Board 25

Option 6: Full redevelopment

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Summary of homes

0	72	202	274	59%
existing homes retained	existing homes reprovided	additional new homes	total number of homes	affordable housing

Assessment results

Residents' Brief

- In this option the residents of all blocks would get new homes which **meet their housing need**. The new homes would be of a **better quality** than the current homes and all would have a balcony, terrace or garden.
- The communal outdoor space and car park area would be **totally redesigned and improved**.
- 202 new homes would be built of which 104 would be affordable housing – this would **help to meet the housing need** of the local area.

Assessment: **100/110**

Financial viability

- Overall, this option makes a **financial loss of -£24.6 million**.
- In this option 202 new homes are being built (98 for sale) which brings in some cash to pay for the construction and improvement works.
- If this option is popular with residents, as there are new blocks being constructed there is opportunity to investigate increasing the heights of the new blocks or changing the layout so that we can provide more new homes and **help improve the financial performance**.
- As there are new homes being constructed this option may be able to receive grant funding from the Government which could also **help improve the financial performance**.

Assessment: **Potentially viable**

Economic benefits

- As there are new homes being built the Council would require a financial contribution for community benefits and improvements, which is **estimated at £2,850,000**.
- **29 local people** are estimated to be employed for completing this option.

Assessment: ✓✓✓

Implementation

- Residents of Winch House would move away from the estate temporarily for around **20 months** so that it can be demolished and a new building constructed. This new building would have enough homes for all the Winch House residents to return to, and almost all Kedge House residents could also move straight into this new block **without having to move away** from the estate at all.
- Kedge House can then be demolished and the new buildings constructed which residents from Starboard Way can move into.
- Only a few temporary homes off-site would be needed which can be achieved. Most households will only need to move once, which will be **straight into their new home**.
- All new homes and blocks **would require planning permission** from the Council.

Assessment: Phasing Programme Buildability Planning

Board 26

Options performance summary

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Summary of the scoring of each option

The table below shows a summary of the performance of each option so that you can compare them against each other.

See the video for options performance summary

Assessment criteria		Business as usual	Open space improvements	Refurbishment	Infill	Partial redevelopment (Scenario 1)	Partial redevelopment (Scenario 2)	Partial redevelopment (Scenario 3)	Partial redevelopment (Scenario 4)	Full redevelopment
Residents' Brief (max 110)		40	61	51	60	76	87	78	76	100
Financial viability		Completely unviable	Completely unviable	Completely unviable	Completely unviable	Potentially viable	Potentially viable	Potentially viable	Completely unviable	Potentially viable
Economic benefit		✓	✓	✓	✓	✓✓	✓✓✓	✓✓	✓✓	✓✓✓
Implementation	Phasing									
	Programme									
	Buildability									
	Planning									
OVERALL ASSESSMENT										

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Board 27

Feedback and summary

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Thank you for taking part in this exhibition. We would really appreciate it if you would complete a feedback form to let us know your thoughts about what we showed you today. You can do this online by using the QR code below.

Follow link to questionnaire

See the video for feedback and summary

We have produced some diagrams that compare the interior layouts of some of your homes to example layouts of new homes. Below is one example but please follow the QR code link for the full range:

Follow link to example home layouts

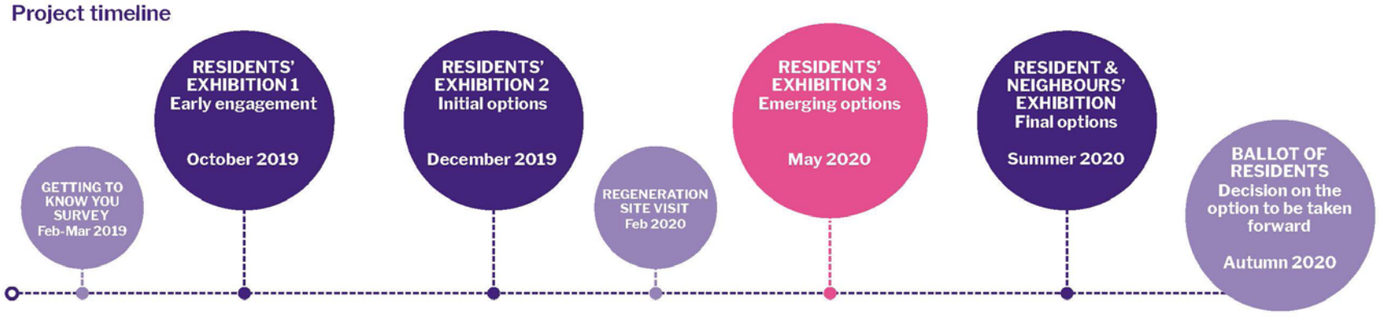
How to stay in touch

One Housing Regeneration team:
Mynul Islam
07966 643120 or 020 8821 5138
myislam@onehousing.co.uk

The Independent Resident Advisor:
Ray Coyle
0800 073 1051 (freephone)
enquiries@opencommunities.org

Resident Advocate:
Mike Tyrrell
07958 225416
mike@puttingresidentsfirst.co.uk

Project timeline



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KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Appendix 10: Exhibition 3 Feedback Report

Appendix 10: Exhibition 3 Feedback Report

PRP

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Kedge House, Starboard Way and Winch House

Residents' Consultation 3: Emerging Options Feedback Summary Report July 2020

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

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Appendix 10: Exhibition 3 Feedback Report

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

What is this report and what are the findings?

One Housing and PRP architects have been working with residents of Kedge House, Winch House and Starboard Way to consider options for the future of the blocks. Two sets of exhibition events were held in 2019 as well as one-to-one meetings with residents in their homes and at One Housing's Millwall office. A third set of exhibition events were due to be held in April 2020 at which updated designs for the regeneration options were to be presented to residents along with some analysis work on each option looking at factors such as cost to One Housing and benefits to the local community.

Unfortunately, due to the government lockdown rules these exhibitions were unable to take place and a 'virtual exhibition' was carried out instead. This meant that the exhibition boards were published in May 2020 in the form of a booklet for residents which was available online and sent to all homes in the post. Residents were able to watch video clips which provided more detailed information about each page of the booklet. There was also the opportunity for residents to provide feedback to One Housing and PRP by either completing an online survey or having a telephone meeting with the One Housing Regeneration team.

Residents were asked to state which options they were in support of and which they were not in support of, as well as provide comments on why they felt this way. This report provides a summary of the feedback that residents provided about their thoughts and views on what was shown in the exhibition, as well as recording all the comments that were provided.

In general, Full Redevelopment was the option that most residents were in support of. The Refurbishment and Partial Redevelopment Scenario 1, 2 and 3 options also had some support from residents. The Business as usual, Open Space Improvements, Infill and Partial redevelopment Scenario 4 were least supported.

Introduction

Residents' Consultation Event 3: Emerging Options

Virtual exhibition period:
Monday 11 May - Wednesday 17 June

Total number of households who took part in the consultation: 48/62 (77%)
(Please note - There are 72 homes within the three blocks. Two homes in Kedge House are currently vacant. Eight homes (4 in Kedge House, 3 in Starboard Way, and one in Winch House) are owned by non-resident leaseholders who have been contacted separately as part of this consultation. Therefore the figures shown here are out of a possible 62 homes.)

Households who provided feedback online or through a telephone conversation: 45/62
- Kedge House: 24/34
- Starboard Way: 13/17
- Winch House: 8/11

Households who took part in a telephone conversation but chose not to provide any feedback: 3/62
- Kedge House: 0/34
- Starboard Way: 2/17
- Winch House: 1/11

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

Given the timing in relation to the Covid-19 pandemic and resultant restrictions on public gatherings, the consultation 'event' had to take place remotely and as such was held as a Virtual Exhibition. All residents were sent an engagement pack, which contained print-outs of the exhibition material as well as instructions on how to view a series of online videos that explained some of the material in more detail. Residents were also provided a link to an online questionnaire.

During the five week engagement period, representatives from One Housing contacted residents and were available to talk through options and answer any questions that they had in relation to any of the engagement material. Representatives were also able to fill in the online questionnaire on behalf of any residents that were unable to do so.

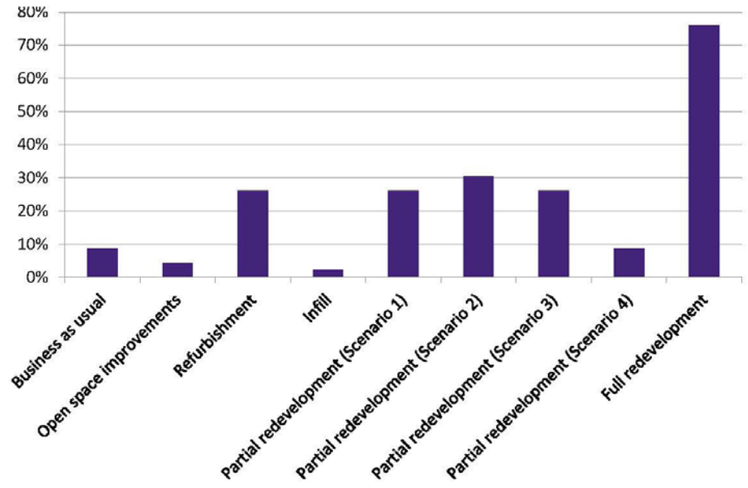
Appendix 10: Exhibition 3 Feedback Report

Survey results

Which options are you in support of?

Following review of the options, all respondents were asked firstly to consider which of the options they were in support of. Respondents could simply tick as many boxes as they thought appropriate. The results show that Full Redevelopment was supported by 76% of respondents, while Partial Redevelopment 01, 02 and 03 and Refurbishment were supported by 26-31% of respondents. Partial Redevelopment 04, Infill, Open Space Improvements and Business as Usual options were all supported by less than 10% of respondents.

Which options are you in support of? (tick all that apply)



Respondents were then given the opportunity to leave comments in relation to the options they supported. The below text provides a summary, but a full list of comments can be found in the appendices.

Kedge House
Many of the respondents from Kedge House were in favour of any option that includes the redevelopment of Kedge House, and many mentioned that Full Redevelopment in particular was their most favoured option. Some mentioned access to private space was of great importance to them.

Starboard Way
Responses from Starboard Way residents were somewhat varied, with some suggesting that options that retained Starboard Way were favourable to them - including Refurbishment and some of the Partial Redevelopment options - while others were in favour of options that considered the redevelopment of Starboard Way. Some mentioned that some of the open space improvements shown in the options such as fencing off the children's play area were important. One respondent requested that the option with least disruption to residents was considered, for personal reasons.

Winch House
The majority of respondents from Winch House were in favour of Full Redevelopment and other options that considered the redevelopment of Kedge House. Some mentioned that they did not want Winch House to be redeveloped, with some also acknowledging the benefits that a full redevelopment of the estate might provide.

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

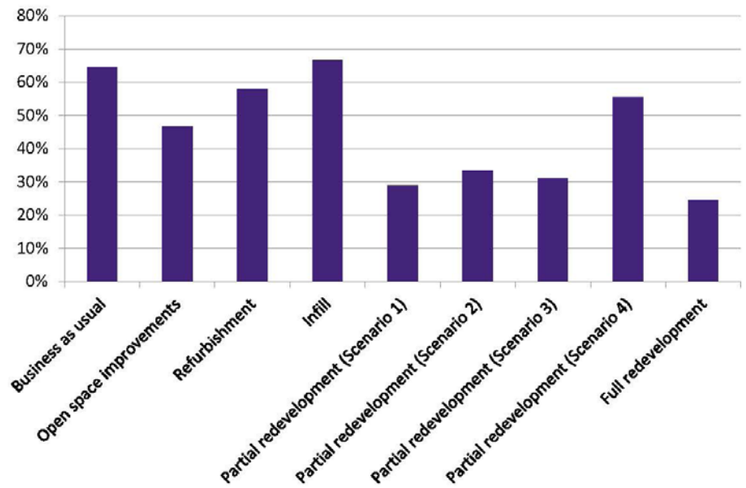
Appendix 10: Exhibition 3 Feedback Report

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Are there any options you do not support?

Respondents were then asked if there were any options that they did not support. Again, respondents could simply tick as many boxes as they thought appropriate. The results were less distinctive in comparison to when respondents were asked which options they were in support of, but there remain some clear conclusions. The results show that the Infill and Business as usual options were not supported by 67% and 64% of respondents respectively. Refurbishment was not supported by 58%, Partial Redevelopment 04 56% and Open Space Improvements 47%. Partial Redevelopment 01, 02 and 03 options were not supported by 29-33 % of respondents while Full Redevelopment was not supported by 24%.

Are there any options you do not support? (tick all that apply)



Respondents were given the opportunity to leave comments in relation to the options they did not support. The below text provides a summary, but a full list of comments can be found in the appendices.

Kedge House
Many Kedge House residents commented that any options that retain or refurbish Kedge House do not address or solve the issues with the building and therefore were in favour of any options that include the demolition of Kedge House.

Starboard Way
Respondents from Starboard Way were somewhat split in their opinions regarding the options. Some commented that they would not support options that retained Starboard Way and would like it to be redeveloped, whereas others said the opposite and that they would not support those that included the redevelopment of Starboard Way but would consider those where it was retained.

Winch House
Some Winch House residents were not in favour of options that do not include any regeneration to the existing blocks, such as Business as Usual or Infill, while some others were not in support of any change to the site except refurbishment.

Do you have any further comments in relation to the options?

Respondents were then given the opportunity to offer any further comments in relation to the options. Many respondents provided comments and a summary of these is presented below. A full list of comments can be found in the appendices.

Many respondents commented that they would like to stay on the estate or in the Isle of Dogs as they feel settled and enjoy the sense of community. A few respondents mentioned that they would be happy to relocate elsewhere such as to other parts of London.

In relation to the design of any new builds, respondents are keen to have homes that offer a lot of daylight and have access to private outdoor space such as a balcony. Some also asked for larger homes that suited their family's needs and stopped overcrowding.

Many respondents reiterated their views in relation to the support or non-support of options and retention/redevelopment of particular blocks.

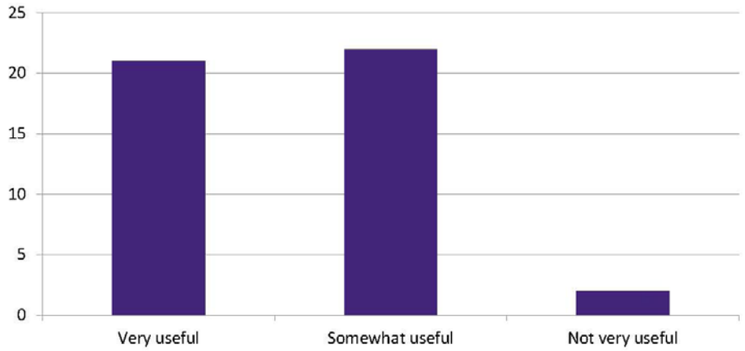
Appendix 10: Exhibition 3 Feedback Report

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Have you found the exhibition useful?

Finally, respondents were asked for their thoughts on the virtual exhibiton. Given this was the first time such event has been run, it was important to capture the views of the community and understand where improvements could be made in the future should such event happen again.

Respondents were generally very happy with the format of the exhibition, with 21 saying it was 'very useful' and 22 saying it was 'somewhat useful'. Only two respondents stated that it was 'not very useful'.

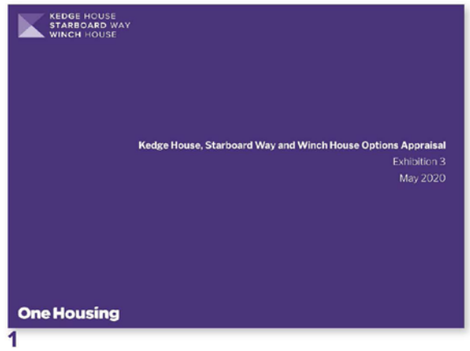


Residents were then invited to leave comments in relation to the exhibition and suggest ways it could be improved. The below provides a summary of comments; a full list can be found in the appendices.

Respondents were generally pleased with the format. They found the information within the booklet easy to understand and thought that the QR code was a good idea. Many also found it useful to have the booklet as they could go through and digest at their own pace.

Many commented that they found it easy to talk to representatives from One Housing and that the follow-up phone call was really useful for them. Some mentined that the call was really important as they may not have fully understood the information otherwise.

Appendix 1: Exhibition booklet



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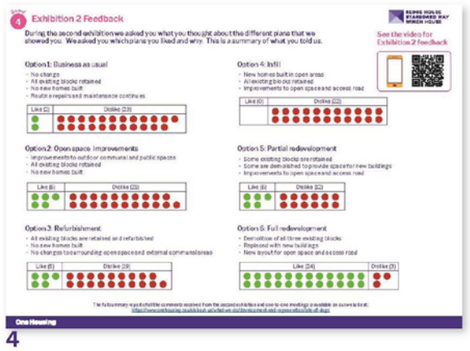

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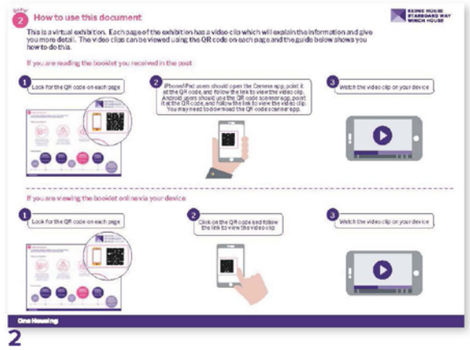

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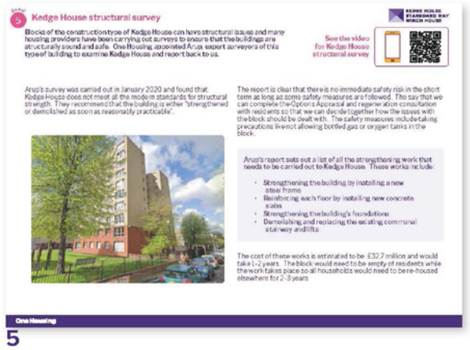

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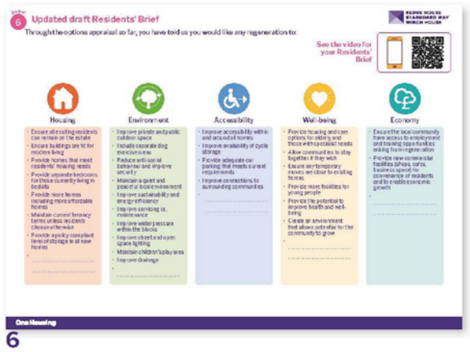

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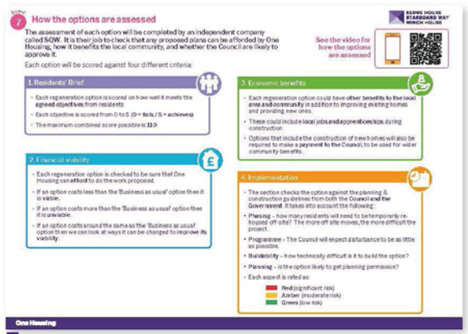
KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Appendix 10: Exhibition 3 Feedback Report

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE



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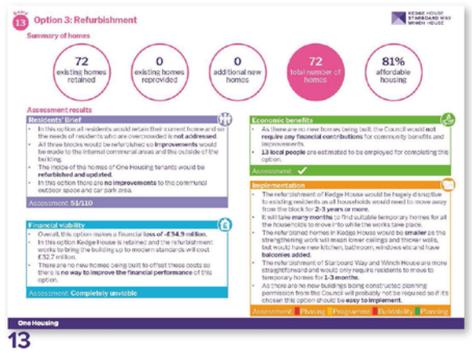

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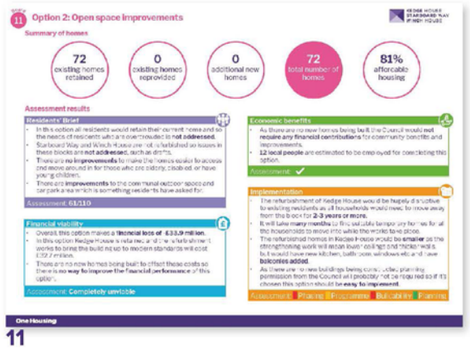

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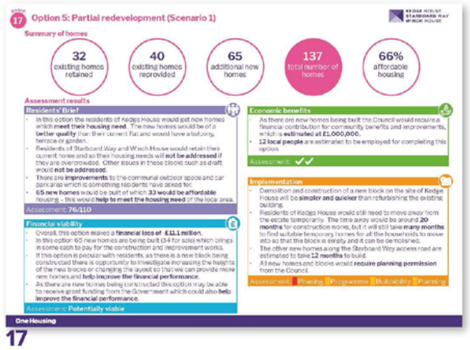

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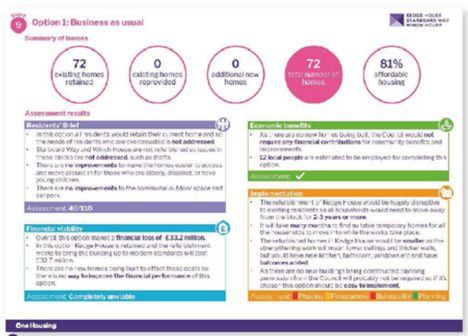

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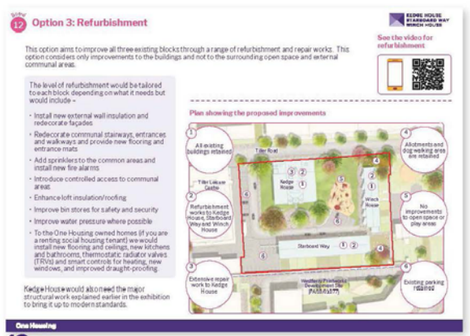

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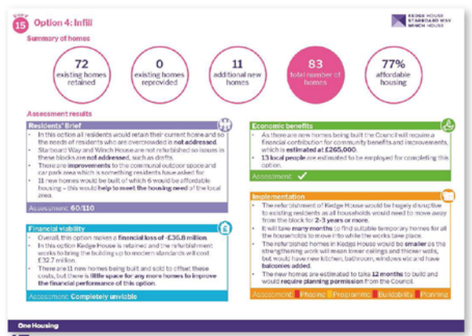

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