



John Gregory, Interim CEO OHG,

16.5.17

**Re. OH's GLA Indicative Bid for Kingsbridge Estate**

Dear Mr Gregory,

At the last meeting of the 4 Estates Forum and the JV we discussed the bid put in by OH for new housing on the Kingsbridge Estate.

The members were very concerned, frustrated and angry that our landlord is still behaving in this high handed, insensitive way towards its residents. As you know the 4EF has been working with the JV on the understanding that we would be able to help form and steer development proposals, if any, which affected our estates. This working relationship depends on trust.

Despite your officers saying that OH's unacceptable management for the past 12 years and the way the stock transfer was undermined "is all in the past", we have been looking to see if we could now trust OH and influence the future of our Estates rather than have any development "done to us". The evidence now points to OH just going ahead and doing what they want over our heads.

The way this bid was made behind our backs, and it seems even without the JV being involved and with inaccurate figures proposing an unachievable scheme, shows that OH is still untrustworthy if not incompetent and should not be trusted to manage our estates or be involved in any scheme where our homes are at risk.

One Housing reneged on the Island Homes Resident Led Board, on the improvements promised in the offer document, on the capital works programme, on the maintenance of its properties and value for money, it has started to backtrack on its justification for the development programme being that the estates are not viable, and now, without any consultation or communication Kingsbridge are informed that a bid has gone in to demolish their homes.

Can you imagine for a moment what it feels like to find out that the promises the JV have been making are empty, that your home is not safe, that your landlord is unscrupulous? The letter from Mr Williams to the Mayor says some wires were crossed and they were going to tell us 6 weeks after the bid had been submitted, without any consultation or prior warning what it was for.

Your Kingsbridge residents inevitably feel very vulnerable now. Surely a social housing landlord has some duty of care towards its tenants. We have felt let down by OH for a long time. We were hoping that a corner had been turned and a more cooperative partnership was forming.

Whatever OH does now will be taken with a measure of cynicism. OH needs to think hard about how it can build the trust of its residents and learn how to communicate more appropriately. Perhaps you could start by listening to what we have to say and why we have such a negative view of our landlord. Considering you are a social housing association you seem to hold little regard for your residents.

Before we can proceed with any consultation we need to be convinced that the JV is going to work in our best interests and that there will not be a repeat of some of the appalling treatment residents have endured in other Estate regenerations.

To start this off, I am sure yourself and the group's Director of Development will want to come and explain how this breakdown happened, what action has been made to stop any further "crossed wires" and you will probably want to come and hear our further concerns and suggestions for how a more healthy relationship could develop between the residents you serve and your organisation.

Because of the breakdown in trust the 4EF will also want residents to be much more involved in forming the options going forward for appraisal. We no longer have any confidence in the motives, intentions or integrity of One Housing.

In summary the members of the 4 Estates Forum are not willing to engage with OHG and Argent any further until:

- OHG and Argent agree that the options appraisal process should be resident led and that any options to be consulted on have been developed by residents
- OHG agree that no funding bid is made for any of their estates on the Island without resident led consultation having been concluded on that estate to the satisfaction of the majority of residents
- the Interim Chief Executive of OHG meets with the 4 Estates Forum to explain how such a bid was made without resident consultation
- the full contents of the bid are revealed
- the bid is withdrawn
- An assurance is given to residents of the Kingsbridge Estate that no redevelopment of their estate will happen without full and meaningful consultation.

I understand that you have agreed you will come and meet with us. Can I suggest 31<sup>st</sup> May, or June 7<sup>th</sup> or 14<sup>th</sup>, all Wednesdays, 7pm in St John's Community Centre.

Yours sincerely,

Candida Ronald (chair)	Samuda	Maggie Phillips (vice-chair)	St John's
Arthur Coppin (secretary)	Barkantine	Ahmed Hussain	Barkantine
Glenn Power	Barkantine	Sue Gibson	Barkantine
Danny Waites	Kingsbridge	Eliza Janiec	Kingsbridge
Pam Cole	Kingsbridge	Sheikh Rahman	Kingsbridge
Tracy Ward	Samuda	Jackie Campbell	St John's
Jill Skeels	St John's	Maureen Mallett	St John's

All members of the 4EF

Cc

Mayor John Biggs (LBTH)

James Murray (Deputy Mayor, GLA)

Sir Anthony Mayer, CBE

Robert Evans (Argent)

Cllr Rachel Blake (LBTH)