



## ST JOHN'S ESTATE September 2018

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

### What's the latest for the Barkantine, Kingsbridge, St John's and Samuda Estates?

Summer is now over and what is next for the residents of the three areas where One Housing Group (OHG) have suggested they want to start a "conversation" about the future.

As a reminder, the three areas are:

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

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

In our last newsletter in July we asked OHG the following questions, their responses are in blue:

- How will OHG agree the best approach with residents groups and the council on the consultation? – OHG is flexible in its approach to consultation and no decisions have yet been made. One of the benefits of starting the conversation in smaller areas is that OHG can tailor the approach based on feedback from the residents who live there. One suggestion OHG has is to establish Residents Steering Groups in each of the areas who would work with other residents and staff from OHG on what is the best approach for that area. These Steering Groups could also be provided with support from independent specialists. There could be a variety of ways for residents to get involved such as public meetings, workshops, 1-to-1 sessions and exhibitions. Ultimately if residents or the Council feel that an approach needs to be changed, then it can be amended.



- What does the future hold for other blocks that have not been chosen for a "conversation"? – The areas OHG has proposed for "a conversation" are just suggestions. OHG does not wish to exclude any block from having a conversation if the residents want it and if this is the case residents should let OHG staff know so they can work with those residents on holding a conversation.
- What about improvements in all the other blocks that have been waiting for a bit of attention? – OHG is committed to maintaining all of its blocks; and the recent stock condition survey will inform plans going forward. The three areas that have been proposed were identified through the findings of the stock condition survey and comments received from residents. OHG is aware that other areas of the estates need some attention and ultimately the intention will be to carry out works to any areas that need it. 'Business as usual' works will continue. As an example of this, OHG is working on Kelson House and then later the four towers on the Barkantine Estate to carry out works, including essential fire safety works. OHG is committed to maintaining the condition of the rest of the estates while the conversation with the initial areas goes on. They also wish to work with residents across the Island and use the information available to them to understand what other improvements residents would value (that may be above and beyond 'business as usual' works) and how these can be delivered and decide on priorities.
- What happens to the public and shared areas of each estate? – OHG knows that there are improvements required in other areas of the estates beyond the three proposed initial areas. OHG will work with residents across those estates on what is required and how the works can be delivered. This could include public realm improvements. Decisions will be made in partnership with residents especially given any such works could mean recharges for leaseholders.

## Public Meetings

One Housing Group has offered to meet the residents groups on the four estates to explain their current proposals about the three areas.

These meetings have been organised as follows:

- St John's Leaseholders Association – Monday 10<sup>th</sup> September 2018 at 7pm at the St John's Community Centre, 37/43 Glengall Grove, Cubitt Town, London E14 3NE.
- St John's Tenants & Residents Association – Monday 15<sup>th</sup> October 2018 at 7pm at the St John's Community Centre, 37/43 Glengall Grove, Cubitt Town, London E14 3NE.
- Kingsbridge Tenants & Residents Association – Tuesday 6<sup>th</sup> November 2018 at 6.30pm at the Barkantine Hall, West Ferry Road, Millwall, London E14 8SS.

We await news about when Samuda and Barkantine residents may be holding a meeting.

As well as members of the 4EF being present, our advisor Mike Tyrrell will be available to deal with any queries and give support to residents.

On St John's Estate, the Tenants & Residents Association organised a meeting with the residents of Alice Shepherd House and Oak House in early September 2018 to bring them up to date with what is proposed, to go through the kind of questions that residents need to ask OHG during any conversation they may have. This was well received by residents and they felt that they were better informed for when they meet with OHG.



## 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.

## 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/](http://www.4estatesforum.org.uk/latest-news/)
- Get in touch with the 4EF and let us know your views at: [mike@4estatesforum.org.uk](mailto: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 Tyrrell, 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.

**Published by the 4 Estates Forum**

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