



ST JOHN'S ESTATE February 2024

The newsletter of the 4 Estates Forum, a group of residents, independent of Riverside

What is the situation at Alice Shepherd & Oak Houses?

In our last newsletter in November 2023, we told you that Riverside Housing (the Housing Association that One Housing are now a part of) were reviewing all their regeneration projects to ensure that the money is in place to deliver the promises made to residents.

The financial review outcome was that all of their four regeneration projects on the Isle of Dogs will continue, although it will mean some changes to the timetable.

So, the summary situation at present, including the timetable changes following the financial review, is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be confirmed – March 2024
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Late 2025
- Anticipated start on site – Late 2026
- Overall anticipated completion date – 2031/2

The delay has meant that the outcome of the appointment of a development partner to build the new homes is also delayed until March 2024. Once appointed they will be working with residents on the detailed design of the new homes so that a planning application can be submitted in late 2025.

Phase One will be on the site of Oak House. Tenants from Oak House have decant priority to move and so far two tenants have moved.

Once the developer is on board there will be further consultation on the final designs for the homes before a planning application is submitted to Tower Hamlets Council.

This consultation will involve further exhibitions and



visits to other schemes to look at designs that work, and don't work. Pictured to the left is one of the design options

that was drawn up prior to the ballot, viewed from the southern end of Stewart Street.

The Independent Resident Advisers are Ray Coyle and Murselin Islam from Open Communities. They can be contacted by phone on **0800 073 1051** or at ray.coyle@opencommunities.org and murselin.islam@opencommunities.org Open Communities have a weekly drop in for residents at 31 Alice Shepherd House every Wednesday between 1.30 and 3pm in the afternoon and 6.30 and 8pm in the evening.

Get involved on St John's

The Chair of the **St John's Tenants & Residents Association** is Maggie Phillips (**07910 416868**). They meet monthly on the first Monday of each month (except August & December) at 7pm at the St John's Community Centre, Glengall Grove, London E14 3NE.

The Chair of the **St John's Leaseholders Association** is Jill Skeels (**07759 972896**). They meet monthly on the second Monday of each month at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE.

What is happening on the other estates?

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour by 88% of redeveloping their homes in 2021. Mount Anvil are the development partners to build the new homes and in April they will hold a consultation event with residents on the latest designs, that will include the additional staircases that are now required for new blocks over 18 metres in height. The planning application for the new homes is due to be concluded in late 2025, with a start on site in 2026. In the meantime, 22 tenants have been rehoused from the blocks along with 9 adult children who have all moved to their own social housing home as well.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in



November 2022. The financial review has meant that the appointment of a development partner, who will be responsible for building the new homes will not take place until 2025, when consultation on the design of new homes will also start. In the meantime, this year residents will be going on visits to other new build schemes to see what they like and do not like. The first visit took place this month to the Greenwich Millenium Village as pictured to the left. This together with workshops on planning requirements for new homes, will mean residents will have their own ideas on the kind of homes

they want, when they start work with the development partner on the designs for their new homes.

The consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House will start again in April 2024. It will be about developing a range of viable options that are compliant with planning policies, from doing nothing, refurbishing the blocks, or knocking some or all of the blocks down and replacing them with new homes. It will be residents who decide what happens to their homes in a ballot. Residents are currently waiting to hear as to whether the consultation will be extended to include all 9 blocks on the Samuda Estate.

Where can I find out more about what is going on?

The minutes of the meetings of all the Resident Steering Groups are available on the 4EF website www.4estatesforum.org.uk.

The website has sections called “Alice Shepherd & Oak Houses”, “Kedge, Starboard & Winch”, “Samuda” and “Kingsbridge”. If you click on those sections, four tabs appear for each of the four areas. If you click on them, you can find all the consultation information, newsletters and minutes for the meetings in that area.

The role of the 4 Estates Forum

The 4 Estates Forum (4EF) is an elected group of residents independent of Riverside (as One Housing Group are now called) with the aim of holding Riverside to account.

In the current consultation being undertaken in the four areas, we are not making any decisions on behalf of residents about their homes, our role is to make sure all residents’ voices can be heard loudly and clearly and that any consultation is done properly, fairly and openly.

For more information, visit the 4EF website and find the whole story: www.4estatesforum.org.uk, or contact our Advisor, Mike Tyrrell at: mike@4estatesforum.org.uk.

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