



ST JOHNS ESTATE March 2018

The newsletter of the 4 Estates Forum

STOCK CONDITION SURVEY PUBLISHED

The Independent Stock Condition Survey, undertaken last year by Hunters, was published on 28th February 2018. Exhibitions on the findings on each estate have taken place.

If you missed the exhibitions, you should know that the displays were made up of two parts: the first was the findings by Hunters of the cost of major works on each estate for the next 30 years; the second from One Housing Group gave their estimate of the income they will receive over the same period.

The Stock Condition Survey set out to establish what it is going to cost One Housing Group to maintain the estates over the next 30 years, compared to their income over that time. The results show that while some blocks do not earn enough income through rent to cover costs, the vast majority do.

This proves that One Housing's claim in their Project Stone proposal that the estates on the Isle of Dogs were too expensive to maintain was incorrect.

Project Stone is at an end and the survey will now be useful when residents consider what they want to see happening to their homes.

If you missed the exhibitions, we have been given copies of the display boards and they can be found on the 4 Estates Forum website:

www.4estatesforum.org.uk



If you have any questions on the stock condition report from Hunters or on One Housing Group's presentation on income, you can email direct to: projectcoordinationteam@onehousinggroup.co.uk or if you want the 4 Estates Forum to put them to One Housing Group, please email Mike Tyrrell at mike@4estatesforum.org.uk and he will ensure they are recorded and sent on to One Housing Group. The answers to general queries will be shared with all residents.

Hunters and One Housing Group are already dealing with questions from the 4 Estates Forum on the details of the additional intrusive surveys carried out in the tower blocks on the four estates.

So far we have asked 56 separate questions and you can find them on the 4EF website under the Stock Condition Survey section. They will be updated as more questions are received and answers are received from Hunters and One Housing Group.

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SO, WHAT'S NEXT

Now that Project Stone no longer exists, One Housing Group want to talk to residents about their vision for the future and particularly where:

- the Stock Condition Survey shows a block is in poor condition, and residents are keen to look at a regeneration option.
- blocks need refurbishment and residents agree.
- some new build homes could be built on estates in "infill sites" and residents can see the benefits of the new homes to the estates.

Before this happens, the 4 Estates Forum have persuaded One Housing Group to pay for specialists to work with residents on developing a community engagement strategy for each estate. The strategy will identify the best ways to reach the maximum number of residents and involve them in a meaningful conversation about the future of their homes.

We have put a proposal to One Housing Group to devise a broad and deep strategy setting out how to reach and engage at least 75% of residents on each of the four estates.

We are meeting with One Housing Group on this at the end of March 2018 and we will let you know their response.

THE 4 ESTATES FORUM ARE LOOKING FOR A SURVEYOR TO JOIN THE COMMITTEE

At the 4EF Annual General Meeting last month, Candida Ronald was elected as Chair; Maggie Phillips and Ahmed Hussain were elected as Vice-Chairs; and Arthur Coppin was elected as the Secretary.

The 4EF welcomed the newly appointed members from Samuda and Kingsbridge Estates and looked at the gaps in knowledge of the Committee. The main gap is the lack of surveying knowledge.

Therefore, if you are an OHG tenant or leaseholder and are a surveyor, planner or architect would you consider putting yourself forward to be co-opted to the Committee? If so, please contact mike@4estatesforum.org.uk.

ST JOHNS RESIDENTS ORGANISATIONS

The St Johns Tenants & Residents Association meets monthly except for August and December. The Chair is Maggie Phillips who can be contacted on 07910 416868.

The St Johns Leaseholders Association meets monthly. The Chair is Jill Skeels. Look out for the posters across the estate advertising their next meetings.

INDEPENDENT ADVISOR

The 4 Estates Forum has a part time Independent Advisor, Mike Tyrrell. Mike can be contacted at mike@4estatesforum.org.uk.

4 ESTATES FORUM WEBSITE

Have you visited the 4 Estates Forum website? The website can be found at:

www.4estatesforum.org.uk

The website contains: all the newsletters issued by the 4 Estates Forum for each estate; minutes of the 4 Estates Forum; Argents and OHG's joint response to a series of questions asked by the residents of the Kingsbridge Estate; the independent Stock Condition Survey undertaken by Hunters; and the boards from the March 2018 exhibitions on the Stock Condition Survey.

