



## ST JOHNS ESTATE May 2018

The newsletter of the 4 Estates Forum a group of residents, independent of One Housing Group

### SO, WHAT'S NEXT.....

Before One Housing Group start to discuss with residents as to what they want to happen to their homes, the 4 Estates Forum have argued that there needs to be Community Engagement Strategy for each estate.

Why?

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.

To go straight into these discussions would be wrong because the evidence is there for all to see; over the past two years, too few residents have actually been to meetings and exhibitions that have been held about Project Stone. Whether that be meetings organised by One Housing Group or the different Residents Organisations on the Island.

If decisions like the ones set out above are going to happen, it must involve as many residents as possible. The 4 Estates Forum want 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 met with Richard Hill the Chief Executive of the One Housing Group on this at the end of March 2018 and could not agree. We will be discussing this further with Richard Hill at our June 2018 meeting.



### NEWS JUST IN FROM CITY HALL ON THE DRAFT OAPF

The report we have been waiting on is the draft Isle of Dogs & South Poplar "Opportunity Area Planning Framework" (OAPF). The GLA have identified a number of areas across London as "Opportunity Areas", i.e areas where more homes can be built to deal with London's Housing shortage.

The 4EF has made it clear that housing targets for the Isle of Dogs and South Poplar set by the new draft London Plan, (and the OAPF which will provide detailed local guidance), should not assume large numbers of additional homes that could only be built as a result of estate redevelopments involving the demolition of peoples' homes.

The good news is that the draft OAPF has been published and the Barkantine, Kingsbridge, St Johns and Samuda Estates have **not** been identified as opportunities for growth. However many neighbouring areas have been identified.

## WHAT IS THE LATEST ON THE STOCK CONDITION SURVEY INFORMATION THAT IS PUBLISHED?

So far nearly half of the 80+ questions that we have asked of One Housing Group have been responded to.

The 4 Estates Forum are keeping a record of all questions raised by tenants and leaseholders on the Stock Condition Survey for Hunters and/or One Housing Group to respond to. If you have a question, please email it to [mike@4estatesforum.org.uk](mailto:mike@4estatesforum.org.uk) and he will ensure that it is put to Hunters and One Housing Group.

The questions posed so far and the OHG responses are all available on the 4 Estates Forum website:

**[www.4estatesforum.org.uk](http://www.4estatesforum.org.uk)**

There are still some queries that we have on the responses that we have received from OHG so far. For example queries on individual blocks and general questions in relation to the intrusive surveys that were undertaken on the tower blocks.

We have asked One Housing Group to describe the main results and the work required as a result of the intrusive surveys. This has been agreed and we are awaiting them. As soon as we receive them they will be published on the 4 Estates Forum website.

One of the questions that we were not happy with the response is "Are there any unusual costs above what would normally be expected for our types of blocks?" The response we were given simply repeated what Hunters were asked to investigate. This along with the other queries we have will be reported back through the Stock Condition Survey section of the 4 Estates Forum website. Please do take a look at the questions we have asked so far.

## ST JOHNS TENANTS & 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](mailto: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](http://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.



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