

# Haworth Tompkins **One Housing**

LOOK INSIDE  
FOR UPDATED  
DESIGNS

## Kingsbridge Estate Cycle 4 Consultation

November 2021

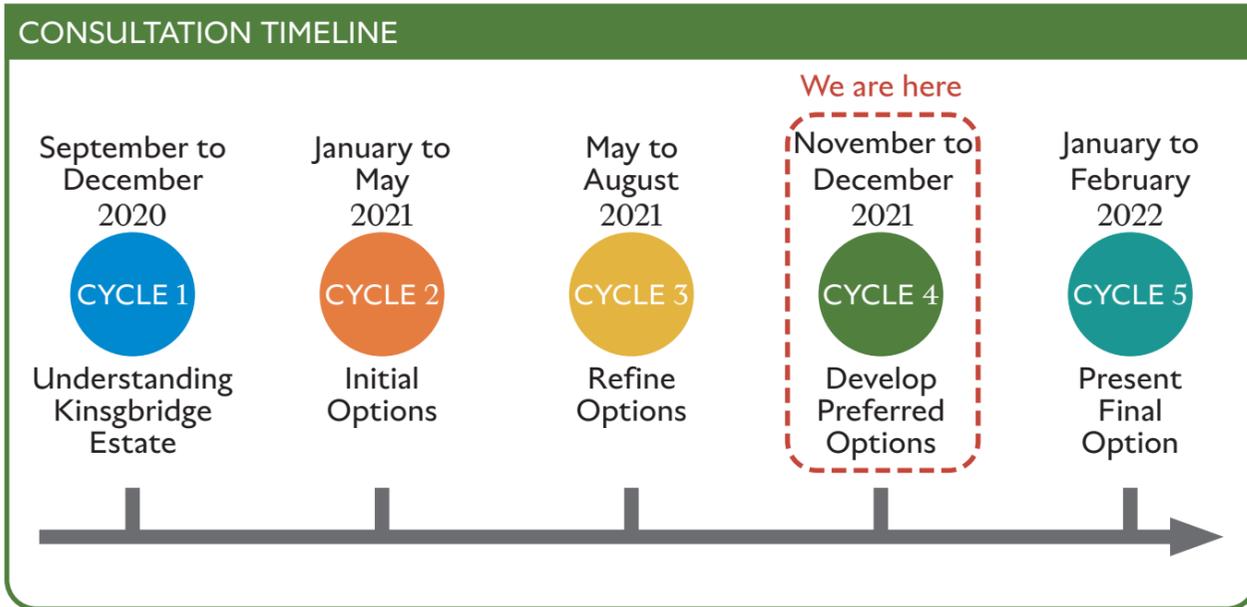


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# CYCLE 4 Introduction

Welcome to the fourth round of consultation where we present updated and more detailed information about the preferred options for Kingsbridge Estate.



### HOW TO ACCESS VIDEO PRESENTATIONS OF THIS DOCUMENT

To view video presentations follow the guidance below or go to the website:  
<https://kingsbridgeproject.uk/>

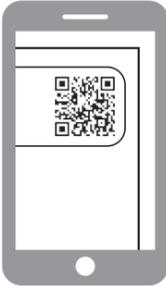
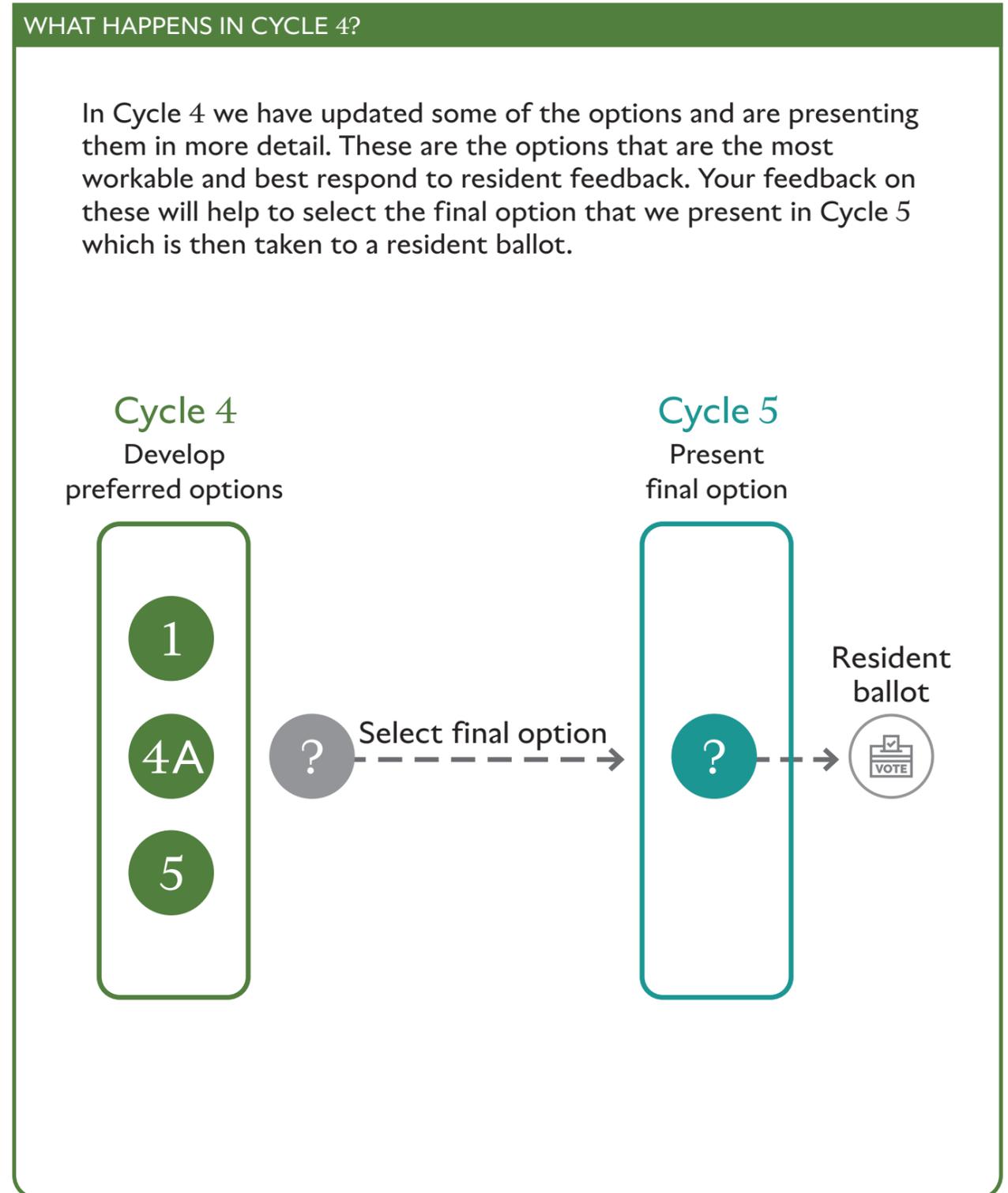
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# CYCLE 4 Summary of Your Feedback From Cycle 3

Full feedback is in the Cycle 3 Report here: <https://kingsbridgeproject.uk/our-consultation/>

## KEY FEEDBACK RAISED IN CYCLE 3

- Residents said they understood the options and how they had been assessed
- Most residents were very supportive of significant change to improve the estate
- Residents wanted to see fewer, more detailed options that are all viable
- Leaseholders would like more detailed information about the financial impact and the offer that would be made to them in the different options.
- Residents were concerned that the consultation process might not result in improvements
- Residents welcomed improvements to the landscape, particularly the playground

OPTION 1



OPTION 2



OPTION 3A (1 OF 3 VERSIONS SHOWN)



OPTION 4A (1 OF 3 VERSIONS SHOWN)



OPTION 5



আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

## CYCLE 4 Options That Have Been Designed in More Detail

In Cycle 4 we have developed the design of the options that could be achieved and respond best to resident feedback. These options still include a range of how much change could happen to the estate. They are summarised below and in more detail in the rest of this booklet.

### OPTIONS THAT HAVE BEEN DESIGNED IN MORE DETAIL IN CYCLE 4

#### OPTION 1



- + Can be afforded by One Housing
- + Least disruption and change
- + Retains option of no change if residents aren't interested in other options as they are designed in more detail

**3%** % of resident responses in Cycle 3 that showed interest in Option 1

#### OPTION 4A



- + New build homes provide potential for the significant amount of work to be afforded by One Housing
- + Range of refurbished and new build homes for residents with different views
- + The majority of the existing community can stay together

**14%** % of resident responses in Cycle 3 that showed interest in Option 4

#### OPTION 5



- + New build homes provide potential for the significant amount of work to be afforded by One Housing
- + All residents could live in a new home to modern standards
- + Many residents interested in this option in Cycle 3

**38%** % of resident responses in Cycle 3 that showed interest in Option 5

The options below are from Cycle 3 and were the least workable and did not respond well to resident feedback. These have not been designed in more detail in Cycle 4.

### OPTIONS THAT HAVE NOT BEEN DESIGNED IN MORE DETAIL

#### OPTION 2



- No new homes and not enough grant funding to pay for the work
- Size of homes and overcrowding can't be improved in this option
- No new homes available for residents that would like to move to one

**3%** % of resident responses in Cycle 3 that showed interest in Option 2

#### OPTION 3A, B & C



- Not enough new homes or grant funding to pay for the work
- Fewer new homes available for residents that would like to move to one
- Many residents said that refurbishment alone wouldn't address the existing issues

**17%** % of resident responses in Cycle 3 that showed interest in Option 3

#### OPTION 4B & C



- Not enough new homes or grant funding to pay for the work
- The amount of new replacement homes required in 4B & C would increase the height of the new building which would be very unlikely to get planning permission

**14%** % of resident responses in Cycle 3 that showed interest in Option 4

The assessment of each option is completed by an independent company called Quod, with input from the project team.

In Cycle 4 the options that have been designed in more detail have been assessed again. Each option is scored against the five criteria explained here.

The assessment is still based on early design information that may change in later consultation when more design detail is available.

RESIDENTS' BRIEF



- ✓ = 130+ point
- ✓✓ = 160+ points
- ✓✓✓ = 190+ points
- ✓✓✓✓ = 220+ points
- ✓✓✓✓✓ = 250+ points
- ✓✓✓✓✓✓ = 280+ points

Each option is scored on how well it meets the Residents' Brief.

The maximum score is 295 and the more objectives the option meets the higher it scores. This is represented in up to a maximum of 6 ticks.

You can view and comment on the Residents' Brief though this link: <https://www.kingsbridgeestate14.com/brief>.

FINANCIAL VIABILITY



- ✓ = unlikely to be viable
- ✓✓ = potentially viable
- ✓✓✓ = viable

Each option is checked to see if One Housing can afford to do the work proposed.  
Any option needs to generate enough income to pay for the cost of the work proposed.  
Each option is scored out of 3 ticks to show how financially viable it is.

ENVIRONMENTAL IMPACT



- ✓ = negative impact
- ✓✓ = positive impact
- ✓✓✓ = very positive impact

The current planning process with the council expects us to consider the Environmental Impact of proposals, so this needs to be considered as part of our assessment.  
Each option is scored out of 3 ticks to show the impact on the environment.

IMPLEMENTATION



- ✓ = high risk
- ✓✓ = moderate risk
- ✓✓✓ = low risk

Implementation considers the current risks and possible challenges of getting an option built, this includes:  
→ Phasing - how many residents will need to be re-housed off site? The more off site moves the more difficult the project.  
→ Programme - the time it takes to build and the disruption caused by construction  
→ Buildability - how difficult is it to build the option?  
→ Planning - is the option likely to get planning permission?  
Each option is scored out of 3 ticks to show how much risk there is in implementing it.

SOCIOECONOMIC BENEFIT



- ✓ = limited to no benefit
- ✓✓ = moderate benefit
- ✓✓✓ = substantial benefit

Each regeneration option could have other benefits to the local area and community in addition to improving existing homes and providing new ones. These could include local jobs and apprenticeships during construction.  
Each option is scored out of 3 ticks to show how much benefit it provides to the local area and community.

If Option 4A or 5 becomes the preferred option, there are several key commitments that One Housing will make to you. This section outlines some of the key commitments and is a chance for you to start thinking about what you would like to see in the Landlord Offer Document. Some key commitments are only applicable to certain options.

### TENANT PROMISES



#### RIGHT TO RETURN

If a partial or full redevelopment option is taken forward, and your home is demolished as part of the option, you will have the right to move back to a new home in the new development.



#### YOUR RENT

If a partial or full redevelopment option is taken forward, your rent will not go up when you move back to one of the new homes, unless you move to a larger home (i.e. a home with more bedrooms than you currently have) and will pay the equivalent rent to the existing larger homes in your block. Your rent will also stay the same if you need to temporarily move away while work is being carried out. Your rent will continue to increase annually as they currently do. This also applies to refurbishment options. If you choose to permanently move away, you will have to pay the rent that your new landlord charges for that home.



#### YOUR TENANCY

If a partial or full redevelopment option is chosen, your tenancy and rights will be the same in your new home as they are now. If you permanently move away to a home let by another landlord you will still have a secure or assured tenancy, but some details in your new tenancy agreement may be different from your current agreement with us.



#### MOVING AWAY TEMPORARILY OR PERMANENTLY

If you move away from the estate temporarily and then return when the new homes or refurbishment is complete, One Housing will help and support you to secure a temporary move to one of our existing properties, or to a property owned by another landlord in a location which is suitable to your family needs. If a redevelopment option is chosen and you would prefer to move away from the estate One Housing will support and help you to secure a home from our existing properties, or to a property owned by another landlord. This may be in Tower Hamlets or it may be in another area.



#### COMPENSATION

If a partial or full redevelopment option is chosen, and your home is demolished as part of the option, One Housing will pay you compensation and costs to cover the disturbance of moving.

### RESIDENT LEASEHOLDER PROMISES



#### FINANCIAL REIMBURSEMENT

One Housing will reimburse you for the reasonable cost of your own independent valuer, legal fees, stamp duty, financial advice and removal costs. Reimbursed costs to be agreed before they are incurred through the provision of quotes.



#### SHARED EQUITY

If a partial or full redevelopment option is taken forward, Resident Leaseholders will have shared equity options that will allow them to return to a replacement home in any eventual development.



#### A FAIR DEAL

Resident Leaseholders will be offered a fair deal that is affordable within the context of the regeneration proposals.



#### FLEXIBILITY

One Housing will act flexibly wherever possible and within reason, when considering individual or exceptional circumstances.



#### COMPENSATION

If your home is demolished as part of any option you will be entitled to statutory compensation which is a percentage of the market value of your home. This percentage varies as to whether you are a resident, or non-resident leaseholder.

### GENERAL PROMISES



#### CONSULTATION

One Housing will consult you on the different proposals throughout the process, using a range of methods so you can influence things in ways that best suit you.



#### DISRUPTION

One Housing will make every effort to keep disruption to a minimum.



#### QUALITY

If a redevelopment option is taken forward, all new homes will be built to the latest standards as set out in the London Housing Supplementary Planning Guidance (SPG) and current Building Regulations, whereby space standards are larger than the existing homes on the Kingsbridge Estate. All homes will be energy efficient.

**CYCLE 4** Option 1: Existing estate with long-term improvements

Use link to view video presentation 2 

In this option there would be no immediate upgrades or changes to the estate but One Housing would commit to an improved repairs and maintenance service. Improvements would happen in the long-term through a 30 year planned maintenance strategy.



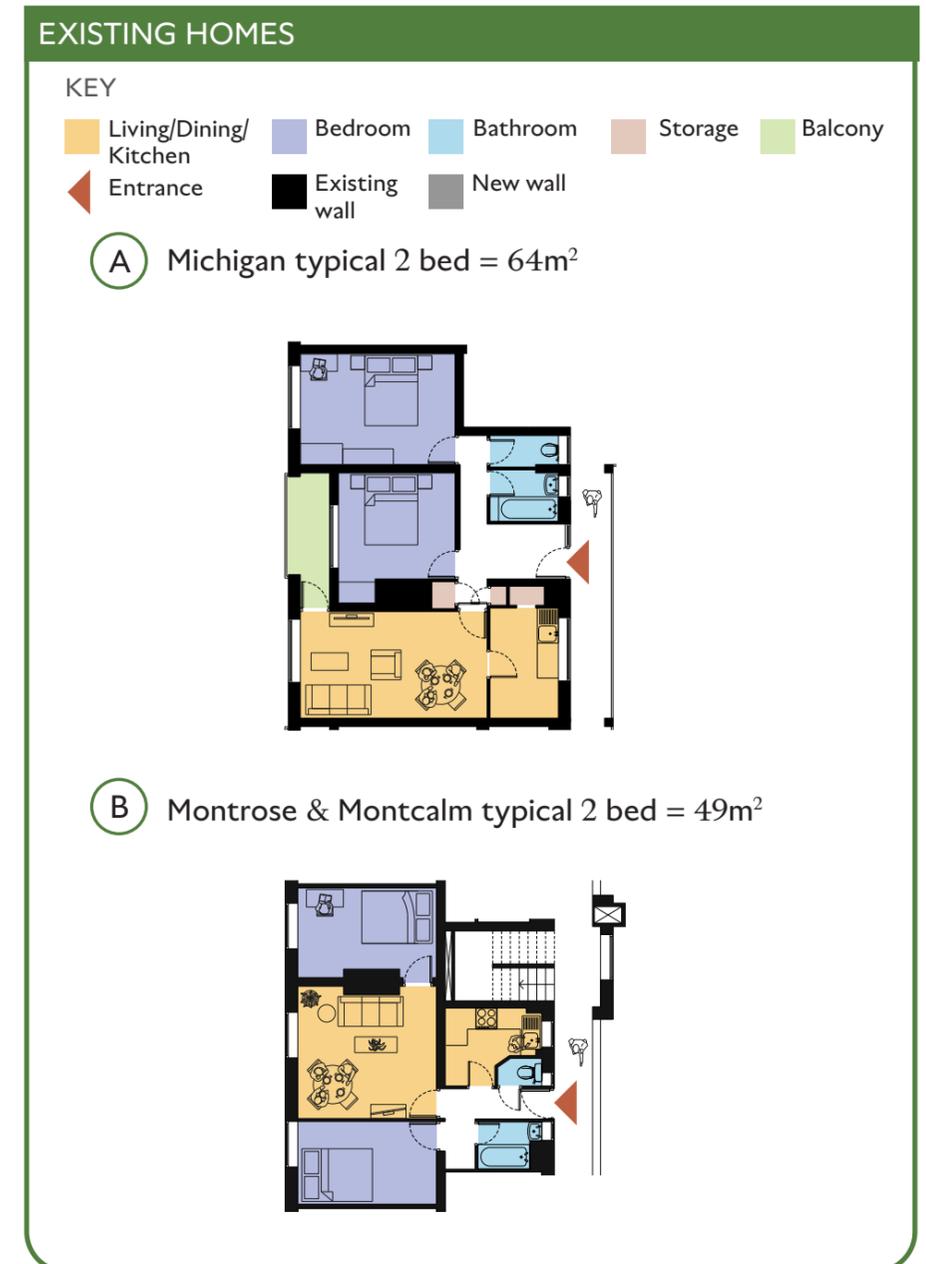
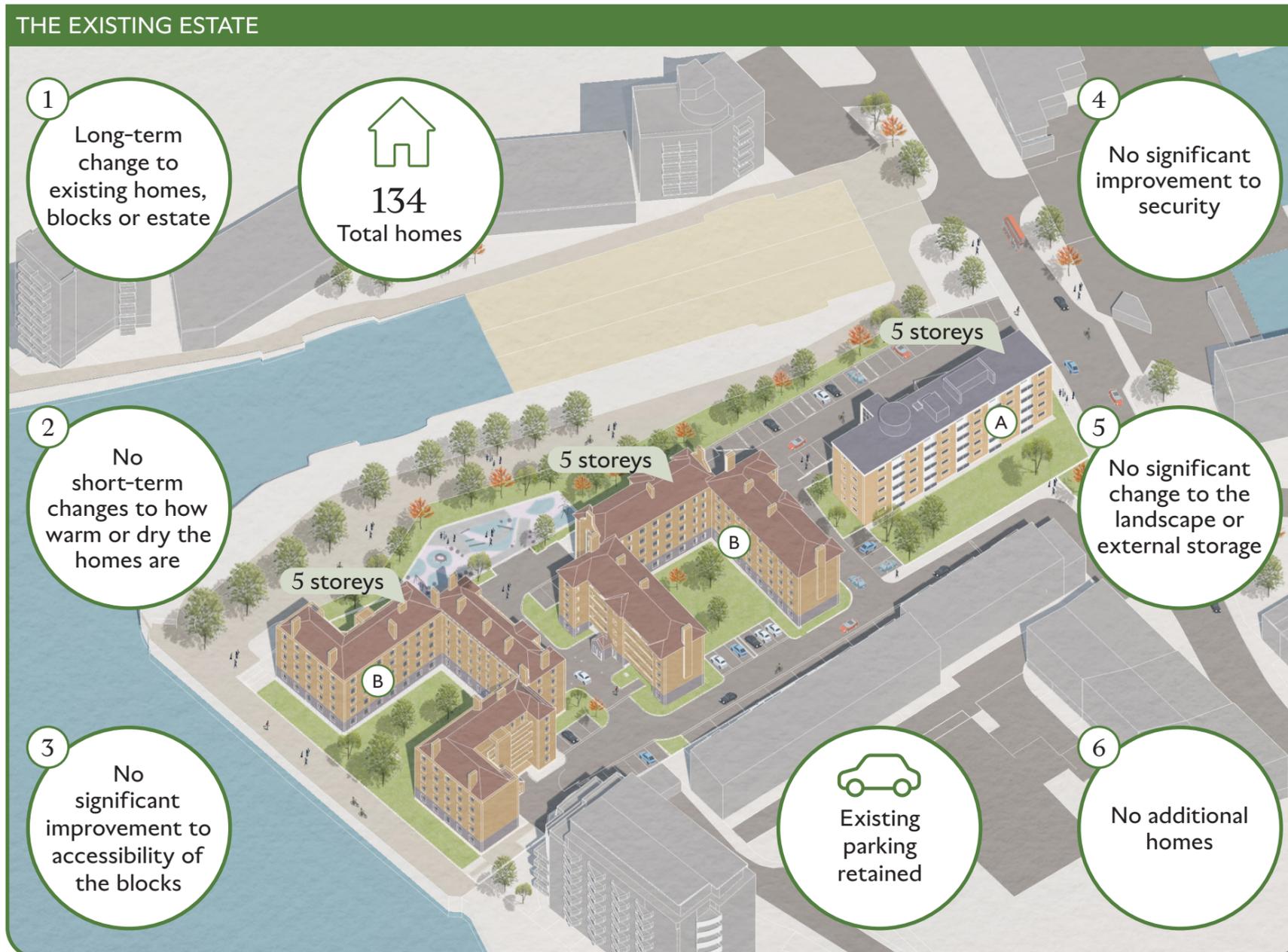
Existing Montcalm courtyard



Existing Montrose block



Existing example of kitchen in Montrose



**CYCLE 4** Option 1: Existing estate with long-term improvements

Use link to view video presentation 2 

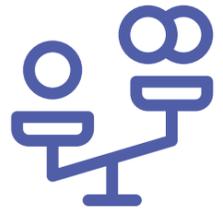


### FINANCES

Services charge	Council tax	Utility bills

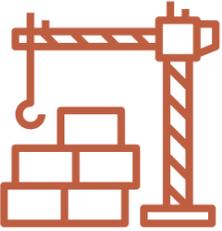
Arrows indicate estimated change to bills as a result of the option. Figures are based on an average UK home.

### FINANCIAL VIABILITY

 Assessment: 

- This includes repair and refurbishment that One Housing is committed to in the long-term
- This option generates enough income to pay for the long-term improvements

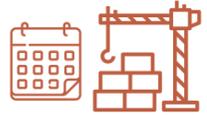
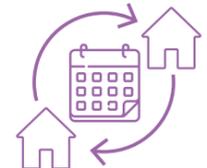
### IMPLEMENTATION

 Assessment:

- Phasing: 
- Programme: 
- Buildability: 
- Planning: 

→ There would be no significant construction work

### TIMEFRAMES

Time to design & build	Moving time
 0 years	 0 years

### ENERGY AND MATERIAL USE

Energy use	Material use
0%	100%
less energy than existing homes	less material than Option 5

Higher % is better for the environment

### ENVIRONMENTAL IMPACT

 Assessment: 

- The homes would continue to use a lot of energy that would harm the environment

### SOCIOECONOMIC BENEFIT

 Assessment: 

- No additional homes would be created
- Very limited construction employment opportunities

### RESIDENTS' BRIEF

 Assessment: 

- Without changing the estate there are a number of resident objectives that can't be achieved
- In the long-term, refurbishment would make the homes warmer and drier, but it could be a long time before this happens
- There is very little disruption due to moving or construction

আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেট ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

**CYCLE 4** Option 4A: Replace Michigan and refurbish Montrose and Montcalm

Use link to view video presentation 3 

In this option Michigan is demolished and replaced with a new building built to current housing standards. Montrose and Montcalm are refurbished, there are two different refurbishment options and these are explained in the following pages.



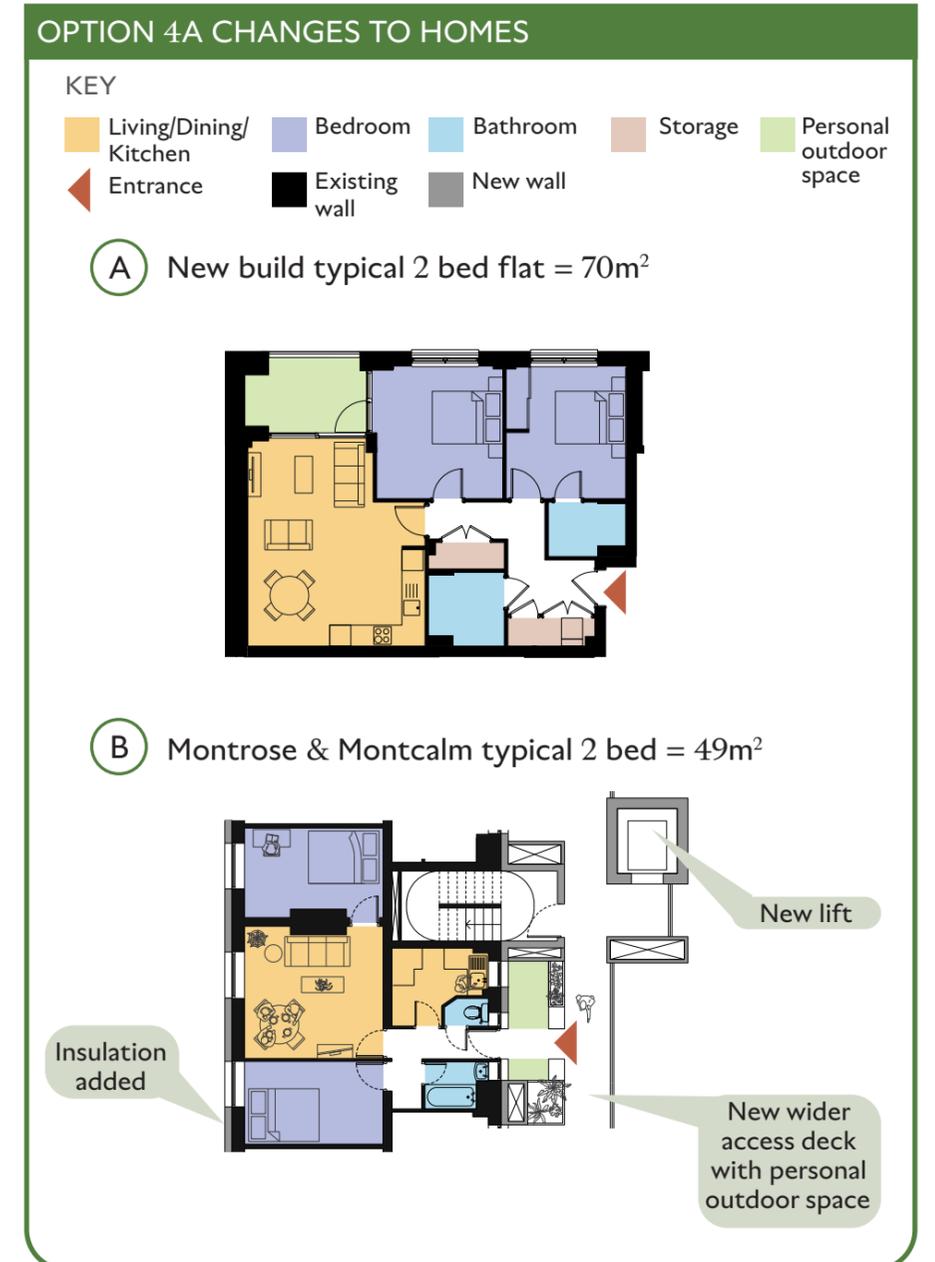
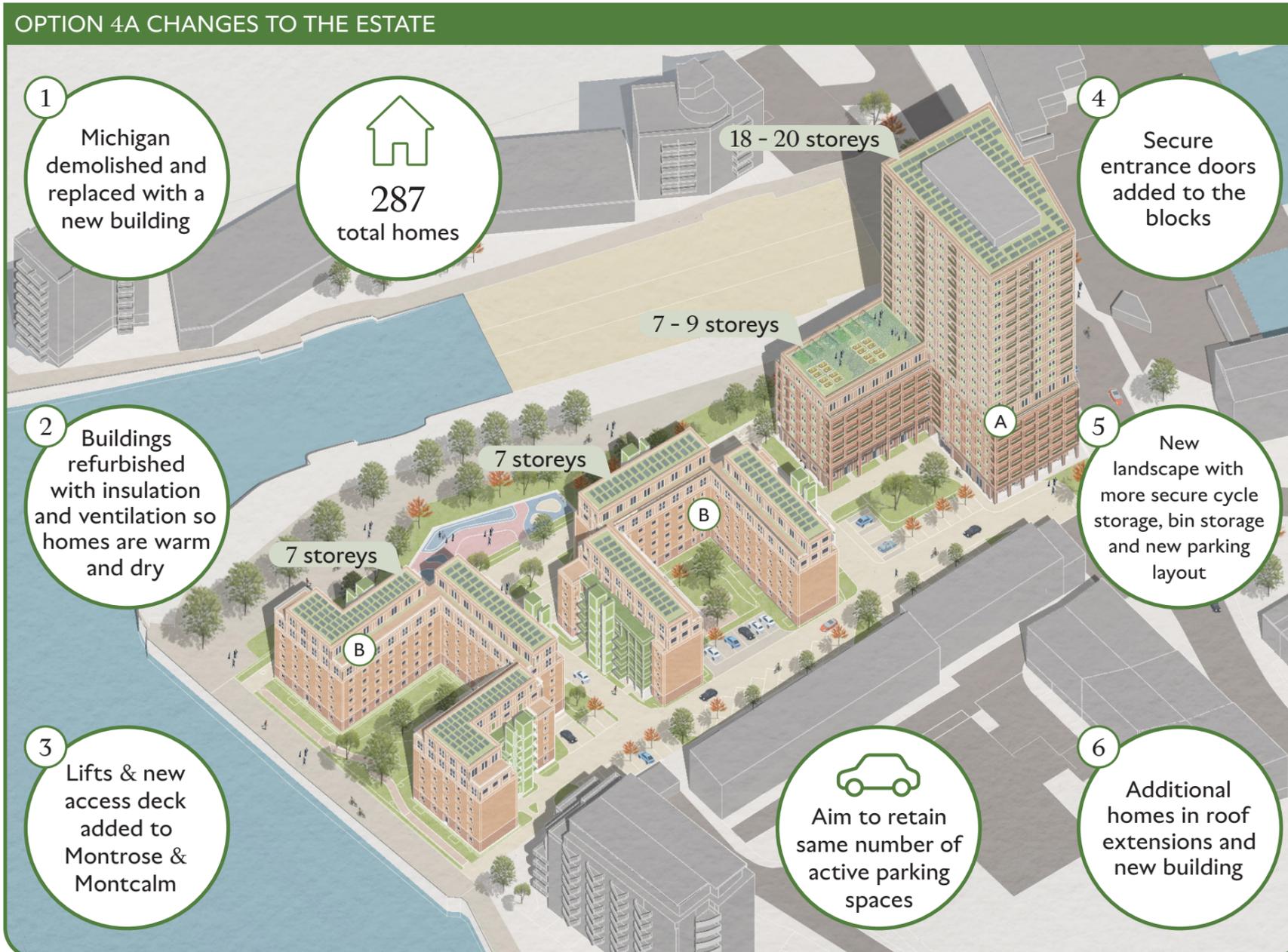
Example illustration of new building along Westferry Road



Example of balconies to new homes



Example of inside new homes



**CYCLE 4** Option 4A: Replace Michigan and refurbish Montrose and Montcalm

Option 4A moves all resident motor vehicle movement to the vehicle entrance side of the estate, this means that there will be a safe walking route along the north of the estate. The Montcalm and Montrose House courtyards are improved with many different types of planting, this will encourage wildlife and gives the opportunity to have edible plants such as apples and pears.

A new courtyard will be created for the redeveloped Michigan House. Planting beds around entrances to new homes will allow for private outdoor space at ground level. In addition to the current playground being upgraded, there will be other spaces for play around the estate.

Improvements

- Pedestrian only walking routes
- Enhanced courtyard/communal spaces
- Improvement to play provision
- Increased number of plants and trees on site
- Better access to slipway

OPTION 4A LANDSCAPE PLAN



**CYCLE 4** Option 4A: Replace Michigan and refurbish Montrose and Montcalm

Use link to view video presentation 3 

The section below illustrates how Montrose and Montcalm could be refurbished in Option 4A. The proposed items are based on residents feedback and what we recommend. Unanimous agreement will be required from the leaseholders for the vast majority of this work to take place.



Example of new lift

Example of external wall insulation

Illustrative example of new access decks

**OPTION 4A POTENTIAL REFURBISHMENT IMPROVEMENTS**

● Items in green are possible without leaseholder agreement. All other items will require unanimous leaseholder agreement.

**A warm and dry home:**

- ① External wall insulation
- ② A new roof provided by the new homes above
- ③ Increased air tightness to reduce unwanted draughts
- ④ New high performing windows
- ⑤ New high performing front doors
- ⑥ Mechanical ventilation with heat recovery

**A home with outdoor space**

- ⑫ New access deck with space for plants and a seat

**A home that uses sustainable energy**

- ⑬ New highly efficient electric powered heating system distributed to each home through new risers
- ⑭ New larger radiators that work with the new heating system
- ⑮ Solar panels on the roof generating electricity

**An accessible home:**

- ⑦ A new lift to every stair core
- ⑧ New access decks that are wide enough for everyone to use

**A breakdown free home**

- ⑯ Maintenance to blocks brought forward to avoid future disruption
- ⑰ Water pressure increased and pipework replaced

**A safe and secure home**

- ⑨ New block entrance door
- ⑩ New windows and doors to homes
- ⑪ Fire safety upgrades

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**CYCLE 4** Option 4A: Replace Michigan and refurbish Montrose and Montcalm

The view below is an example of what the estate could look like from Westferry Road. The tallest part of the new building is located to mark the entrance to the estate and historic dock entrance. The ground floor of the new building facing Westferry Road could have non-residential uses such as a small shop, cafe or community space with homes above this.



Example of new building viewed from the slipway



Example of ground floor to new building

ILLUSTRATIVE VIEW FROM WESTFERRY ROAD



IMPORTANT FEATURES

- ① A new entrance to the estate that is more welcoming and easy for pedestrians to use.
- ② Non-residential use in the ground floor of Michigan replacement such as a commercial/ community space.
- ③ A pedestrian connection to the slipway from the centre of the estate.
- ④ Private balconies to all new homes
- ⑤ A tall building that marks the estate entrance and historic dock entrance from the River Thames

VIEW LOCATION



**CYCLE 4** Option 4A: Replace Michigan and refurbish Montrose and Montcalm

The view below is an example of what the courtyard between the refurbished Montrose House and replacement Michigan House could look like. The courtyard could be a play and pedestrian priority area with lots of planting. Existing and new homes could surround this space with front doors and windows overlooking it, making the estate feel secure and promoting a sense of community.



Example of large homes over two floors with their own front door at ground floor



Example of deck access to flats on the upper floors

ILLUSTRATIVE VIEW FROM WITHIN THE NEW COURTYARD



IMPORTANT FEATURES

- ① A new landscaped courtyard with more planting, space for children to play and some room for parking
- ② Ground and top floor homes over two floors with 3 or 4 bedrooms and their own front door
- ③ Flats accessed by an open deck with 1 or 2 bedrooms, two aspects and their own private balcony facing the slipway
- ④ Homes accessed by an internal corridor with their own private balcony
- ⑤ A secure entrance with a lift to a new wider access deck with balcony spaces
- ⑥ External insulation and new finish to the outside of the blocks that would change the appearance
- ⑦ Rooftop extensions with 2, 3 and 4 bedroom homes over two floors

VIEW LOCATION

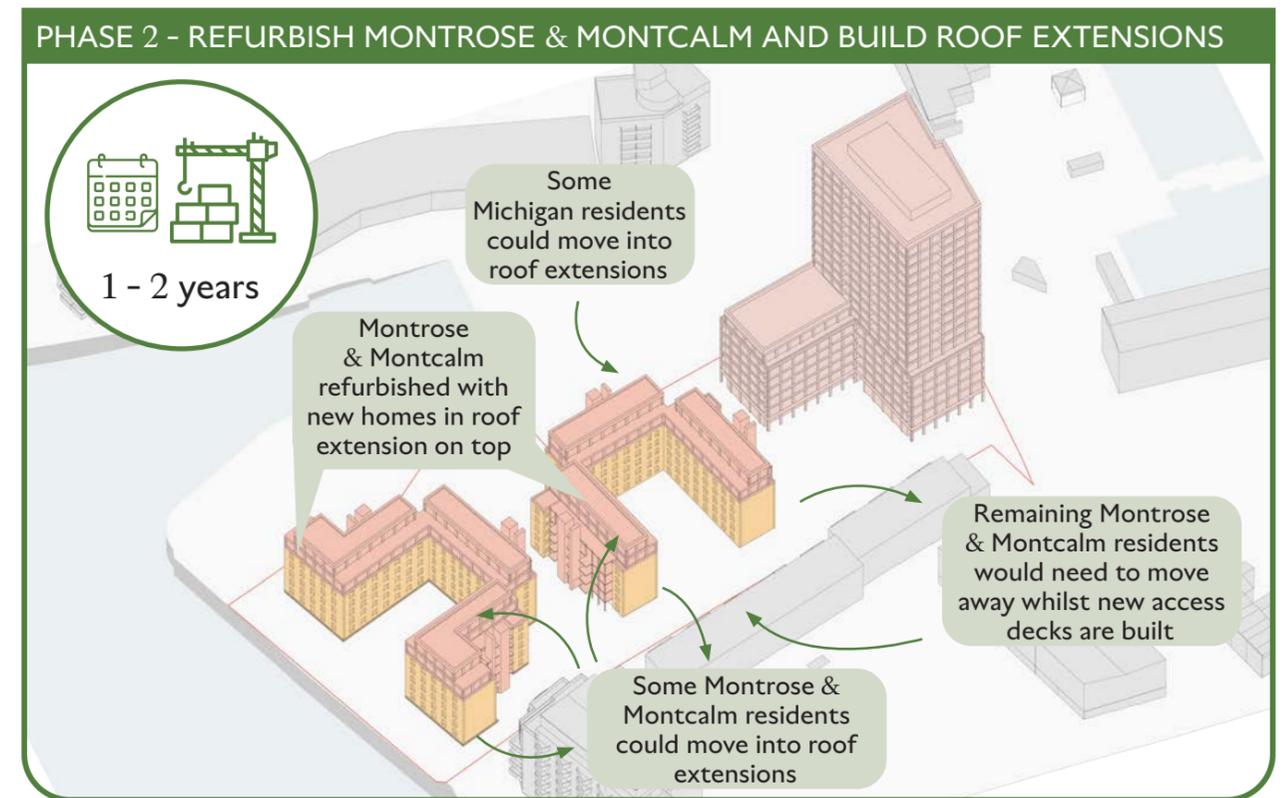
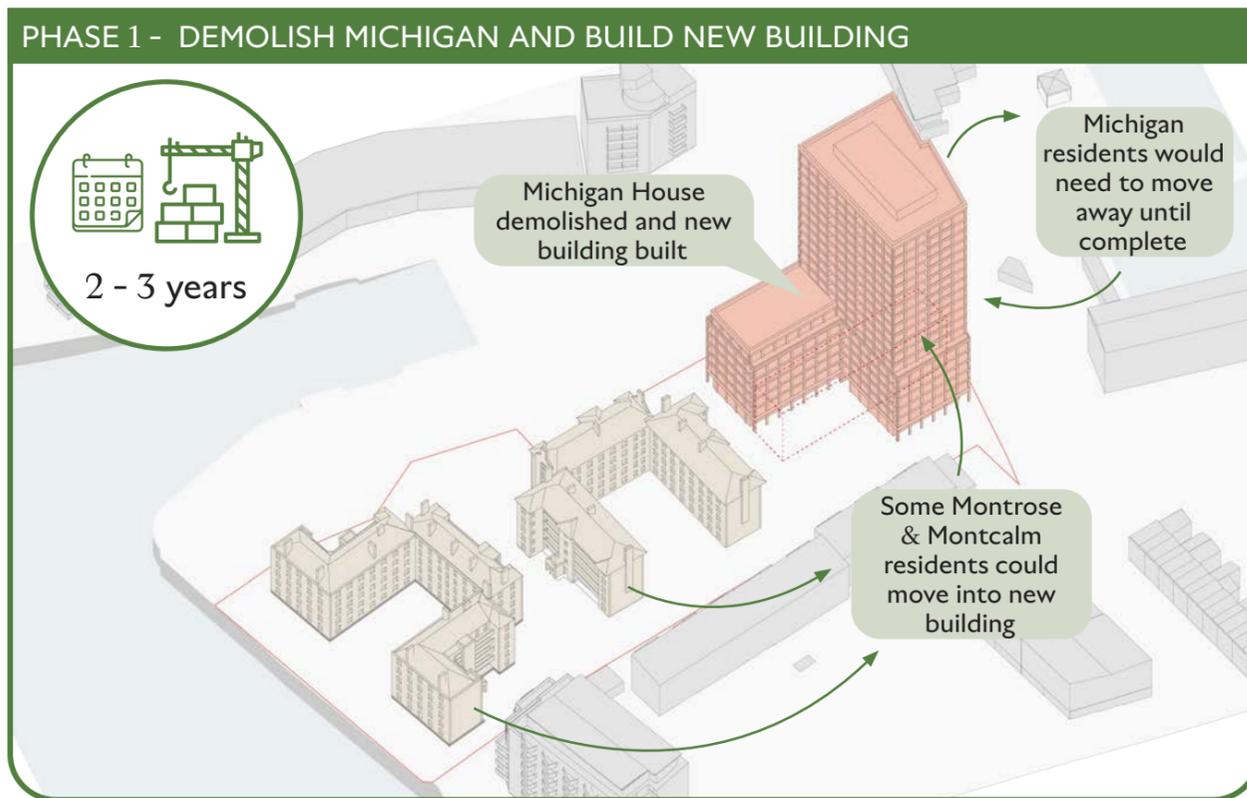


**CYCLE 4** Option 4A: Replace Michigan and refurbish Montrose and Montcalm

Use link to view video presentation 3 

These diagrams show an example of how the new estate could be constructed in two phases. This would reduce the number of times some residents would have to move although it would increase the time it takes before the work is complete.

Some residents from each block could move into a new home or remain in a refurbished home. Not all residents from Montrose and Montcalm could move into a new home. All residents from Michigan would need to move into a new home either in the roof extensions or new replacement building.



**KEY**  
 Site boundary  
  Existing building  
  Demolished building  
  Refurbished building  
  New building

**CYCLE 4** Option 4A: Replace Michigan and refurbish Montrose and Montcalm

Use link to view video presentation 3 



### FINANCES

Services charge

Council tax

Utility bills

Arrows indicate estimated change to bills for new homes as a result of the option. Figures are based on an average UK home.

### FINANCIAL VIABILITY

Assessment: ✓✓✓

- It includes large costs for refurbishment and a new building
- There aren't enough new homes to pay for the work
- If design changes are made this option could generate enough income to pay for the work

### IMPLEMENTATION

Assessment:

- Phasing: ✓✓✓
- Programme: ✓✓✓
- Buildability: ✓✓✓
- Planning: ✓✓✓

- There are some construction challenges
- There is a moderate risk of disruption and delays
- There is a high risk the council may not support the height

### TIMEFRAMES

Time to design & build

4 - 7 years

Moving time

0 - 3 years

### ENERGY AND MATERIAL USE

Energy use

**82%**

less energy than existing homes

Material use

**25%**

less material than Option 5

Higher % is better for the environment

### ENVIRONMENTAL IMPACT

Assessment: ✓✓✓

- Refurbishment means there is a big reduction in the energy use of the existing homes
- The new building requires a lot of material to construct

### SOCIOECONOMIC BENEFIT

Assessment: ✓✓✓

- 115 additional homes would be provided, including family homes
- Construction would support an average of at least 130 workers on-site for 3 to 4 years and some permanent employment

### RESIDENTS' BRIEF

Assessment: ✓✓✓

- Improvements to landscape, security and more comfortable homes with a balcony
- Most residents will stay in their own home
- New homes with more bedrooms for larger households
- There would be a lot of disruption to residents, particularly Michigan House

**CYCLE 4** Option 5: Everything changes, demolish all blocks and build a new estate

Use link to view video presentation 4 

In this option all blocks are demolished and replaced with new blocks built to current housing standards. New blocks would include lifts, secure entrance doors and step-free access to homes. Homes would be at least to minimum space standards which includes a balcony. Additional new homes are required to pay for the new replacement homes.



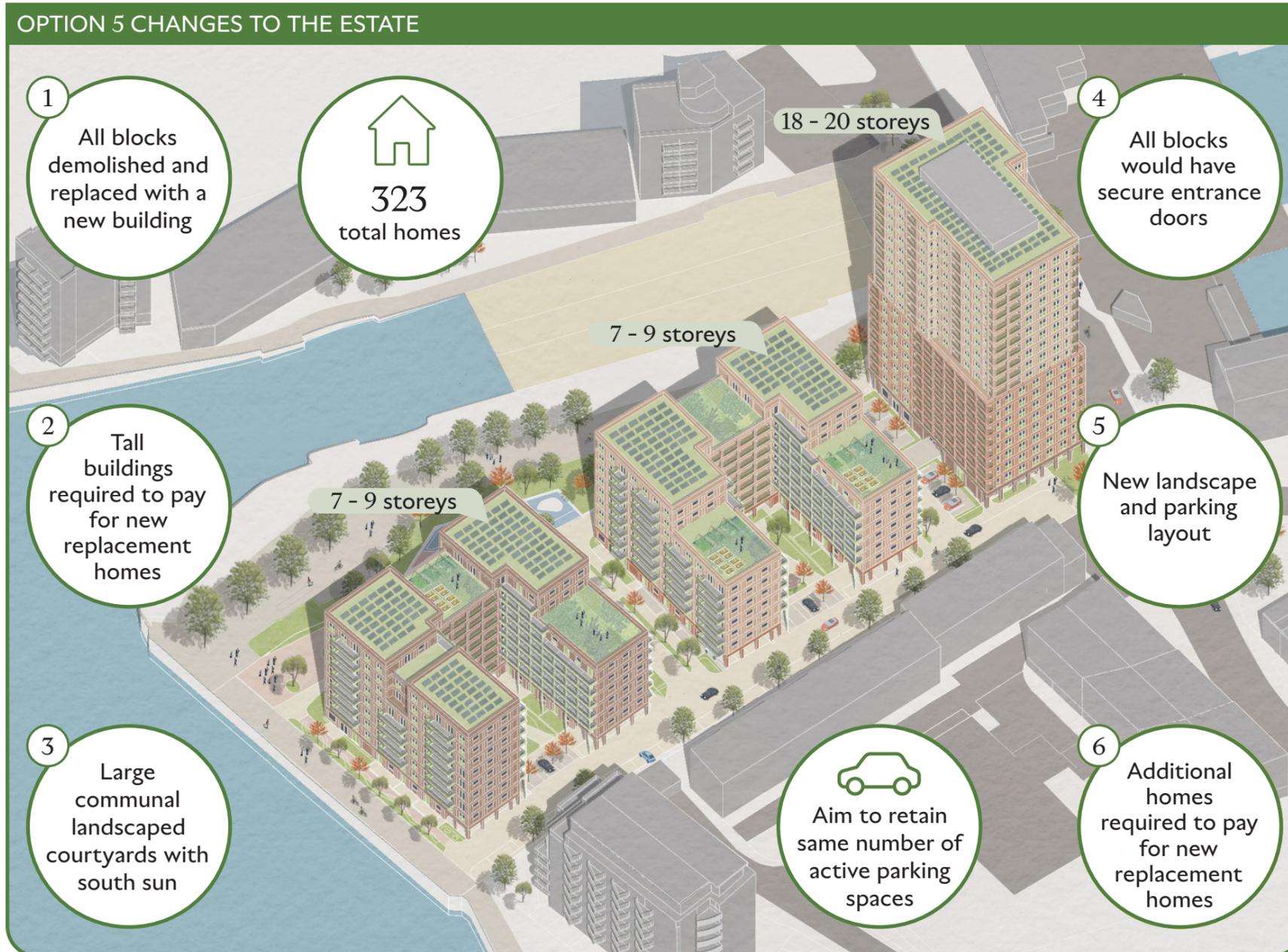
Example illustration of new building along Westferry Road



Example of new ground floor 3 & 4 bed maisonettes



Example of inside new homes



**CYCLE 4** Option 5: Everything changes, demolish all blocks and build a new estate

Option 5 offers the opportunity to allow for a pedestrian only walking route to the north of the estate with protected, tree lined walking routes between newly developed residential blocks. There will be courtyards around the entrances to the blocks with plants to create a welcoming area.

A large, multi-use communal space for residents to use is positioned in the north-west corner of the estate, overlooking out onto the River Thames. This area will have seating to enjoy the views and it will be a place where residence can gather as a community. There will be space to hold activities such as outdoor classes or talks, space to play and space to relax.

- Improvements**
- Communal lookout space over the River Thames
  - Improved entrances to Montcalm House and Montrose House
  - Tree lined walking routes protected from vehicular movement
  - Improvement to play provision
  - Increased biodiversity
  - Better access to slipway



আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

**CYCLE 4** Option 5: Everything changes, demolish all blocks and build a new estate

The view below is an example of what the estate could look like from Westferry Road. The tallest part of the new estate is located to mark the entrance to the estate and historic dock entrance. The ground floor of the new building facing Westferry Road could have non-residential uses such as a small shop, cafe or community space with homes above this.



Example of new building appearance



Example of new buildings accessed by pedestrian friendly landscape

ILLUSTRATIVE VIEW FROM WESTFERRY ROAD



IMPORTANT FEATURES

- ① A new entrance to the estate that is more welcoming and easy for pedestrians to use.
- ② Non-residential use in the ground floor of Michigan replacement such as commercial or resident amenity space like a bicycle store.
- ③ A pedestrian connection to the slipway from the centre of the estate.
- ④ Private balconies to all new homes
- ⑤ A tall building that marks the estate entrance and historic dock entrance from the River Thames

VIEW LOCATION



**CYCLE 4** Option 5: Everything changes, demolish all blocks and build a new estate

The view below is an example of what the courtyards in Montrose and Montcalm House replacement buildings could look like. Homes could have similar deck access to the existing blocks focused around a shared courtyard to increase the sense of community.



Example of internal courtyard with ground floor homes over two floors and flats above



Example of deck access to flats on the upper floors

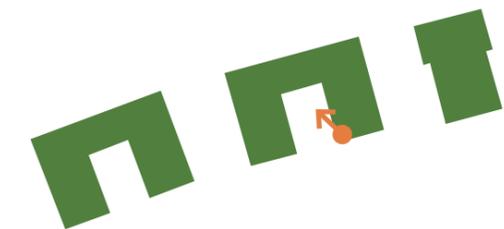
ILLUSTRATIVE VIEW FROM DECK ACCESS OF NEW MONTROSE AND MICHIGAN HOUSE



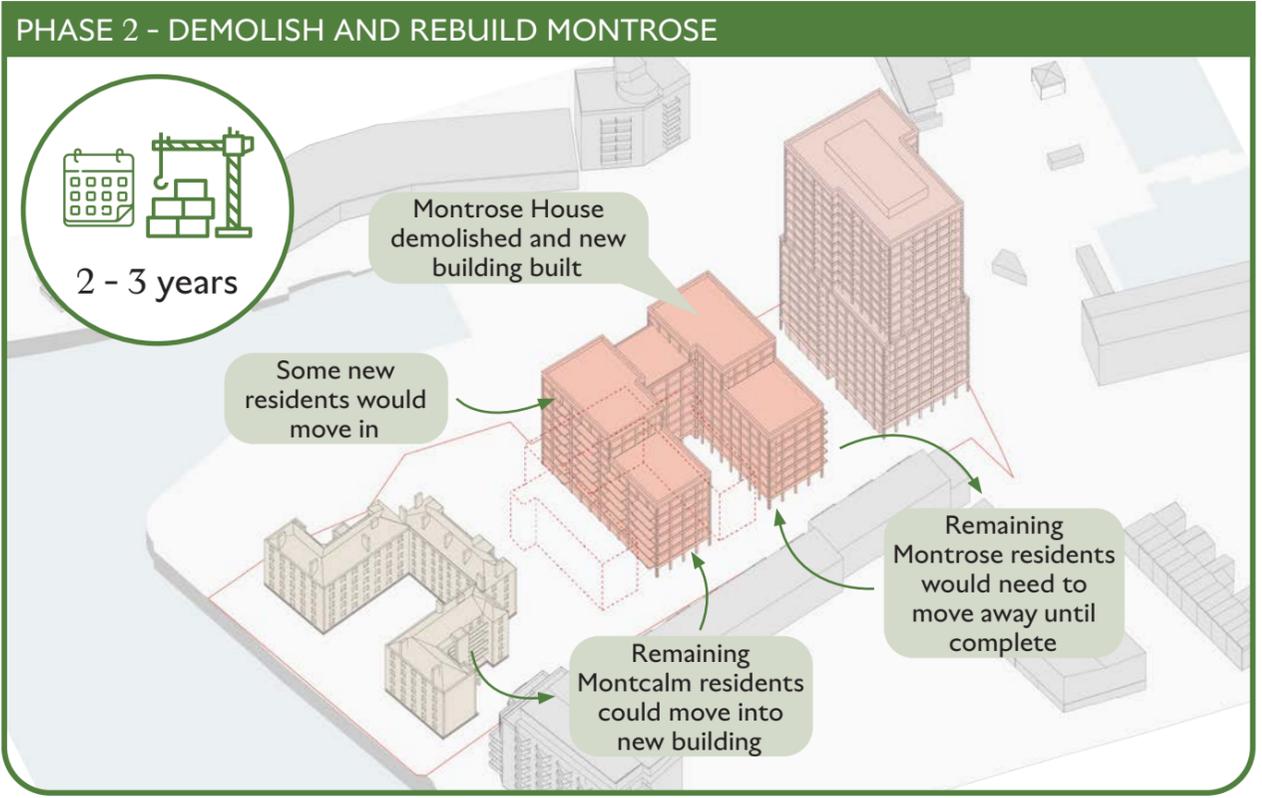
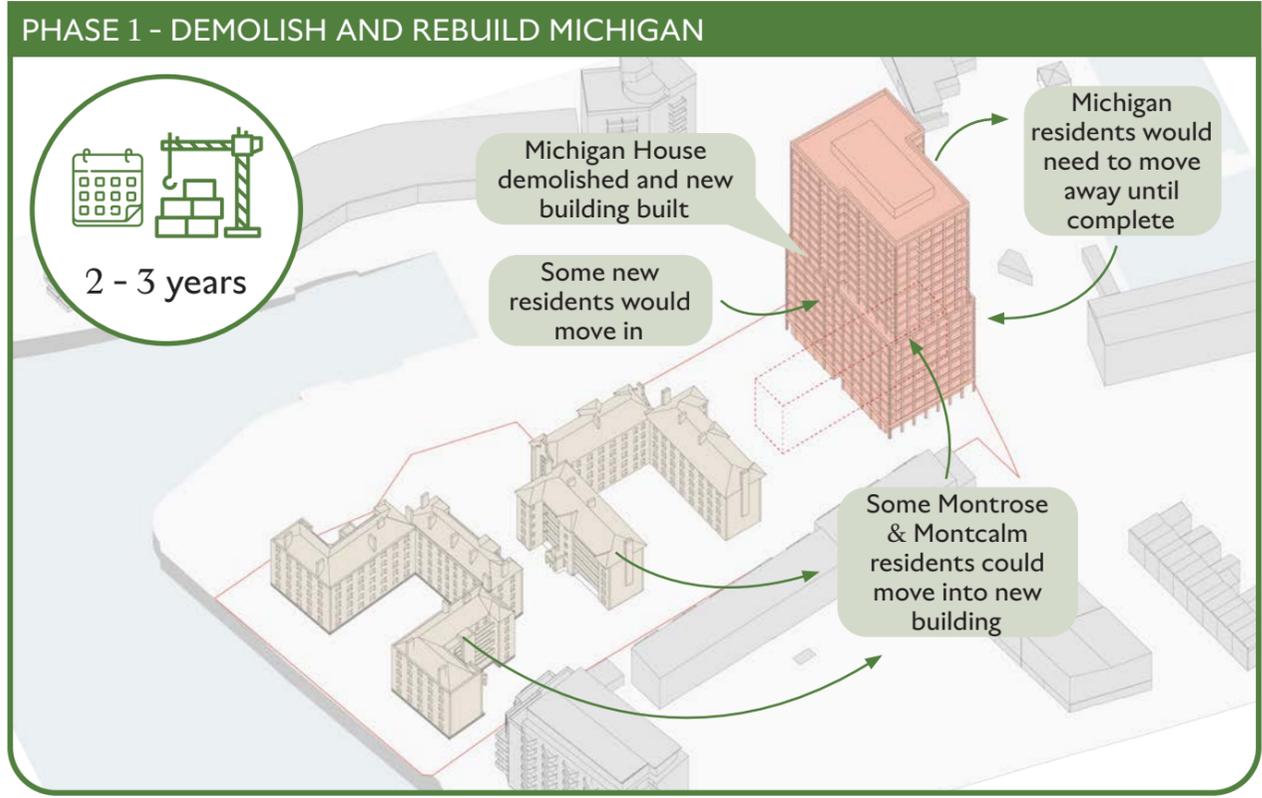
IMPORTANT FEATURES

- ① A landscaped communal courtyard with planting, space for children to play and a place for residents to meet
- ② Ground floor homes over two floors with 3 or 4 bedrooms and their own front door
- ③ Flats accessed by an open deck with 1, 2 or 3 bedrooms, two aspects and their own private balcony
- ④ Privacy planting in front of windows
- ⑤ Access to a shared bike store
- ⑥ South facing balconies

VIEW LOCATION



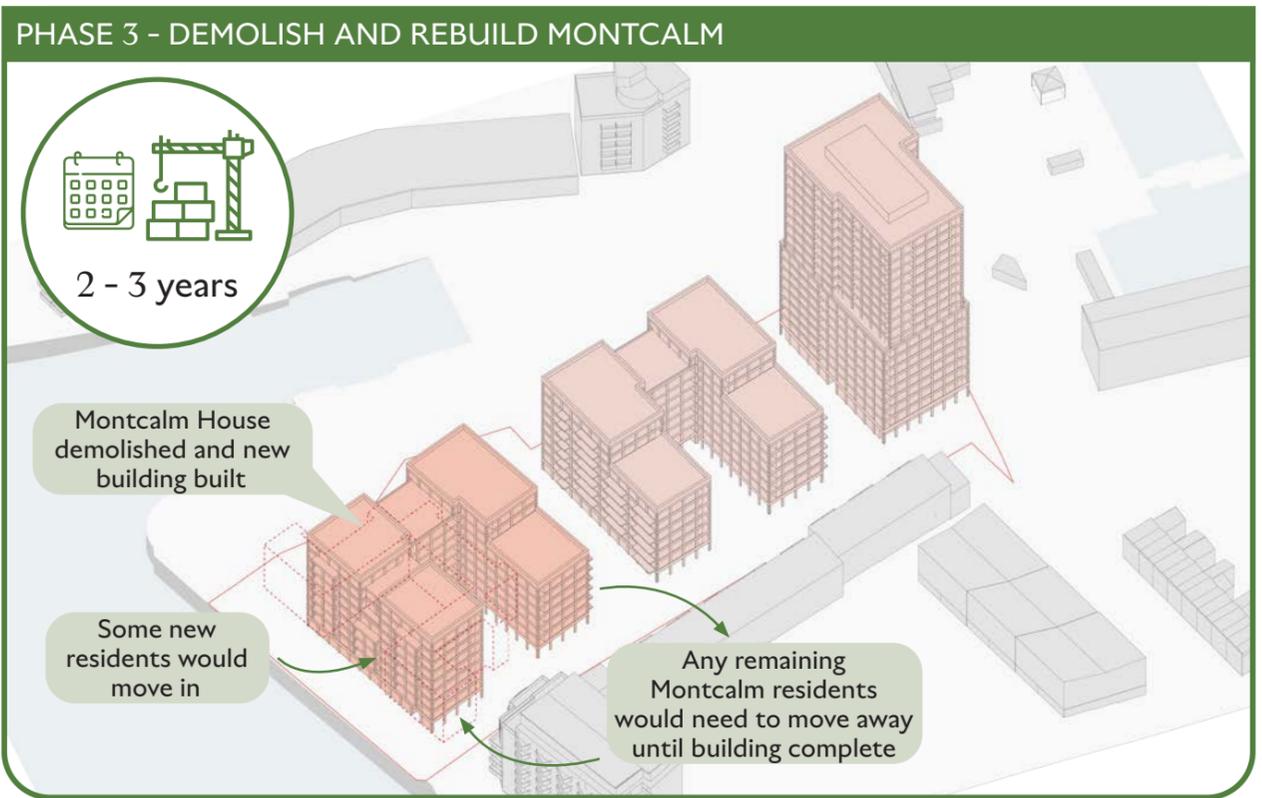
**CYCLE 4** Option 5: Everything changes, demolish all blocks and build a new estate



**KEY**  
 Site boundary  
  Existing building  
  Demolished building  
  New building

These diagrams show an example of how the new estate could be constructed in three phases. This would reduce the number of times some residents would have to move although it would increase the time it takes before the new estate is complete.

All residents could have a new home, however the time it takes to move into a new home will vary between blocks and depend on individual circumstances.



**CYCLE 4** Option 5: Everything changes, demolish all blocks and build a new estate

Use link to view video presentation 4 



### FINANCES

Services charge



Council tax



Utility bills



Arrows indicate estimated change to bills as a result of the option. Figures are based on an average UK home.

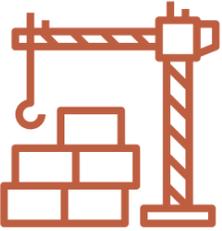
### FINANCIAL VIABILITY



Assessment: ✓✓✓

- It includes very large costs for re-building all three blocks
- There aren't enough new homes to pay for the work
- If design changes are made this option could generate enough income to pay for the work

### IMPLEMENTATION



Assessment: ✓✓✓

- Phasing: ✓✓✓
- Programme: ✓✓✓
- Buildability: ✓✓✓
- Planning: ✓✓✓

- There are challenges in the amount of new construction and time to build it
- There is a high risk of disruption and delays
- There is a high risk the council may not support the height

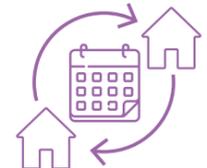
### TIMEFRAMES

Time to design & build



7 - 11 years

Moving time



0 - 3 years

### ENERGY AND MATERIAL USE

Energy use

**83%**

less energy than existing homes

Material use

**0%**

less material than Option 5

Higher % is better for the environment

### ENVIRONMENTAL IMPACT



Assessment: ✓✓✓

- New homes have very little energy use
- Three new blocks require a big amount of material to construct. It could be designed to reduce this.

### SOCIOECONOMIC BENEFIT



Assessment: ✓✓✓

- 144 additional homes would be provided, including family homes
- Construction would support an average of approximately 90 workers on-site for 6 to 8 years and some permanent employment

### RESIDENTS' BRIEF



Assessment: ✓✓✓

- A new estate, improved to modern standards
- New homes that are comfortable and designed to residents needs
- New homes with more bedrooms for larger households
- There would be a lot of disruption to residents

আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

	FINANCIAL VIABILITY	IMPLEMENTATION	RESIDENTS' BRIEF	ENVIRONMENTAL IMPACT	SOCIOECONOMIC BENEFIT
<p><b>OPTION 1</b></p>  <p>Existing estate with long-term improvements</p>	✓✓✓	✓✓✓	✓✓✓ ✓✓✓	✓✓✓	✓✓✓
<p><b>OPTION 4A</b></p>  <p>Replace Michigan and refurbish Montrose and Montcalm</p>	✓✓✓	✓✓✓	✓✓✓ ✓✓✓	✓✓✓	✓✓✓
<p><b>OPTION 5</b></p>  <p>Everything changes, demolish all blocks and build a new estate</p>	✓✓✓	✓✓✓	✓✓✓ ✓✓✓	✓✓✓	✓✓✓

HOW TO GIVE US YOUR FEEDBACK

Give us your feedback about the information in this booklet by filling in the online feedback form. This can be accessed on the website or through the adjacent QR code.



Online Feedback Form

OUR CONTACT DETAILS

Below are the contact details of the project team. Feel free to contact us if you have any questions, suggestions or want to discuss the information with us.



Contact us

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UPCOMING EVENTS

In the coming weeks we will be contacting you to hear what you think. We'll either call or arrange to speak to you in person.

You can also contact us to let us know when would be best for you.



One-to-one conversations

We will be hosting more online question and answer sessions. At these events we will present these consultation boards and you can ask us any questions.

Keep an eye out for the dates of these events.



Online question and answer sessions

Consultation events are being organised so we can discuss this material with you in person.

Look out for when this is happening and we look forward to meeting you there.



Consultation events

# HaworthTompkins

## One Housing

### Get in touch

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