident

"Nothing. We like it"
Oak House resident



CREATING A RESIDENTS' BRIEF

This section explores the initial objectives for Alice Shepherd House and Oak House. We want to hear YOUR thoughts...



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:



1. CONSULTATION

We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence things in ways that best suit you.

2. DISRUPTION

We will make every effort to keep disruption to a minimum.

3. YOUR RENT

Your rent will not go up when you move back to one of the new homes after the redevelopment, unless you move to a larger home. Rents will also stay the same during the temporary move away from the estate while the work is carried out. They will increase annually as they currently do during this period.

4. YOUR TENANCY

Your tenancy and rights will be the same when you return to your new home as they are now.
If you permanently move away to a home let by another landlord you will still have a secure or assured tenancy, but may be different.

5. COMPENSATION

We will pay compensation and costs to cover the disturbance of moving.

6. RIGHT TO RETURN

If you have said that you want to return to the estate after redevelopment, you will have a right to do so in one of the new/ refurbished properties (depending on option chosen).

7. MOVING AWAY

If you would prefer to move away from the estate we will support and help you to secure a home from our existing properties, or to a property owned by another landlord. This may be in Tower Hamlets or it may be in another area.

8. MOVING AWAY TEMPORARILY

If you move away from the estate temporarily and then return when the new homes are complete, we will help and support you to secure a temporary move to one of our existing properties, or to a property owned by another landlord in a location which is suitable to your family needs.

9. QUALITY

Should redevelopment be chosen, all new homes will be built to the latest standards as set out in the London Housing Supplementary Planning Guidance (SPG) and current Building Regulations. All homes will be energy efficient.



YOUR COMMUNITY



Your views
matter

We welcome your comments
and ideas throughout the
design process

What do
you like
about your
community?



YOUR HOME



Your views
matter

.....
We welcome your comments
and ideas throughout the
design process

HOW TO STAY IN TOUCH

We want residents to be fully and meaningfully involved in this process to help us get the best outcomes for everyone.

In addition to residents, there will also be a role for the wider community, including the council and other stakeholders, to be involved. It is important to understand that no decisions have been made yet and there is still a lot to consider and discuss.

Please contact us if you have any questions or feedback.

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Join the
conversation

Shape the future of your
neighbourhood