



## KINGSBRIDGE ESTATE October 2018

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

### How will the residents be consulted in the three areas that OHG will have a conversation with?

You will recall from recent newsletters that there are three areas on the Island where One Housing Group (OHG) have suggested they want to start a “conversation” with residents about the future for their homes.

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 or regeneration.

In our last newsletter we let you know the responses from OHG on four key questions we asked. One of those questions was about the best approach with residents groups and the Council on the consultation.

In their response OHG suggested establishing 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.

This is supported by the 4 Estates Forum; however we believe that these Steering Groups should be established prior to the consultation commencing, as the residents of the blocks concerned should oversee the consultation with their neighbours. To do anything without the support of residents would undermine the consultation process. The 4 Estates Forum will press OHG on this so that residents will shape the consultation to involve as many residents as possible.



### 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. The St Johns Estate meetings have already taken place.

These other meetings have been organised as follows:

- **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. The meeting is being held off the Estate because a larger venue is needed.
- **Barkantine** Estate – Tuesday 13<sup>th</sup> November 2018 at 7pm at the Barkantine Hall, West Ferry Road, Millwall, London E14 8SS.

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. It is really important that residents attend as this is about the future of your homes.

A meeting for the residents of the Samuda Estate is still to be organised as a new TRA is being established.

## Stock Condition Survey Latest Information from OHG

As you may recall a Stock Condition Survey was undertaken last year and published by One Housing Group in the Spring this year.

At the time of its publication the 4 Estates Forum asked a number of questions of OHG One Housing Group covering:

- Queries on how the survey was carried out and the findings that could be applied to all blocks across all four estates
- The financial assumptions made by OHG in interpreting the results of the survey
- Specific queries in relation to individuals blocks or estates
- What OHG plan to do with the results of the survey.

Nearly all of the 83 questions that we have asked of One Housing Group have been responded to. The questions posed and the OHG responses received so far are all available on the 4 Estates Forum website:

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

In respect of the intrusive surveys that were undertaken on the tower blocks, we asked One Housing Group to describe the main results and the work required. These have been received and they are also published on the 4 Estates Forum website.



## 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 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**

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