

# Kedge House, Starboard Way and Winch House Considering options for change – Update



## Where we are now

We have been working with residents of Kedge House, Starboard Way and Winch House to consider options for change to the blocks and estate. Through the options appraisal process it was clear that the full redevelopment option, which involves the demolition of all three blocks and construction of new homes was the more popular option.

As you may be aware, we have had to slow down work on the project throughout the government lockdown since the start of the year. Now with restrictions easing, and subject to government guidance, we hope to continue progressing with the resident ballot.

Over the coming weeks, we will be sharing with residents of Kedge House, Starboard Way, and Winch House the 'Landlord offer'. This document will outline the offer One Housing will be making to residents of the estate, and the key commitments or promises to all One Housing tenants and leaseholders.

The commitments, as set out in the Residents' Charter, are a range of promises One Housing has developed, with the help of the Resident Advocate, the Resident Advisor, the Resident Steering Group, and resident feedback from the engagement events. The document outlines what tenants and leaseholders can expect from One Housing.

Later in this newsletter, we will explain the key commitments so you can fully understand your rights, the benefits you'll retain, and the advantages of voting in favour of the ballot.



## The Ballot (vote) - Key dates

**22nd March to 4th April** – Registration period. In December 2020 we wrote to each household to advise on who is eligible to vote according to the Greater London Authority's (London Mayor's office) guidelines. All eligible voters will now receive a letter with details of how to register to vote with Civica who will be carrying out the ballot.

**Week of 5th April** – Door knocking & gazebo event. We would like to meet with all households to make sure residents understand what the ballot is about and what is being voted on, and to answer any questions.

**Week of 12th April** – Landlord offer document sent to residents, prior to the ballot period to allow for residents to digest the information.

**Week of 19th April** – Drop ins on the estate. This will be another opportunity for us to meet with residents and answer any questions before the ballot period opens.

**26th April to 19th May** – Ballot/ voting period. There will be a period of 24 days to cast your vote.

**20th May** – Result. One day after the voting period ends Civica will inform One Housing and residents of the outcome of the ballot.

### Summary of key commitments

- 1 A new home for every One Housing tenant and resident leaseholder, if you want to return**

One Housing promises all its residents and resident leaseholders, they will have a home on the estate. If temporary moves away from the estate are needed, you will be guaranteed a property to return to.
- 2 Help when moving**

If you move away from the estate either temporarily or permanently, then we will work with you to find a home which suits your needs. We will also pay all reasonable removal expenses (as part of a 'disturbance fee') and help with arranging your move and setting up your home.
- 3 We will provide extra support to those who need it**
- 4 A permanent move away if you want it**

If you would like to move away from the estate, we will support you to find a permanent home
- 5 A fair and flexible offer to leaseholders**

We are committed to ensuring that all leaseholders have the option of a financially advantageous offer available to them.
- 6 Your rent will stay the same**

If you rent from One Housing, then your rent will stay the same. If the number of bedrooms goes up or down, your new rent will match that of an equivalent sized home on the estate now. If you decide to move away permanently your rent will be set by your new landlord, but you will know what the rent will be before making your decision
- 7 Your tenancy will stay the same**

If you are a One Housing tenant, your tenancy rights will remain the same. If you move landlords your tenancy agreement may change
- 8 One Housing will minimise disruption to you and your household**
- 9 You will receive compensation**

One Housing Tenants and leaseholders will receive a home loss payment for the loss of your home, plus all reasonable costs incurred as a result of moving.
- 10 Ongoing consultation and communication**

One Housing will consult residents and resident leaseholders throughout the process.
- 11 Compensation for home improvements**

If you are a tenant who has made improvements to your home with One Housing's permission, we will compensate you for them.
- 12 Provision of parking**

Resident car owners who currently have a permit to park on the street or in the car park will continue to be able to do so.
- 13 Commitment to quality**

All new homes will be to the latest standards. All new homes will be at least as big as current homes, if not larger, and each have private outdoor space (i.e. balcony/terrace/garden).

### How to stay in touch

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