



ST JOHNS ESTATE July 2018

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

A message to the Barkantine, Kingsbridge, St John's and Samuda Estates from the 4EF

- *The 4EF believes residents, supported by independent experts, should be driving any plans for their Estates.*
- *One Housing Group have suggested the areas to work on, not residents.*
- *4EF volunteers are here to ensure One Housing Group is listening and respecting residents' views.*
- *One Housing Group's management of our estates falls short of acceptable. Can we trust them with our homes?*

What is One Housing Group Proposing?

One Housing Group's new Chief Executive, Richard Hill, wrote to residents on the four estates saying they have identified 3 areas where they want to start a "conversation" about the future.

The areas are:

1. Alice Shepherd and Oak Houses in Manchester Road, along with the Samuda Community Centre and redundant Housing Office
2. Kedge House, Starboard Way and Winch Houses in Tiller Road, and
3. The whole Kingsbridge Estate.

As part of the "conversation", residents in those areas might consider possible refurbishment, new building in gaps or adding to existing blocks (in-fill), repairs or other options for redevelopment.



What does the 4EF think?

The 4EF does not agree with the way One Housing Group has decided which areas should be consulted on. We want all residents to be involved in deciding how their Estates and homes could be improved.

Any "conversations" should be carried out with independent specialists advising. We are concerned about One Housing Group's record on consultation.

What is the 4EF?

The 4 Estates Forum is a group of residents independent of One Housing Group.

Our aim is to hold One Housing Group to account.

We do not get any benefit from One Housing Group.

We do not make any decisions on behalf of residents about their homes.

We want to make sure all residents' voices can be heard loudly and clearly.

We want to make sure any consultation is done properly, fairly and openly.

Our Questions

One Housing Group have accepted that there has been a lack of trust in the past - especially over the attempt to impose Project Stone. That's why it's in everyone's interests, including One Housing Group's, to have estate-wide consultations organised alongside independent consultants as previously planned.

One Housing Group have changed since the days of Project Stone and this is welcome. They have promised meaningful consultation so that residents in the three suggested areas can decide on the options. These might include demolition, refurbishment, infills or simply doing nothing. Whatever is decided it will have to be agreed by residents through ballots in the affected areas. However, we must ensure that residents have full and clear information, including the financial consequences, for them to make their decision.

If the areas to be looked at are chosen by One Housing Group and they run any consultation, they could be in too much control of the process. This therefore gives rise to the following questions:

- How will One Housing Group agree the best approach with residents groups and the council on the consultation?
- What does the future hold for other blocks that have not been chosen for a "conversation"?
- What about improvements in all the other blocks that have been waiting for a bit of attention?
- What happens to the public and shared areas of each estate?

What Happens next?

1. One Housing Group is showing their commitment to proper, meaningful engagement by promising to work with independent experts to find out what all residents really want, this needs to be firmed up.
2. Any plans for the future should respond to residents' needs rather than One Housing Group's requirements.
3. In the recent past One Housing Group has made it difficult for residents to trust what they say and do. This is an opportunity to work with residents and to build on a more positive relationship.
4. One Housing Group must also start building up trust by providing repairs and maintenance services which are fit for purpose and by listening to residents' concerns.

What can you do?

- Watch out for meetings or information from the resident organisations on your estate. Members of the 4EF will be present to give updates.
- Visit the 4EF website and find the whole story:
www.4estatesforum.org.uk/latest-news/
- Get in touch with the 4EF and let us know your views at:
mike@4estatesforum.org.uk

There is not much more information the 4EF can give you because it you, the residents of the suggested areas who will be deciding what happens next.

The 4EF meets monthly with One Housing Group and has an advisor, Mike Tyrell, who many of you will have met.

Mike along with the members of the 4EF will be available to work with the residents of the three suggested areas to support and advise them through this process to explore all options, and their pros and cons.



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**4 Thorne House, Launch Street,
Cubitt Town, London E14 3LU**

www.4estatesforum.org.uk