

Kedge House, Starboard Way and Winch House

Residents' Consultation 4: Final Options Feedback Summary Report October 2020



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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. To date there have been three sets of exhibition events as well as one-to-one meetings with residents in their homes, at One Housing's Millwall office and virtually via telephone. This report summarises the fourth and final exhibition, which detailed updated assessment information for the two options that were taken forward to this stage: Partial Redevelopment O2 and Full Redevelopment.

Unfortunately, due to the Government's ongoing lockdown rules these exhibitions were unable to take place physically and as such a 'virtual exhibition' was carried out instead. Exhibition material in the form of a booklet was published in late-August 2020 for residents, which was made available online and sent to all homes in the post. Residents were able to watch video clips that provided more detailed information about each section 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 consider the updated plans and assessment information for both options, and then comment on their preference and potential responses to suggested ballot scenarios.

In general, Full Redevelopment was the option that most residents were in support of, with 83% of people stating that this was their preference of the two options. In comparison, the Partial Redevelopment O2 option was preferred by 17% of respondents. When asked if respondents would vote for a given scenario of the two development options or 'do nothing' in a potential ballot scenario, the results show that residents would overwhelmingly be in favour of the development option instead of a 'do nothing' situation.

In summary, therefore, residents tend to favour the Full Redevelopment option over Partial Redevelopment O2, but would support either option when the alternative is a do nothing approach.



Introduction

Residents' Consultation Event 4: Final options

Virtual exhibition period:

Friday 28 August - Thursday 24 September 2020

Total number of households who took part in the consultation: 53/62 (85%)

(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: 50/62

- Kedge House: 27/34
- Starboard Way: 14/17
- Winch House: 9/11

Households who took part in a telephone conversation but chose not to provide any feedback: 3/62

- Kedge House: 1/34
- Starboard Way: 1/17
- Winch House: 1/11

This report is a summary of the thoughts, ideas and concerns raised by residents during the fourth and final 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 continued 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 four 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.

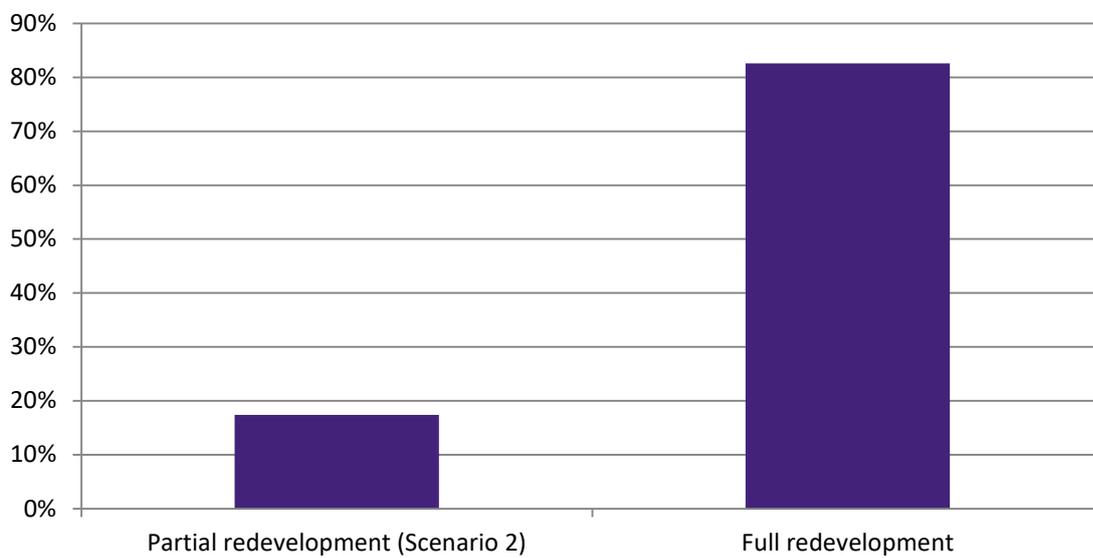


Survey results

Which of the options do you prefer?

Following review of the options, all respondents were asked to consider which of the two options they preferred. They could select one of the options, both options or none. The results show that 38 respondents noted a preference for the Full Redevelopment option, representing a proportion of 83%. Meanwhile, 8 respondents noted a preference for the Partial Redevelopment O2 option, representing a proportion of 17%. Overall, therefore, this demonstrates strong support for the Full Redevelopment option.

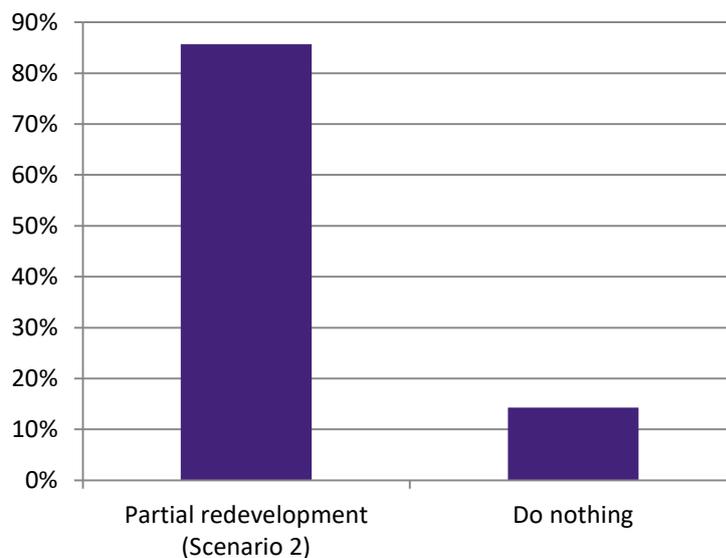
Which of the options presented in the exhibition booklet do you prefer? (Tick all boxes that apply)



Which option would you choose in a ballot scenario?

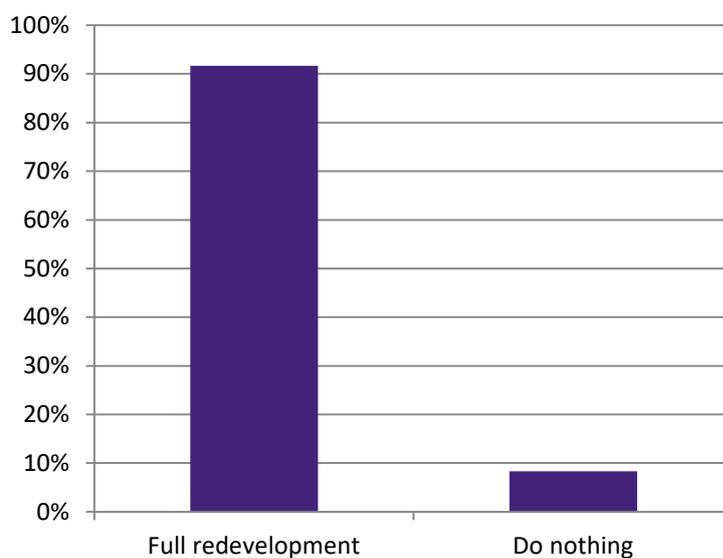
This part of the questionnaire asked respondents to consider what they would choose between a given option or 'do nothing' in a ballot scenario. This meant respondents potentially had to think about if they would choose an option which they did not favour if the alternative was a 'do nothing' scenario.

If you were balloted today between Option 5.2 Partial Redevelopment (Scenario 2) or 'do nothing' which would you choose?



When posed this scenario, 86% of respondents suggested they would vote for Partial Redevelopment 02, while 14% of respondents said they would vote for 'do nothing'. This represents a high proportion of respondents, particularly given that only 17% of respondents indicated this as their preferred option.

If you were balloted today between Option 6 Full Redevelopment or 'do nothing' which would you choose?



When posed this scenario, 92% of respondents suggested they would vote for Full Redevelopment, while 8% of respondents said they would vote for 'do nothing'. This represents a significant majority of respondents, and aligns with the large proportion of residents who identified Full Redevelopment as their preferred option.

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

Respondents were then given the opportunity to offer any further comments with regards to the two options. A summary of responses is detailed below, while a full list of comments can be found in the appendices.

Some residents of Starboard Way mentioned that they would like it to be retained, with many saying that it needs bringing up to standard and modernising. Other residents of Starboard Way indicated preference towards the Full Redevelopment option and said that Starboard Way has many issues.

Some residents commented that they are settled in their home and are not in favour of any changes. Other residents mentioned the poor condition of Kedge House and that the entire estate needs a revamp.

Some residents were concerned about tall buildings on site, with one mentioning that they did not want to live in a 15-storey building.

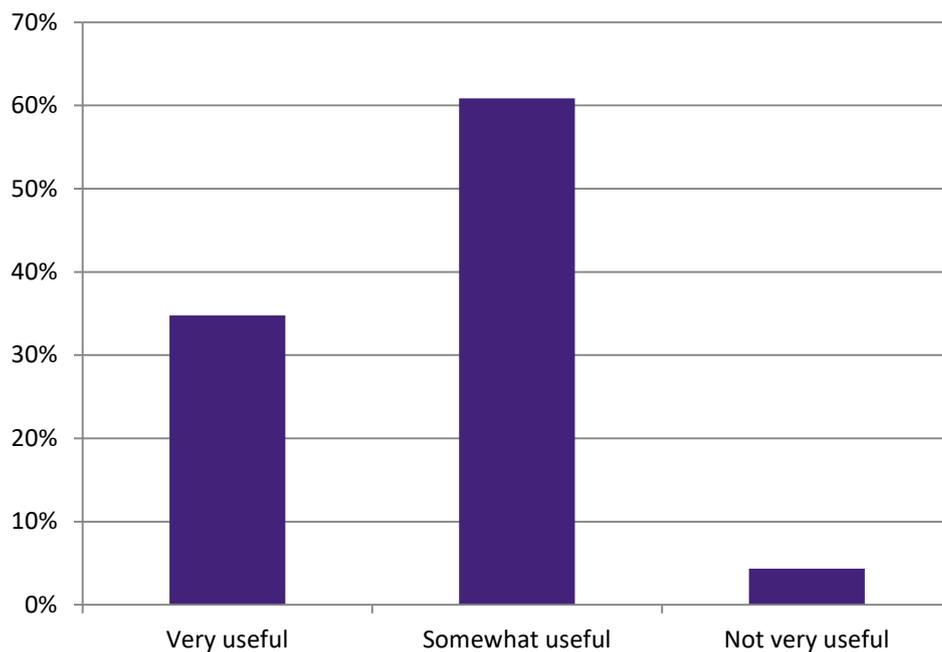
Some residents mentioned some features that they would like to see during any redevelopment, such as maximum dual-aspect homes and inset balconies. Others raised concern about the amount of sunlight in new homes, and asked that parking was retained.



Have you found the exhibition useful?

Finally, respondents were asked for their thoughts on the virtual exhibition. This was the second round of Virtual Exhibitions that One Housing have held, and as such comments from the previous exhibition were taken on board while organising this exhibition.

The results show that 4% of residents found this exhibition not very useful, while 61% and 35% found it somewhat useful or very useful respectively.



Residents were then invited to leave comments in relation to the virtual exhibition format. Below presents a summary of comments received; a full list can be found in the appendices.

Many respondents found the booklet helpful, in particular the diagrams and images. Many also commented on the benefit of additional videos and thought the QR codes were neat.

Some thought there was a lot of information to consider, but mentioned the one-to-one phone call with representatives from One Housing was really useful. Some also mentioned that it was useful for the information to be explained in other languages, such as Bengali.

One suggested a virtual website for future exhibitions to provide more information on options.

Appendix 1: Exhibition booklet

**KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE**

Kedge House, Starboard Way and Winch House Options Appraisal
Exhibition 4
August 2020

One Housing

1

2 How to use this document

This is a virtual exhibition. Each page of the exhibition has a video clip which will explain the information and give you more detail. The video clips can be viewed using the QR code on each page and the guide below shows you how to do this.

If you are reading the booklet you received in the post

- Look for the QR code on each page
- iPhone/iPad users should open the Camera app, point it at the QR code, and follow the link to view the video clip. Android users should use the QR code scanner app, point it at the QR code, and follow the link to view the video clip. You may need to download the QR code scanner app.
- Watch the video clip on your device

If you are viewing the booklet online via your device

- Look for the QR code on each page
- Click on the QR code and follow the link to view the video clip
- Watch the video clip on your device

2

3 Hello & welcome

To the fourth residents' exhibition for Kedge House, Starboard Way and Winch House options appraisal.

Since October 2019 we have held three exhibitions along with other resident events to understand your views on potential regeneration options for Kedge House, Winch House and Starboard Way. This virtual residents' exhibition builds on the feedback you provided from these first three events and presents the final options for the future of your estate.

How to stay in touch

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Today we are looking at:

- Feedback from the third Residents' Exhibition and one-to-one questionnaires
- Your updated draft Residents' Brief
- Final options to take forward
- Updated assessments

Project timeline

- RESIDENTS' EXHIBITION 1: Early engagement (October 2019)
- RESIDENTS' EXHIBITION 2: Initial options (December 2019)
- RESIDENTS' EXHIBITION 3: Emerging options (May 2020)
- RESIDENT AND NEIGHBOURS' EXHIBITION: Final options (August 2020)
- DECISION TO PROCEED: The preferred option is taken forward to the next stage of design development

3

4 Updated draft Residents' Brief

The Residents' Brief is a list of improvements or changes that you have told us you would like to see, should the regeneration go ahead. They are based on the feedback that residents have given us at previous exhibitions and during one-to-one meetings with the One Housing team.

We have called each improvement or change an 'agreed objective'. You can read all the objectives you've given us so far in the list on this page. We have also included some additional objectives that we feel would likely benefit the community. We would be interested to hear your opinion on these.

Through the Options Appraisal process, each of the regeneration options is scored on how well it meets the agreed objectives in the Residents' Brief.

See the video for your Residents' Brief

Housing

- Ensure all existing residents can remain on the estate
- Ensure buildings are fit for modern living
- Provide homes that meet residents' housing needs
- Provide separate bedrooms for those currently living in bedsits
- Provide more homes including more affordable homes
- Maintain current tenancy terms unless residents choose otherwise
- Provide a policy compliant level of storage in all new homes

Environment

- Improve private and public outdoor space
- Include separate dog exercise areas
- Reduce anti-social behaviour and improve security
- Maintain a quiet and peaceful local environment
- Improve sustainability and energy efficiency
- Improve servicing / maintenance
- Improve water pressure within the blocks
- Improve street and open space lighting
- Maintain children's play area
- Improve drainage

Accessibility

- Improve accessibility within and around all homes
- Improve availability of cycle storage
- Provide adequate car parking that meets current requirements
- Improve connections to surrounding communities

Well-being

- Provide housing and care options for elderly and those with special needs
- Allow communities to stay together if they wish
- Ensure any temporary moves are close to existing homes
- Provide more facilities for young people
- Provide the potential to improve health and well-being
- Create an environment that allows potential for the community to grow

Economy

- Ensure the local community have access to employment and training opportunities arising from regeneration
- Provide new commercial facilities (shops, cafes, business spaces) for convenience of all residents and to enable economic growth

Resident objective | One Housing objective

4

5 Exhibition 3 Feedback

At the last exhibition published in May 2020 we showed you the updated designs for the different regeneration options, as well as the scoring and assessment of each option. We asked you what you thought about the options, which you were in support of and which you were not in support of, and why. This is a summary of what you told us.

See the video for Exhibition 3 feedback

Which options did you support?

Which options did you not support?

More than 75% of respondents were in support of Full Redevelopment

More than 30% of respondents were in support of Partial redevelopment 01 and Partial redevelopment 03

More than 50% of respondents were not in support of Business as usual, Refurbishment, Infill or Partial Redevelopment 04

The full summary report of all the comments received from the third exhibition and one-to-one meetings is available on our website at <https://www.onehousing.co.uk/about-us/about-us-development-and-regeneration/ife-of-ife>

5

6 How the options are assessed

The assessment of each option will be completed by an independent company called SOW. It is their job to check that any proposed plans can be afforded by One Housing, how it benefits the local community, and whether the Council are likely to approve it. Each option will be scored against four different criteria:

1. Residents' Brief

- Each regeneration option is scored on how well it meets the agreed objectives from the Residents' Brief. These are improvements or changes you have told us you would like to see should the regeneration go ahead.
- Each objective is scored between 0 and 5 (0 = fails / 5 = achieved). The score is then summarised into a 3-tick system so that the scoring of the options can easily be compared.
- One tick means the option scored between 0-33 out of 100
- Two ticks means the option scored between 34-66 out of 100
- Three ticks means the option scored between 67-100 out of 100

2. Financial viability

- Each regeneration option is checked to be sure that One Housing can afford to do the work proposed.
- If an option costs less than the 'Business as Usual' option, then it is viable.
- If an option costs more than the 'Business as Usual' option, then it is unviable.
- If an option costs around the same as the 'Business as Usual' option then it is potentially viable which means we can look at ways it can be changed to improve its viability.
- Each option is given a maximum of up to 3 ticks - this shows how well the option performed (whether it is viable or not). The following diagram shows what is needed for 1, 2 or 3 ticks.
- One tick means the option is potentially viable
- Two ticks means the option is potentially viable
- Three ticks means the option is viable

3. Economic benefits

- Each regeneration option could have other benefits to the local area and generally in addition to improving existing homes and providing new ones. These could include local jobs and apprenticeships during construction.
- Options that include the construction of new homes will also be required to make a payment to the Council, to be used for other community benefits.
- Each option is given a maximum of up to 3 ticks - this shows how well the option performed in providing benefits to the local area and community. The following shows what is needed for 1, 2 or 3 ticks.
- Phases **potential** economic benefit to the local area and community
- Phases **reasonable** economic benefit to the local area and community
- Phases **significant** economic benefit to the local area and community

4. Implementation

- The section checks the option against the planning and construction guidelines from both the Council and the Government. It takes into account the following:
 - Planning - How many residents will need to be temporarily re-housed off-site? The more off-site moves, the more difficult the project.
 - Programme - The Council will expect disturbance to be as little as possible.
 - Bulkability - how technically difficult it is to build the option?
 - Planning - Is the option likely to get planning permission?
 - Each aspect is rated as:
 - Red (potentially high risk)
 - Orange (potentially moderate risk)
 - Green (potentially low risk)
- Each option is given a maximum of up to 3 ticks - this shows how well the option scored against all the planning and construction guidelines.

6

7 Options not taken forward

Following feedback from the third exhibition and a detailed review of the assessment results, a number of options have been set aside and will not be taken forward. This is because they are either not supported by the community, perform poorly on the assessments or a combination of both.

See the video for options not taken forward

Option 1: Business as usual/
Option 3: Refurbishment

Option 2: Open space Improvements

Option 4: Infill

Option 5: Partial redevelopment D1

Option 5: Partial redevelopment O3

Option 5: Partial redevelopment O4

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10 Option 5: Partial redevelopment (Scenario 2)

Option summary

In this option the Starboard Way block would be kept and refurbished.

The 52 homes in Kedge House and Winch House would be demolished and replaced, along with 118 new homes in a new 16-storey building on the site of Kedge House, a 12-storey building on the site of Winch House, a 4-storey maisonette block at the end of Starboard Way, and 2 to 3-storey houses along the western boundary.

In total there will be 190 homes on the site once the regeneration is completed.

See the video for Partial redevelopment (2)

Plan showing the proposed improvements

- Starboard Way kept and refurbished
- All new homes will have a balcony, garden or a terrace
- New secure parking for existing residents along shared surface street
- New allotments and dog walking area
- Secure roof gardens for all residents
- New secure communal gardens and play area for residents

Example images

Example of new homes

Example of new homes alongside existing blocks

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8 Final options overview

The two options that gained most support from the residents while also performing well in the assessments were Partial redevelopment O2 and Full redevelopment. These options have therefore been taken forward for further refinement in terms of their design and assessment performance.

See the video for final options overview

Partial redevelopment O2

Full redevelopment

Summary of homes

20 existing homes kept and refurbished	52 existing homes demolished and rebuilt	118 additional new homes	190 total number of homes	49% affordable housing
0 existing homes kept	72 existing homes demolished and rebuilt	208 additional new homes	280 total number of homes	46% affordable housing

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11 Option 5: Partial redevelopment (Scenario 2)

Refurbishment works

Below are a list of refurbishment works that would be completed on the Starboard Way block if this option were chosen. These items are included in the cost calculations for the option and as such are directly linked to the viability of the option.

Proposed refurbishment works:

- Install new external wall insulation and redecorate outside of the building
- Redecorate communal stairways, entrances and walkways, including new flooring
- Enhance loft insulation/roofing
- Improve water pressure where possible
- Install CCTV system
- Improved controlled access door system to communal areas
- Add sprinklers to the common areas and install new fire alarms
- To One Housing owned homes if you are a renting social housing tenant) we would install new flooring and ceilings, new kitchens and bathrooms, thermostatic radiator valves (TRVs) and smart controls for heating, new windows and improved draught-proofing.

Street view sketch

View along south of site looking along shared surface street towards new houses

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9 Final options overview

The images below show the two options illustrated in 3D and the table summarises the updated assessment results for the two options. More detailed information on the assessments can be found on Boards 13 and 17.

Partial redevelopment O2

Full redevelopment

Options performance summary

Assessment criteria	Option 5 (2): Partial redevelopment	Option 6: Full redevelopment
Residents' Brief	✓✓	✓✓
Financial viability	✓✓✓	✓✓✓
Economic benefit	✓✓✓	✓✓✓
Implementation	✓✓	✓✓✓

One Housing

12 Option 5: Partial redevelopment (Scenario 2)

Street view sketch

View along south of site looking at new blocks alongside existing Starboard Way

Example images

New landscaped play space

Landscaping with planting

New parking layout with landscape features

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13 Option 5: Partial redevelopment (Scenario 2)

Assessment results
Since the last exhibition we have been working to change the design of this option to improve its assessment results. The tables below show how this option now scores in the assessment.

Residents' Brief

- In this option the residents of Kedge House and Winch House would get new homes which meet their housing need. The new homes would be of a better quality than their current flat and would have a balcony, terrace or garden.
- Residents of Starboard Way would retain their current home and so their housing needs will not be addressed if they are overcrowded, but their homes would be refurbished to deal with issues raised by residents like better insulation, new kitchens and bathrooms and damp proofing.
- There are improvements to the communal outdoor space and car park area which is something residents have asked for.
- 118 new homes would be built of which 38 would be affordable housing – this would help to meet the housing need of the local area.

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 £2,350,000.
- 19 local people are estimated to be employed during construction of this option.

Assessment: 90/110

Financial viability

- Overall, this option now makes a financial surplus of +£1.1 million.
- Previously, this Option made a final loss of -£9.1 million so the financial position is now significantly better.
- The financial performance of the scheme has been improved through revising the layouts and mix of the private homes for sale, increasing the number of homes for sale, including an allowance for funding from the Mayor which is available to support affordable housing, and reducing the number of new, additional affordable homes but still complying with policy requirements.
- In this option 118 new homes are being built (86 for sale) which brings in some cash to pay for the construction and improvement works, including the refurbishment of Starboard Way.

Implementation

- Demolition and construction of a new block on the site of Kedge House will be simpler and quicker than refurbishing the existing building.
- Residents of Winch House would need to move away from the estate temporarily for around 20-32 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 Kedge House residents could move straight into this new block without having to move away from the estate at all.
- Starboard Way residents would be able to move temporarily into some of the new blocks for 6 months whilst their own homes are estimated to take 12 months to build.
- The other new homes along the Starboard Way access road are estimated to take 12 months to build.
- All new homes and blocks would require planning permission from the Council.

Phasing: Assessment: Programme: Buildability: Planning:

16 Option 6: Full redevelopment

Street view sketch

Example images

View of the street frontage along Tiller Road with access route

View from Tiller Road looking through communal open space

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14 Option 6: Full redevelopment

Option summary
This option includes the demolition of all 72 homes in the three existing blocks. The demolished homes are replaced, along with 208 new homes, in 5 new buildings ranging in height from 6 storeys to 15 storeys. In total 280 homes would be built on site once the regeneration is completed.

See the video for Full redevelopment

Plan showing the proposed improvements

Example images

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17 Option 6: Full redevelopment

Assessment results
Since the last exhibition we have been working to change the design of this option to improve its assessment results. The tables below show how this option now scores in the assessment.

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.
- 208 new homes would be built of which 71 would be affordable housing – this would help to meet the housing need of the local area.

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 £3,850,000.
- 27 local people are estimated to be employed for completing this option.

Assessment: 100/110

Financial viability

- Overall, this option now makes a marginal financial loss of -£0.35 million.
- Previously, this Option made a final loss of -£24.6 million so the financial position is now significantly better.
- The financial performance of the scheme has been improved through revising the layouts and mix of the private homes for sale, increasing the number of homes for sale, including an allowance for funding from the Mayor which is available to support affordable housing, and reducing the number of new, additional affordable homes but still complying with policy requirements.
- In this option 208 new homes are being built (147 for sale) which brings in some cash to pay for the construction and improvement works.

Implementation

- Residents of Winch House would move away from the estate temporarily for around 20-32 months so that it can be demolished and a new building constructed.
- This new building would have enough homes for some the Winch House residents to return to, and all of the 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, along with some of the Winch House residents.
- 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.

Phasing: Assessment: Programme: Buildability: Planning:

15 Option 6: Full redevelopment

Street view sketch

View from south of site along new shared surface street looking at communal open space

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18 Next steps: Ballot

At the end of the options appraisal there will be a ballot to see if you, the residents want us to go forward with the preferred option for the regeneration of Kedge House, Starboard Way and Winch House.

A few weeks before the vote you will be sent a landlords offer. This will be a booklet giving you the details of the preferred regeneration option and letting you know what to expect should you vote in favour.

The vote will take place a couple of weeks later and will ask a simple question – Are you in favour of the regeneration proposal included in the landlords offer? You will then be able to vote 'yes' or 'no'. You will be able to vote by post or online, and you will have at least three weeks to cast your vote.

See the video for the ballot

Who gets to vote?
Only households in Kedge House, Starboard Way and Winch House can take part in the ballot, and all voters must be over 16 years old. The Greater London Authority have stated that the following people get to vote in a regeneration ballot:

- All secure or assured tenants named on the tenancy agreement.
- All leaseholders named on the lease that have been living in the property at least twelve months prior to the ballot.
- Anyone else living on the estate who has been on the housing register for the last 12 months prior to a ballot.

In accordance with the GLA guidance, Tenants of leaseholders cannot vote, unless they have been on the housing register for 12 months prior to the ballot. Non-resident leaseholders or buy to let landlords do not get a vote either.

Who carries out the ballot?
An independent company must carry out the ballot and they will be appointed closer to the time. They will be responsible for voter registration, organising the ballot and counting the results.

What is in the landlords offer?
There will be designs and drawings, estimated numbers of new homes and information on who will be living in them. There will be details of the offer to leaseholders whose homes would be demolished and details of the right to return and the offer for tenants who are living in homes that are to be demolished.

What would a yes vote mean?
One Housing will continue to develop the current designs and get them ready to make a planning application to the council. There will be ongoing consultation with residents to ensure they are involved in developing the designs, and we would expect it to take about 6 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. A decision would then be taken on whether to revise the landlord offer and go to vote again, or to cancel the project completely.

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19 Feedback and summary

Thank you for taking part in this exhibition. We would really appreciate it if you would let us know your thoughts on what you have seen. You can do this online using the QR code to the right. You can also view the Feedback Report from the previous exhibition using the QR code to the right.

How to stay in touch

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See the video for feedback and summary

Follow this link to give us your feedback

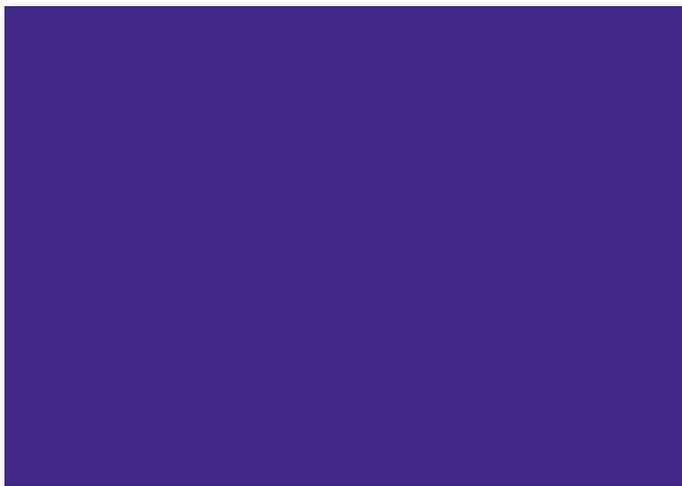
Follow link to Exhibition 3 Feedback Report

Project timeline

- RESIDENT SURVEY Feb-Mar 2019
- RESIDENTS' EXHIBITION 1 Early engagement October 2019
- RESIDENTS' EXHIBITION 2 Initial options December 2019
- SITE VISIT & WALKABOUT Engaging regeneration partners
- RESIDENTS' EXHIBITION 3 Emerging options May 2020
- RESIDENT AND NEIGHBOURS EXHIBITION Final options August 2020
- DECISION TO PROCEED The preferred option is taken forward to the next stage of decision development

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19



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Appendix 2: Example of Vimeo web page

The screenshot shows a Vimeo video player with a browser window. The video content is a presentation slide titled "Option 6: Full redevelopment" with a "14" in a pink circle in the top left. The slide includes a logo for "KEDGE HOUSE STARBOARD WAY WINCH HOUSE" in the top right. The main text reads: "Option summary: This option includes the demolition of all 72 homes in the three existing blocks. The demolished homes are replaced, along with 208 new homes, in 5 new buildings ranging in height from 6 storeys to 15 storeys. In total 280 homes would be built on site once the regeneration is completed." Below this is a "Plan showing the proposed improvements" with a site plan diagram and six numbered callouts: 1. Improved access from Tiller Road; 2. All new homes will have a balcony, garden or a terrace; 3. New secure parking for existing residents along shared surface street; 4. New allotments and dog walking area; 5. Three new secure roof gardens for residents; 6. New secure residents green communal gardens and new play. To the right of the plan are "Example images": a rendering of a roof garden and a photo of people on a balcony. The video player interface includes the Vimeo logo, navigation menus, a search bar, and a "New video" button. At the bottom of the video frame, there is a purple bar with a lock icon and the text "KSW: Full Redevelopment".

14 Option 6: Full redevelopment

Option summary

This option includes the demolition of all 72 homes in the three existing blocks. The demolished homes are replaced, along with 208 new homes, in 5 new buildings ranging in height from 6 storeys to 15 storeys.

In total 280 homes would be built on site once the regeneration is completed.

Plan showing the proposed improvements

- Improved access from Tiller Road
- All new homes will have a balcony, garden or a terrace
- New secure parking for existing residents along shared surface street
- New allotments and dog walking area
- Three new secure roof gardens for residents
- New secure residents green communal gardens and new play

Example images

Example of roof garden

Example of new homes with private outdoor space

One Housing

KSW: Full Redevelopment

Appendix 3: Example of SurveyMonkey questionnaire website



KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

KSW Options Appraisal: Exhibition 4

Your views and suggestions are important to us and will help shape the future of your estate. Please complete the short survey below. All responses are optional.

Before completing this form please familiarise yourself with SurveyMonkey's Privacy Policy. The link can be found at the bottom of this page.

1. Contact details

Name

Address

Email Address

Phone Number

2. Which of the options presented in the exhibition booklet do you prefer? *(Tick all boxes that apply)*

Partial redevelopment (Scenario 2)

Full redevelopment

Appendix 4: Respondent comments

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

Would Vote for full redevelopment as the main choice out of the two options, however not really happy with the layout of new proposed tower type buildings or the heights as would of much preferred lower buildings as I would not be happy to live within a 15-floor storey building.

Won't suit area if Starboard is left amongst the regenerated area

Any options which replace and rehome Kedge House residents. Sizing of rooms and storage should be good. Doesn't mind open plan

Enquired about residents moving back to properties on Kedge House site rather than Winch House site permanently

Prefer inset balconies, would like to return to middle block or on site of current Kedge House as Omega Street has too much ASB

Would like views of Millwall and the City. Would want to come back to where Kedge House is. Would like parking rights retained as they currently are.

Any option that includes the demolition and rebuilding of Kedge House

Who makes the final decision between options? What is a terrace?

Option 6 full redevelopment, needs complete revamp.

Option 6 all building together. No point in doing only two buildings. Doesn't make sense keeping one old building

Full redevelopment because more homes for people and more space

Could underground parking be considered?

Helpful having a phone call to discuss in more detail

Either option so long as Kedge is knocked down and replaced with properties for the existing residents

Support any option which includes replacing Kedge House with a new building. Would not like to move away as children's school is nearby and doesn't drive. Likes the idea of phasing.

Currently undecided on which option is preferred. As resident leaseholders they would like more information on their options, how they are affected and the pro's & cons for them. Mentioned concern about affording associated costs with refurbishment of the building which is charged to LH's.*

Would like the idea of phasing to minimise disruption. Would only like to move once.

Not against the full redevelopment option if this was what the majority of SBW wanted to see happen

Does not like option 5, father has accessibility issues and building is falling apart.

Concerned about overcrowding and tall buildings and parking. likes green spaces and privacy

Concerned about how the decant would work for SBW residents as noted that residents for SBW would move into *some* of the new buildings.

Not sure on his choice between the two main options and would like more time to consider these.*

Do Nothing as is very happy in current home and if she had a choice she would keep everything as it is. The playpark is quite open so would benefit from a seperate area for dog walking and childrens park and install dog wastebins.

Will only consider full regen if given a like for like home on ground floor.

Modernise the building (Starboard Way)

Says blocks could do with being brought up to a better standard as drainage issues, poor workmanship on refurbishments carried out previously.

Dual aspect is nice and most properties should be dual aspect. Do not like the huge number of new flats. overcrowding the area with people and heights of new buildings. concerned about safety. sunlight concerns. Parking concerns.

Does not want anything to happen, anxious to just get on with it and says he is fed up with questions surrounding it as feels OHG are dragging their feet and he wants to know where he stands, feels that we will do the full redevelopment as this is what we wish to do, explained this is not the case but quite reluctant to comment further.

No only that in favour of Full Redevelopment only

Wants electric throughout - not gas. would want like for like - with a garden and on the ground floor

Settled and do not want any changes

Trees in new area need to be considered (current trees leave sticky sap everywhere)

Not keen on very tall buildings and would appreciate a like for like on ground floor property with garden . planning family so will need 2 bed

Do you have any suggestions on how we could improve this kind of virtual engagement?

Would like a virtual tour type website to give a better idea of suggestions.

Meetings are more helpful, but understands with ongoing climate this is how we must proceed for the time being. Wants more information leasehold offer.

Good use of images, diagrams and Q&A's

Telephone call was helpful in addition to virtual & booklet

Follow up with call

Call was better than booklet

Booklet was helpful and explained a lot

Images in the booklet are nice

Okay, booklets can be a little information overload but call is good to follow up

Phone call along with booklet

Been okay as meetings can be difficult

Telephone was better

Helped having a phone call

Good but a lot to take in

Resident feels well informed

Found the QR codes and videos very helpful.

Conversations over the phone help fully understand what is happening

Hasnt had the chance to go through in detail. prefers talking through the info on the phone or in meetings.

Well presented and informative

It has been good and feels well informed

Phone call helped

Very helpful and informative - excited to see what happens

Love the booklet

Very informative

Really helpful, keeps resident up to date

A bit too much information - phone call to explain was helpful

Phone call was more helpful

Phone call in Bengali was helpful

Good to talk through the booklet - images and diagrams look great

Follow up phone call to explain was helpful

Phone call in Bengali was very helpful please keep this up