

Kedge House, Starboard Way and Winch House Residents Newsletter

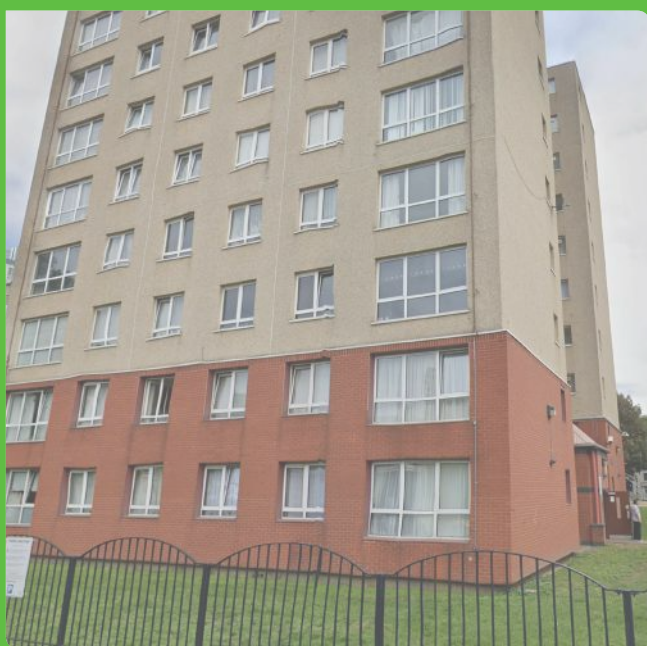


29th March 2021

Where we are now

In the last newsletter we published dates for the upcoming ballot (vote) on the future of Kedge House, Starboard Way and Winch House. We will be publishing a series of newsletters in the run up to the ballot which will give you a sample of the commitments and information which are in the 'Landlord Offer' which you are voting on in the ballot.

This edition will cover what will happen in the event of a 'Yes' or a 'No' vote in the ballot, as well as talking briefly about the draft designs of the new homes including their size and their private outdoor spaces (balconies, gardens or patios).



About the upcoming Ballot

What would a 'yes' vote mean?

One Housing would continue to develop the current designs and get them ready to make an application for planning permission to the local council. There will be ongoing consultation with residents to ensure they are involved in developing the designs, and we would expect it to take 6-12 months to get from ballot to a planning application.

What would a 'No' vote mean?

One Housing would consult with residents to fully understand why they voted 'No' against regeneration. There are maintenance and structural issues affecting Kedge House which still need to be resolved so a decision would then be taken on whether to revise the proposals and the landlord offer and go to vote again.



Kedge House, Starboard Way and Winch House

Considering options for change – Update

New homes

How big will the new homes be?

Design standards have changed dramatically in recent years and the London Plan Space Standards mean that all new homes must meet a minimum size. The latest London Plan Space Standards are:

New homes have a minimum standard for storage cupboards:

- 1 bedroom home – 1.5m²
- 2 bedroom homes – 2m²
- 3 bedroom home – 2.5m²
- 4 bedroom home – 3m²

Flats (one storey home)

Bedrooms	People	Minimum size of home (m ²)	Private outdoor space (m ²) (Garden or balcony)
1	1	39 m ²	5 m ²
	2	50 m ²	5 m ²
2	3	61 m ²	6 m ²
	4	70 m ²	7 m ²
3	4	74 m ²	7 m ²
	5	86 m ²	8 m ²
	6	95 m ²	9 m ²
4	7	108 m ²	10 m ²

Houses/maisonettes (two storey home)

Bedrooms	People	Minimum size of home (m ²)	Private outdoor space (m ²) (Garden or balcony)
1	2	58 m ²	5 m ²
2	3	61 m ²	6 m ²
	4	71 m ²	7 m ²
3	4	84 m ²	7 m ²
	5	93 m ²	8 m ²
	6	102 m ²	9 m ²
4	7	115 m ²	10 m ²



Comparison of the home sizes

The diagrams below show the size of your current home and the minimum size of any new homes according to the London Plan Space Standards.

1 bedroom, 1 person flat (Winch House)

Existing home	New home
Existing home	Minimum London Plan Space Standards
29m ²	50m ² + 5m ² garden or balcony

1 bedroom, 2 person flat (Kedge House)

Existing home	New home
Existing home	* Minimum London Plan Space Standards
56m ²	50m ² + 5m ² garden or balcony

2 bedroom 4 person flat (Kedge House)

Existing home	New home
Existing home	Minimum London Plan Space Standards
70m ²	74m ² + 7m ² garden or balcony

* One Housing has committed that the new homes being built for existing residents will match or exceed the overall size of their current home. So residents of 1 bedroom flats in Kedge House would move into a new home of at least 56m² plus at least 5m² of balcony or garden.

Key facts



A single bedroom must have a floor area of at least 7.5m² (80ft²) and be at least 2.15m (7ft) wide



Homes for 5 or more people must include enough space for one bathroom and one additional WC



A double or twin bedroom must have a floor area of at least 11.5m² (123ft²)



There is at least 5m² of private outdoor space for each 1-2 person home, with an extra 1 m² for each additional occupant.



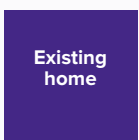
The minimum floor to ceiling height is 2.5m (8.2ft) for at least 75 per cent of the Gross Internal Area of each home.



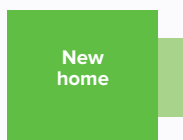
All homes should provide for direct sunlight to enter at least one habitable room for part of the day.



3 bedroom, 6 person flat (Kedge House)



Existing home



New home

Existing home

Minimum London Plan Space Standards

84-88m²

95m²
+ 9m² garden or balcony

3 bedroom, 6 person maisonette (Starboard Way)



Existing home



New home

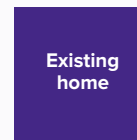
Existing home

Minimum London Plan Space Standards

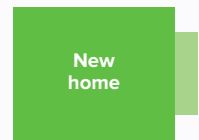
84-88m²

103m²
+ 9m² garden or balcony

4 bedroom, 7 person maisonette (Starboard Way)



Existing home



New home

Existing home

Minimum London Plan Space Standards

94.9m²

115m²
+ 10m² garden or balcony

Kedge House, Starboard Way and Winch House

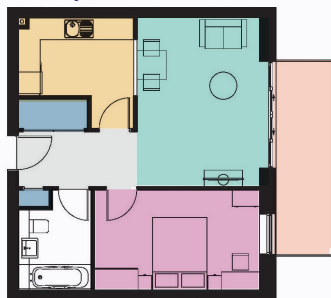
Considering options for change – Update



Example home layouts

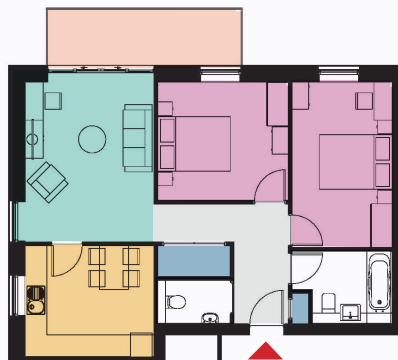
The examples below are just a guide of home layouts.

1 bedroom, 2 person example home



Total Area = 50m²
(+ Balcony or Garden 5m²)

2 bedroom, 4 person example home



Total Area = 74m²
(+ Balcony or Garden 7m²)

3 bedroom, 6 person example home



Total Area = 95m²
(+ Balcony or Garden 9m²)

3 bedroom, 6 person maisonette example home



Total Area = 103m² (+ Balcony or Garden 9m²)

4 bedroom, 7 person maisonette example home



Total Area = 115m² (+ Balcony or Garden 10m²)

How to stay in touch

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Ballot Timeline

22nd March to 4th April 2021- Registration period.

Week of 5th April 2021 – Door knocking & gazebo event

Week of 12th April 2021– The Landlord offer document will be sent to residents

Week of 19th April 2021 –Drop-in sessions on the estate

28th April to 21st May 2021 at 5pm – This will be the Ballot / voting period. There will be a period of 24 days to allow you all to cast your vote.