

Kedge House, Starboard Way and Winch House

Residents' Consultation 2: Initial Options Feedback Summary Report January 2020



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Executive Summary

This report summarises the thoughts, ideas and concerns raised by the residents of Kedge House, Starboard Way and Winch House throughout the second round of consultation events concerning the future of the estate.

Following a review of the six options presented, residents offered their thoughts on the extent to which each option would achieve the objectives on their draft Residents' Brief. In general, residents were mostly in favour of the full redevelopment option, while opinions on the remaining options somewhat varied.

When asked about Option 1 'business as usual', residents generally thought that it could not achieve their objectives. Some of the comments received indicated that the estate is outdated and needs regenerating, and that it is not enough to leave it in its current condition.

When asked about Option 2 'open space improvements', residents again generally thought that it could not achieve their objectives. Many commented that this does not benefit them as it is the buildings that are the problem. However, some did comment that some of the improvements shown in this option could be incorporated into any larger redevelopment.

When asked about Option 3 'refurbishment', residents generally thought that it could not achieve their objectives. Some liked the option, but many commented that it does not go far enough to solve the problems engrained in the buildings and that previous refurbishment schemes did not improve their quality of life.

When asked about Option 4 'infill', almost all residents thought that this could not achieve their objectives, with no respondents suggesting it could achieve them 'very well'. Many noted that the site already suffers from overcrowding and that any mix of old and new buildings would not sit well.

When asked about Option 5 'partial redevelopment', residents were somewhat split on their opinions. Some of the scenarios were supported by many – particularly those that included the demolition of Kedge House. Others were concerned that the approach was not consistent and that equal development is needed, and again that the mix of old and new buildings would not sit well.

When asked about Option 6 'full redevelopment', residents generally thought that it could achieve their objectives. While some do not like the disruption that this could cause, many were in favour of demolition across the site and commented that redevelopment would improve standards of living, help the community and that it "ticks all the boxes".

Introduction

Residents' Consultation Event 2: Developing options

Event dates

Barkantine Hall:

Thursday 5 December (4pm-7pm)

Saturday 7 December (11am-2pm)

Kedge House foyer mini event:

Thursday 12 December (9am – 4.30pm)

Residents who attended an event: 62

Number of households represented: 43

Follow up one to ones:

Tuesday 10 December to Friday 20 December

Number of households engaged in one to ones: 13

Total number of households in Kedge House, Starboard Way or Winch House: 71

Number of completed feedback forms: 54

(from 48 different households)

Total number of households who engaged: 54 (76%)

(attended either an event or one to one)

This report is a summary of the thoughts, ideas and concerns raised by residents during the second round of consultation events regarding the future of Kedge House, Starboard Way and Winch House.

The events included two exhibitions at the Barkantine Hall, a mini event in the Kedge House foyer, and a series of follow-up one-to-one meetings with residents. Residents were presented with a number of exhibition boards before being asked to communicate their thoughts via sticky notes and a questionnaire.

The first exhibition boards focussed on residents' feedback from the previous round of consultation events and how their comments and thoughts were incorporated into the options proposed. Feedback on the draft Residents' Brief was also shown, along with an updated version with some new objectives.

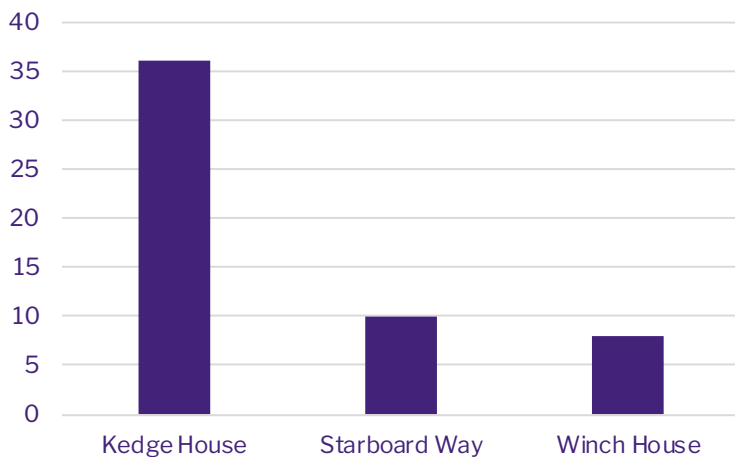
Following the feedback, the next two boards presented analysis of the local area and the estate. These were coupled with images and comments, highlighting some of the challenges and opportunities that they present.

The remaining boards presented a range of scenarios across the six options, with illustrative diagrams, precedent images and explanatory text. A review board sat alongside each option, which outlined PRP's appraisal of how well they responded to the draft Residents' Brief. Residents were asked to comment on each of the options and, using green and red stickers, highlight if they thought it could achieve the objectives in their draft Residents' Brief. Residents were also asked to complete feedback forms, which allowed them to write further comments about each of the options.

About you

The first part of the feedback form (see example at top of page 19) collected basic information. Of the 54 feedback forms completed, 36 were from Kedge House, 10 from Starboard Way and 8 from Winch House. In some cases, more than one resident from a single home completed a questionnaire.

“Where do you live?”

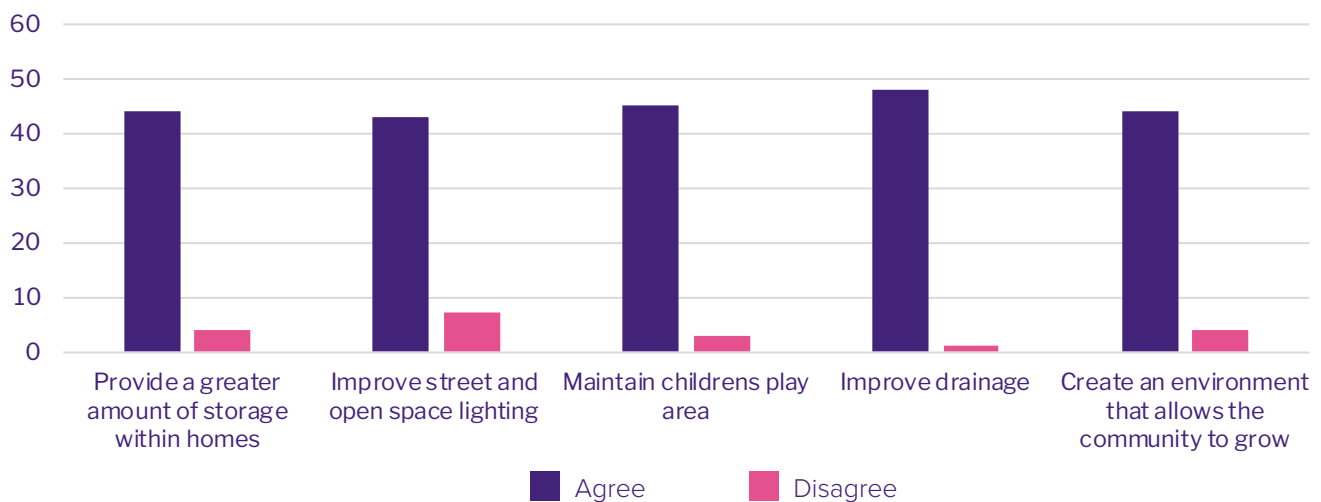


Your draft Residents’ Brief

The next part of the feedback form asked residents to think about their draft Residents’ Brief and the additional objectives that had proposed following the previous round of consultation. Respondents were given the opportunity to agree or disagree with these new objectives to help decide whether or not they should remain in the Residents’ Brief.

Generally, there was agreement across all additions, with more than 40 respondents per objective agreeing that they should remain in the Residents’ Brief and no more than seven disagreeing.

“We want to know your thoughts on these and whether they should remain in your Residents’ Brief.”



Initial options

The next section asked residents to think about each of the options that were presented on the boards and offer their opinions on how well each one would achieve the objectives on their draft Residents' Brief. Residents were invited to place green or red stickers on the boards to score each option positively or negatively respectively. Throughout the questionnaire respondents were asked to tick 'very well', 'quite well' or 'not very well' and write any additional comments, if necessary.

Option 1: Business as usual

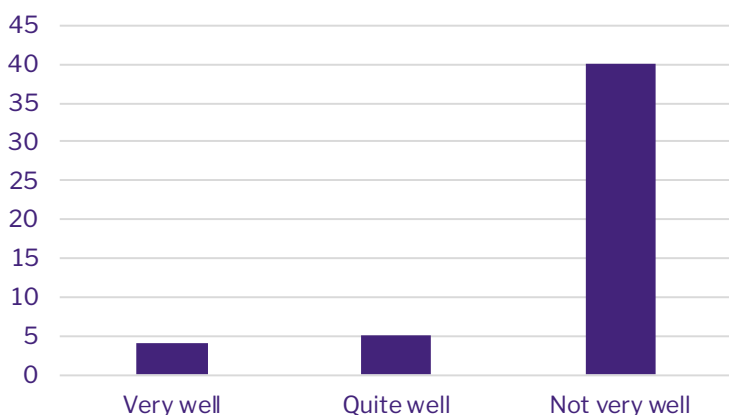
The 'business as usual' option considers no change to the estate other than routine maintenance and ad-hoc repairs. During the events, 23 residents scored with a red sticker against two green, highlighting that the majority of residents were not confident that this option would achieve their objectives.



"The character around us is changing - our estate is outdated"

"Ridiculous option - there are so many faults in Kedge House that everything would need to be changed"

Generally, questionnaire respondents also thought this option could not achieve the objectives on their draft Residents' Brief, with 40 people voting 'not very well'. Five people thought it could achieve the objectives 'quite well' while four people thought 'very well'.



"The Barkantine Estate needs regenerating. It needs to catch up to modern standards of living"

"Kedge house cannot be business as usual. Poor insulation, damp in walls, ceilings leaking, no water pressure and overall very poor layout and of structure"

"Does not help problems within building"

"Need repairs & fill in potholes so not enough to leave it as it is"

"Quite happy with flat as it is. Don't want to lose my garden - it makes me happy. Don't mind open plan or separate kitchen. Prefer inset balconies although not really thought about it."

Option 2: Open space improvements

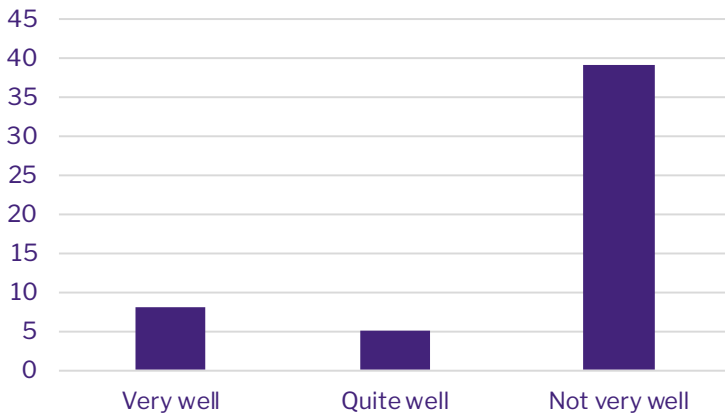
The 'open space improvements' option tests the benefits that could be achieved by making improvements to the external communal and public spaces across the estate. During the events 21 residents scored with a red sticker against five with green. This demonstrates that the majority of residents were not confident that this option would achieve their objectives, albeit with slightly less of a majority than the 'business as usual' option.



"Would like some of this as part of bigger redevelopment"

"This does not meet any of my requirements"

Generally, questionnaire respondents also thought this option would not fulfil their draft Residents' Brief objectives, with 39 people voting 'not very well'. Five people voted for 'quite well' while eight people voted for 'very well'.



"Properties need improvements so this option is not an option"

"This would achieve nothing. Residents have problems within their flats"

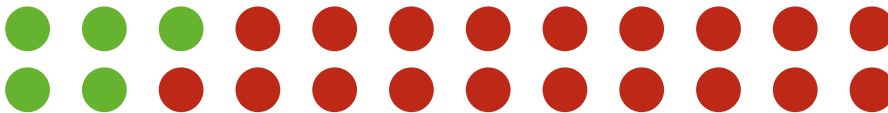
"It's the homes that need work to improve"

"Lighting needs improving. Fill in pot holes. Need to level out the pavements"

"Love the extra hedging especially to stop balls hitting my windows - greener environment"

Option 3: Refurbishment

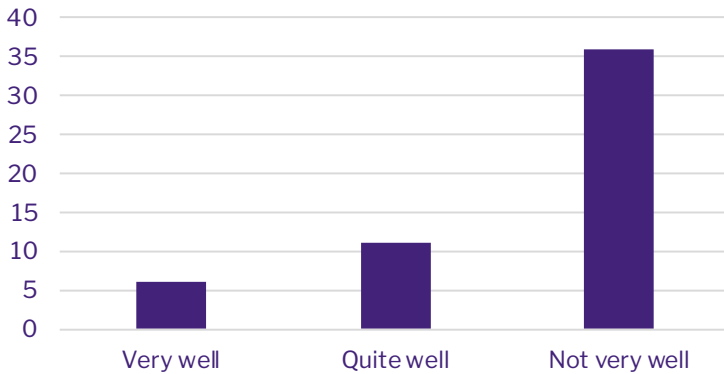
The 'refurbishment' option identifies ways to improve all the existing buildings via refurbishment, outlining three alternative standards that could be met: minimum standard, good practice and best practice. PRP's initial appraisal scored the best practice standard. During the events, 19 people voted with a red sticker while five voted green, demonstrating that the majority of respondents did not think this option could achieve the objectives in their draft Residents' Brief.



"Prefer the best practice scenario compared to A & B"

"Lots of leaks - will this address the leaks? This 3rd refurbishment already!"

Generally, the majority of questionnaire respondents also did not think that the refurbishment option could achieve their objectives, with 36 voting for 'not very well'. Meanwhile, 11 people voted for 'quite well' and 6 for 'very well'.



"It doesn't go far enough to solve the problems & would cost too much"

"Too much work - disruptive to residents, noise, might not solve all the issues"

"Does not improve enough still same old building"

"It had happened before, unfortunately it did not help at all in improving the quality of living"

"Structure would still be the same. Block has had its day"

"Balconies would be nice"

"Favourite option - new windows, lower bills. But also want improved street lighting"

"I don't know how you can improve the dreadful Winch House through refurbishment. I can't somehow bring it to my imagination"

Option 4: Infill

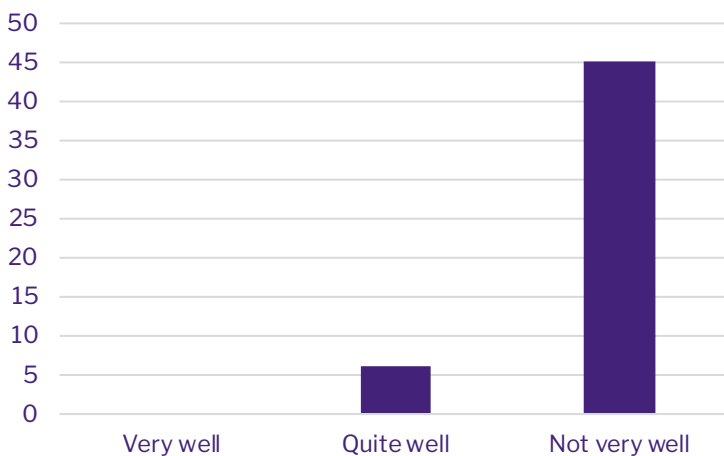
The infill option includes keeping all existing homes as they are and tests the provision of some new build homes in various open space areas of the site. During the events 22 people voted with a red sticker and none with a green, highlighting that no respondents had confidence that this could achieve their draft Residents' Brief objectives.



"What about existing residents - doesn't improve things for most people"

"Don't like this option - old & new do not mix"

Generally, the majority of questionnaire respondents also did not think that this option could achieve their objectives, with 45 voting 'not very well'. Six people voted 'quite well' while none voted for 'very well'.



"More crowding - concerned there is not enough space"

"Don't see how this would help"

"Don't like view being blocked but OK option if refurb of existing blocks"

"It is already quite a crowded area - new buildings make old buildings look worse. Doesn't solve any problems"

"Doesn't make sense - too cramped, not enough green"

"Very bad idea, crowds the estate"

"More overcrowding, more houses, no benefit to me and my family. Parking issues already so this would make it harder"

"Shame to lose the parking for people who need it"

Option 5: Partial redevelopment

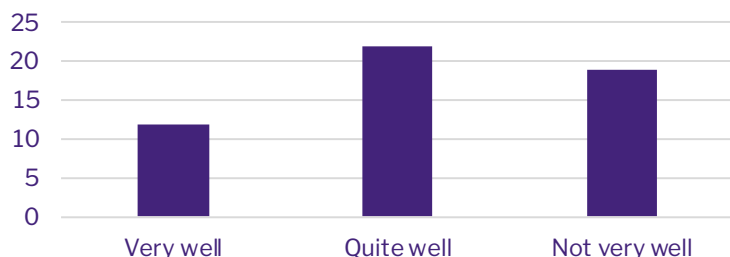
The partial redevelopment option includes four scenarios where some of the existing buildings can be demolished to provide space for new homes, while some buildings are retained. During the events, 12 people voted with a red sticker while five voted with green, demonstrating that more people thought that this option would not achieve their objectives than would.



"Like this scenario 1 & 2 because Kedge is not there"

"All options should have a gated community"

Questionnaire respondents had fairly split opinions on this option, with 12 people voting 'very well', 22 'quite well' and 19 'not very well'.



"Could be annoying having work going on for residents who are not being redeveloped. Also don't like mix of old and new"

"Scenario 2 seems to work well"

"Consistent approach needed, not one or the other"

"Won't suit everyone or address all concerns. New/old buildings won't suit the estate - equal redevelopment"

"Its acceptable as long as Kedge house is taken out"

"That could work but prefer full"

"This would cost a lot - I'd be happy if Winch was knocked down but expect other blocks would feel the same. Winch House needs to go"

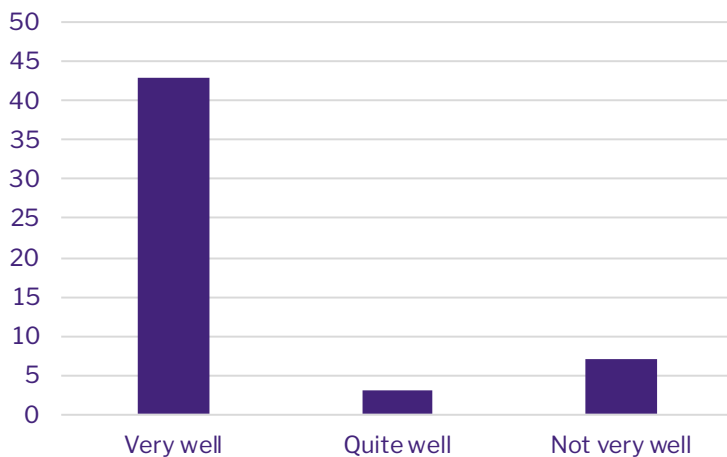
"Need to use good quality materials or problems will come back. If it's cheaper to knock it down and start again then they should"

Option 6: Full redevelopment

The full redevelopment options includes the demolition of all existing buildings and provision of new homes for all existing residents and some new residents. During the events three people voted with a red sticker while 24 voted with green, demonstrating that the majority of respondents were confident that this option could achieve the objectives on their draft Residents' Brief.



Generally, questionnaire respondents also thought that the 'full redevelopment' option could achieve the objectives on their draft Residents' Brief, with 43 people voting for 'very well'. Seven people voted for 'not very well' while three voted 'quite well'.



"Will definitely help community, less housing and in house problems"

"Like decant idea to new housing in Winch location"

"Go for it"

"Entrance to Kedge should be at the front and clearer"

"I want this option for Kedge to come down. Love roof top gardens like winter garden"

"Don't like it and don't want the upheaval. I've waited a long time for this home with garden. Want ground floor - not higher up"

"Preferred option for those who want to stay here. Problems could be resolved with this option"

"This is my preferred"

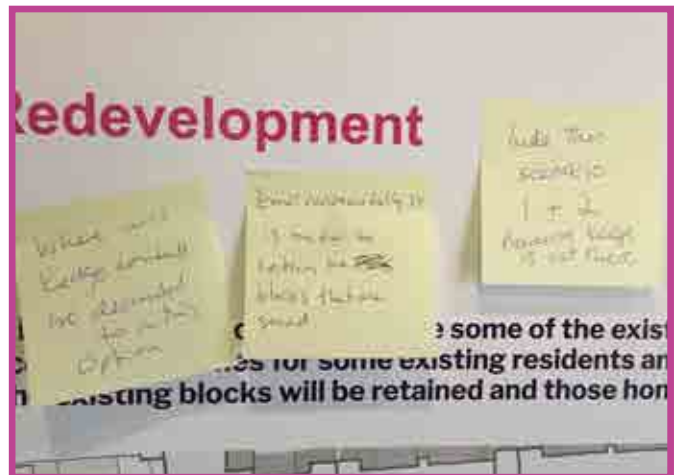
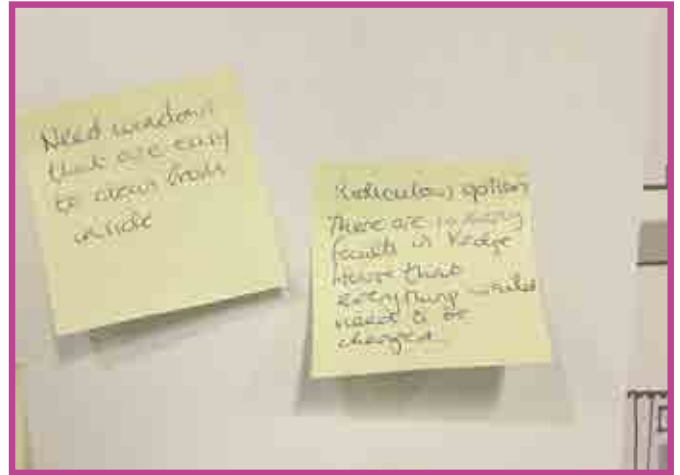
"Pull it all down - start again"

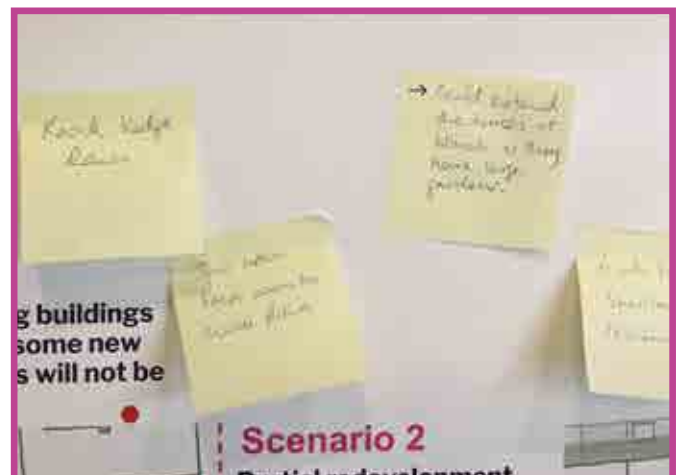
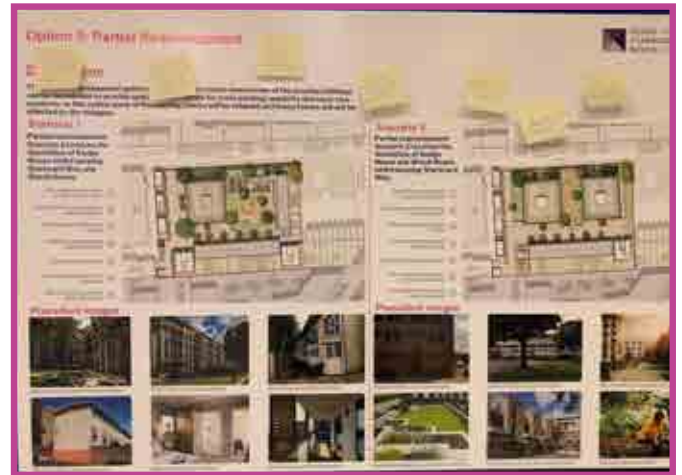
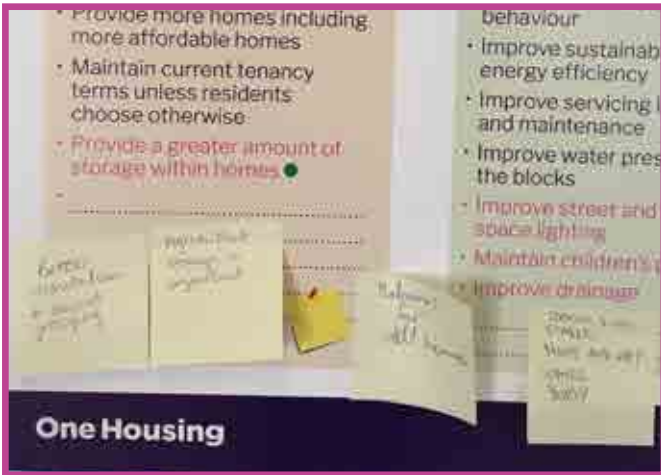
"I believe this is the most suitable and acceptable outcome"

"Makes more sense to have a whole new estate rather than a old block among new build as it will look unkept"

"This option can accommodate all requests of residents and improve our standard of living. At least after a hard days work you're not walking back in to a dump"

Event Photos





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Understanding your estate

The diagrams and images below show the existing condition of our estate and highlight some of the challenges and opportunities that it offers.

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Developing the options

What is an options appraisal?
An options appraisal is a structured process to explore the different routes available to improve your estate. We will working with you to identify a range of options. Selected options will explore:

- Option 1: Business as usual
- Option 2: Groundwater management
- Option 3: Subterranean
- Option 4: Uplift
- Option 5: Partial subterranean
- Option 6: Full subterranean

How will each option be assessed?

1. Business as usual
2. Financial viability
3. Sustainability
4. Buildability

1. Business as usual

- 1.1. Financial viability
- 1.2. Sustainability

2. Financial viability

- 2.1. Sustainability

3. Sustainability

- 3.1. Financial viability
- 3.2. Sustainability

4. Buildability

- 4.1. Financial viability
- 4.2. Sustainability

Your choice matters

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Option 1: Business as usual

Description
This option considers no change to the existing site conditions and no new works will take place. This means that the estate would continue to be managed and maintained in its current state. It is important to note that regular maintenance and repairs would still be carried out and issues would be kept to a safe and secure standard.

Photos of the existing estate

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How well Option 1 scores against your Residents' Brief

We have presented how the initial business as usual option scores against the developing Residents' Brief

Criteria	Weight	Score
1.1. Financial viability	10%	4/5
1.2. Sustainability	10%	4/5
2.1. Sustainability	10%	4/5
3.1. Financial viability	10%	4/5
3.2. Sustainability	10%	4/5
4.1. Financial viability	10%	4/5
4.2. Sustainability	10%	4/5

Tell us your thoughts
Use the stickers to tell us how well you think Option 1 scores against the Residents' Brief.

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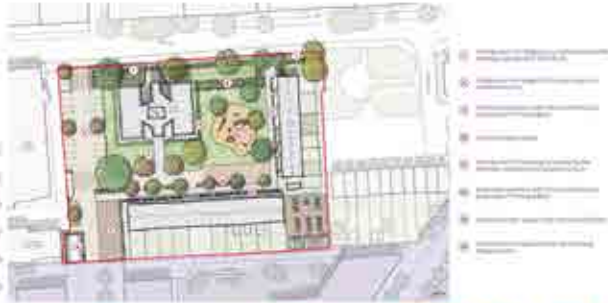
9

Option 2: Open Space improvements:

Description

The open space improvements option highlights benefits that could be achieved by making improvements to the external communal and public spaces across the estate.

This involves upgrading to things such as planting and paving, as well as arrangements for tenants and visitors. The alterations were proposed by any of the existing private or public outdoor areas of houses in this option.



Precedent images



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How well Option 2 scores against your Residents' Brief

Below are items presented from the initial agent appraiser improvements option against the Developing Residents' Brief

Item	Score
1. External communal and public spaces across the estate	5
2. Landscaping and planting	5
3. Paving and outdoor furniture	5
4. Arrangements for tenants and visitors	5
5. Outdoor areas of houses	5
6. Outdoor furniture	5
7. Landscaping and planting	5
8. Paving and outdoor furniture	5
9. Arrangements for tenants and visitors	5
10. Outdoor areas of houses	5
11. Outdoor furniture	5
12. Landscaping and planting	5

Tell us your thoughts

Use the sliders to tell us how well you think Option 2 scores against the Residents' Brief

5 (Excellent) 4 (Good) 3 (Fair) 2 (Poor) 1 (Very Poor)

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Option 3: Refurbishment

Description

The refurbishment option identifies ways to improve all the existing buildings via refurbishment, identifying three alternative standards which could be met.

Three scenarios were considered for the refurbishment of the block for future minimum standards improvements, to good practice improvements and best level practice improvements.



Scenario A - Minimum Standards

- All requirements
- LED lighting
- Water efficiency (reduced flow showerheads, Water-efficient air conditioning)

Scenario B - Good Practice

- Water efficiency
- Energy efficiency
- Thermal building envelope (external glazing and external thermal insulation composite system (ETICS))
- Thermal insulation (walls (HFI))
- Thermal insulation (roof (HFI))
- Thermal insulation (floor (HFI))
- Sub-slab insulation (where appropriate) to all floor
- Replacement of low efficiency boiler units
- Reduction of gas boilers

Scenario C - Best Practice

- Good practice standard, plus environmental works
- Water efficiency (reduced flow showerheads, Water-efficient air conditioning)
- Energy efficiency
- Thermal building envelope (external glazing and external thermal insulation composite system (ETICS))
- Thermal insulation (walls (HFI))
- Thermal insulation (roof (HFI))
- Thermal insulation (floor (HFI))
- Sub-slab insulation (where appropriate) to all floor
- Replacement of low efficiency boiler units
- Reduction of gas boilers



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How well Option 3 scores against your Residents' Brief

Below are items presented from the Best Practice refurbishment scenario against the Developing Residents' Brief

Item	Score
1. External communal and public spaces across the estate	5
2. Landscaping and planting	5
3. Paving and outdoor furniture	5
4. Arrangements for tenants and visitors	5
5. Outdoor areas of houses	5
6. Outdoor furniture	5
7. Landscaping and planting	5
8. Paving and outdoor furniture	5
9. Arrangements for tenants and visitors	5
10. Outdoor areas of houses	5
11. Outdoor furniture	5
12. Landscaping and planting	5

Tell us your thoughts

Use the sliders to tell us how well you think Option 3 scores against the Residents' Brief

5 (Excellent) 4 (Good) 3 (Fair) 2 (Poor) 1 (Very Poor)

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Option 4: Infill

Description

The infill option will involve keeping all existing houses as they currently are and it looks the provision of some new build houses in certain open areas of the site.



Precedent images



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How well Option 4 scores against your Residents' Brief

Review all facts presented here the initial brief (option chosen) against the overarching Residents' Brief

Review all facts presented here the initial brief (option chosen) against the overarching Residents' Brief

- 1. Affordable housing: 100%
- 2. Quality of design: 100%
- 3. Access to services: 100%
- 4. Sustainability: 100%
- 5. Community: 100%
- 6. Safety: 100%
- 7. Health and well-being: 100%
- 8. Local economy: 100%
- 9. Local culture and heritage: 100%
- 10. Local environment: 100%
- 11. Local infrastructure: 100%
- 12. Local transport: 100%
- 13. Local services: 100%
- 14. Local amenities: 100%
- 15. Local facilities: 100%
- 16. Local shops: 100%
- 17. Local businesses: 100%
- 18. Local employment: 100%
- 19. Local education: 100%
- 20. Local health care: 100%
- 21. Local leisure: 100%
- 22. Local culture: 100%
- 23. Local heritage: 100%
- 24. Local environment: 100%
- 25. Local infrastructure: 100%
- 26. Local transport: 100%
- 27. Local services: 100%
- 28. Local amenities: 100%
- 29. Local facilities: 100%
- 30. Local shops: 100%
- 31. Local businesses: 100%
- 32. Local employment: 100%
- 33. Local education: 100%
- 34. Local health care: 100%
- 35. Local leisure: 100%
- 36. Local culture: 100%
- 37. Local heritage: 100%
- 38. Local environment: 100%
- 39. Local infrastructure: 100%
- 40. Local transport: 100%
- 41. Local services: 100%
- 42. Local amenities: 100%
- 43. Local facilities: 100%
- 44. Local shops: 100%
- 45. Local businesses: 100%
- 46. Local employment: 100%
- 47. Local education: 100%
- 48. Local health care: 100%
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- 52. Local environment: 100%
- 53. Local infrastructure: 100%
- 54. Local transport: 100%
- 55. Local services: 100%
- 56. Local amenities: 100%
- 57. Local facilities: 100%
- 58. Local shops: 100%
- 59. Local businesses: 100%
- 60. Local employment: 100%
- 61. Local education: 100%
- 62. Local health care: 100%
- 63. Local leisure: 100%
- 64. Local culture: 100%
- 65. Local heritage: 100%
- 66. Local environment: 100%
- 67. Local infrastructure: 100%
- 68. Local transport: 100%
- 69. Local services: 100%
- 70. Local amenities: 100%
- 71. Local facilities: 100%
- 72. Local shops: 100%
- 73. Local businesses: 100%
- 74. Local employment: 100%
- 75. Local education: 100%
- 76. Local health care: 100%
- 77. Local leisure: 100%
- 78. Local culture: 100%
- 79. Local heritage: 100%
- 80. Local environment: 100%
- 81. Local infrastructure: 100%
- 82. Local transport: 100%
- 83. Local services: 100%
- 84. Local amenities: 100%
- 85. Local facilities: 100%
- 86. Local shops: 100%
- 87. Local businesses: 100%
- 88. Local employment: 100%
- 89. Local education: 100%
- 90. Local health care: 100%
- 91. Local leisure: 100%
- 92. Local culture: 100%
- 93. Local heritage: 100%
- 94. Local environment: 100%
- 95. Local infrastructure: 100%
- 96. Local transport: 100%
- 97. Local services: 100%
- 98. Local amenities: 100%
- 99. Local facilities: 100%
- 100. Local shops: 100%

Tell us your thoughts

Use the sliders to tell us how well you think Option 4 scores against the Residents' Brief

100% (Green)

0% (Red)

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Option 5: Partial Redevelopment

Description

The partial redevelopment option includes four scenarios where some of the existing buildings can be demolished to provide space for new houses for some existing residents and some new residents. In this option some of the existing sites will be retained and those houses will not be affected by the changes.

Scenario 1

Partial redevelopment Scenario 1 involves the demolition of Kedge House whilst keeping Starboard Way and Winch House.



Scenario 2

Partial redevelopment Scenario 2 involves the demolition of Kedge House and Winch House whilst keeping Starboard Way.



Precedent images



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Option 5: Partial Redevelopment

Description
The partial redevelopment option includes four scenarios where parts of the existing buildings can be demolished to provide space for new homes for some existing residents and some new residents. In this option some of the existing blocks will be retained and those homes will not be affected by the changes.

Scenario 3
Partial redevelopment Scenario 3 involves the demolition of Ayrish House and Starboard Way whilst retaining Wick House.

Scenario 4
Partial redevelopment Scenario 4 involves the demolition of Starboard Way whilst retaining Kilmac House and Wick House.



Precedent images



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How well Option 5 scores against your Residents' Brief

Below we have presented how the initial partial redevelopment option scores against the overarching Residents' Brief.

Key:
 Not Addressed
 Addressed
 Partially Addressed



Tell us your thoughts
Use the sliders to tell us how well you think Option 5 scores against the Residents' Brief

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Option 5: Full redevelopment

Description
The full redevelopment option will involve the demolition of all existing blocks to provide quality new homes for all existing residents and additional homes for new residents, including new parking spaces, play areas, communal gardens, secure storage and private outdoor space for all new homes.



Precedent images




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How well Option 6 scores against your Residents' Brief

Below we have presented how the initial full redevelopment option scores against the overarching Residents' Brief.

Key:
 Not Addressed
 Addressed
 Partially Addressed



Tell us your thoughts
Use the sliders to tell us how well you think Option 6 scores against the Residents' Brief

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Event material: Feedback form

1



Feedback form

This questionnaire is a chance for you to voice your views about your area and will help us understand what you think about your draft Residents' Brief and the initial draft options. We want to ensure all residents are fully and meaningfully involved in this process, therefore all feedback collected by questionnaires will shape the way forward and inform future events. We hope you can spare the time to take part. All responses are optional.



About you

Name (optional):

Address (optional):

Where do you live? Kedge House Starboard Way Winch House

Your preferred method of contact? email letter

Your draft Residents' Brief

Using the feedback we received from you throughout the first round of consultation, we have added some objectives to your draft Residents' Brief. We want to know your thoughts on these and whether they should remain in your Residents' Brief.

+ Means if you agree and if you disagree

- Provide a greater amount of storage within houses
- Improve street and open space lighting
- Maintain children's play areas
- Improve drainage
- Create an environment that allows the community to grow

Are there any other objectives you would like to be included in your Residents' Brief?

Initial options

It is important that you tell us what you think about each of the options and how well you think they achieve the objectives in your draft Residents' Brief.

Option 1: Business as usual

How well do you think this option overall achieves your Residents' Brief?


Very well Quite well Not very well

What are your thoughts on this option?

www.kedge.org.uk



2



Option 2: Open space improvements

How well do you think this option overall achieves your Residents' Brief?

Very well Quite well Not very well

What are your thoughts on this option?

Option 3: Refurbishment

How well do you think this option overall achieves your Residents' Brief?

Very well Quite well Not very well

What are your thoughts on this option?

Option 4: Infill

How well do you think this option overall achieves your Residents' Brief?

Very well Quite well Not very well

What are your thoughts on this option?

Option 5: Partial redevelopment

How well do you think this option overall achieves your Residents' Brief?

Very well Quite well Not very well

What are your thoughts on this option?

Option 6: Full redevelopment

How well do you think this option overall achieves your Residents' Brief?

Very well Quite well Not very well

What are your thoughts on this option?

1. Thank you for completing this feedback form.

