

Kingsbridge Estate Newsletter

February 2020



New Mill Consultants
Real people for a change

‘Getting To Know You’ Questionnaire

A big thank you to all households who took the time to complete this questionnaire, it is very much appreciated! The 90 households represented 71% of the occupied homes on the Kingsbridge estate; it provides a very good source of information for both the Resident Steering Group and One Housing when looking at the options for the estate’s future.

Questionnaire Highlights

It was very clear that most of you love the Kingsbridge community, many of the households who took part said that the best things about their home/block and estate was either their community or their immediate neighbours.

Residents also loved the location, particularly being by the river and the sense of peace and quiet on the estate.

It wasn’t all positive though. Most of the residents of Montrose and Montcalm House mentioned that the small size of the kitchen and bathrooms were a problem for them. A large number of people also reported significant damp issues in these blocks as well as difficulty in keeping their homes warm. The lack of a lift to these blocks was also raised as a significant issue.

It was however a very different picture at Michigan House with residents reporting very few major issues, with the biggest problem being non-residents congregating in the stairwell and often smoking drugs.

Although the deadline for completing the questionnaire has passed we would still love to hear your views on your home/block/estate if you haven’t yet already given us them or you have something more to say. Please contact either Christine Searle or Rob Lantsbury who will be pleased to hear from you.

We are now busy going through all the information from the questionnaire and will be feeding this back to the Resident Steering Group (RSG) in March and to yourselves in the form of a booklet shortly after.

Resident Steering Group

All residents will be given multiple opportunities to guide and develop the options being considered for their estate over the coming months. The resident steering group has a key role to play in supporting this process by ensuring that every resident living on the Kingsbridge estate has the chance to be involved, and in making sure residents are at the heart of any change.

The steering group is now entering a very busy phase, once the architects are selected there will be a lot to consider in ensuring residents are at the heart of the upcoming options appraisal. We very much need as many residents as possible to be part of the group, if you are interested please contact either Christine Searle or Rob Lantsbury and we will go through the role and support you to play an active role in the future of your estate.

Next Steps

At the February meeting of the RSG it was agreed that One Housing should begin the process of appointing an architect who will work with the residents of Kingsbridge to develop options for the future of their estate. This process is called an ‘options appraisal’ and is expected to take between 6 and 12 months, at the end of which residents will be asked to vote on the ‘preferred option’ for their estate. That option could be anything from refurbishment through to the full redevelopment of the estate. We will be working with Mike Tyrrell (the independent residents advocate), the Kingsbridge RSG and OHG officers to both shortlist and select the architects.

It is anticipated that the architects will be selected within the next 2-3 months.

Once selected the architects will be spending a considerable amount of time talking to residents, either at a series of public events or through one to one discussions to develop the options as part of a resident led process.