



ST JOHNS ESTATE June 2018

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

NEWS FROM THE LATEST MEETING WITH RICHARD HILL.....

On Wednesday 13th June 2018, the 4 Estates Forum met with Richard Hill, One Housing's Chief Executive, to find out how they intend to respond to the results of the Stock Condition Survey.

Richard Hill explained that One Housing Group not only had a new Chief Executive it also had a new Chair of the Board, Stephen Douglas. Both Richard and Stephen want One Housing Group to adopt a new approach that includes working with residents and local Councillors; a new vision and strategy; and a plan for improving service delivery called "One Future".

Richard Hill reiterated that Project Stone was the wrong approach for One Housing Group to have taken. They want to confine that to history, and to make a fresh start, taking on board the learning from Project Stone and not repeating the past. They have stated that they want to work with residents and be open and transparent.

Even though Project Stone is dead, this does not mean that they will do nothing.



The Stock Condition Survey has helped One Housing Group to understand the physical condition and future costs for the blocks on the Island. One Housing Group now want to work with residents in specific areas of the Island on:

- Improving the quality of homes
- Providing homes that are suitable for families and older people
- Some homes and buildings needing to be more sustainable
- Better local connections
- The quality of public spaces



Richard Hill talked about the lessons learned from Project Stone. He stated that Project Stone had assumed that the best way to impose changes to the estates was from the top down and that all four estates needed to be worked upon at the same time. It only considered demolition and replacement with new homes. He said all these assumptions were wrong.

As a result he is proposing an alternative.....

SO WHAT ARE ONE HOUSING GROUP PROPOSING?

As an alternative he wants to:

- Identify some initial areas on the estates & work with residents through a process identifying their priorities and concerns
- Work with residents in those areas to develop options ranging from doing nothing, considering changes or improvements to their blocks to full redevelopment
- Residents having a full say on what happens to their blocks through a ballot on any proposals that are developed

As part of assessing options in these initial areas, One Housing Group have said that they want to work with residents to develop a strategy for engaging with the community at estate and block level that includes understanding “what better looks like” from a resident point of view.

Richard Hill has suggested three initial areas on the Island where One Housing Group could start to work with residents to develop options for their homes. These options could range from doing nothing, refurbishment, in-fills, partial or full regeneration. The three areas he suggested where consultation with residents could commence were:

- Montrose House, Montcalm House and Michigan House – Kingsbridge Estate
- Kedge House, Starboard Way, and Winch House – Barkantine Estate
- Alice Shepherd House & Oak House on St John’s Estate along with the Samuda Community Centre and the redundant housing offices

The 4 Estates Forum were not happy as the residents in these areas had not put themselves forward for such a consultation. Other areas on the estates which might have welcomed a conversation about the future of their blocks appeared to have been excluded.

One Housing Group have since written to the residents concerned.

We are meeting this week to discuss how the 4 Estates Forum responds to the latest situation.

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.

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.

