



ST JOHN'S ESTATE May 2023

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

What is the situation at Alice Shepherd & Oak Houses?

Residents on the Steering Group from Oak House and Alice Shepherd House in Manchester Road, on the St John's Estate will be interviewing the development partner to build the new homes on the site of the two blocks. As part of the process the residents will be walking around the site with the 4 companies that have bid for the work, before the actual interviews.

The summary situation is:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Developer – To be confirmed – timetabled for Summer 2023
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn/Winter 2024
- Anticipated start on site – 2025
- Anticipated completion date – 2030



Phase One will be on the site of Oak House. Tenants from Oak House have decant priority to move and so far one tenant has moved.

Once the developer is on board there will be further consultation on the final designs for the homes before a planning application is submitted to Tower Hamlets Council in 2024. This consultation will involve further exhibitions and visits to other schemes to look at designs that work, and don't work.

In developing the final plan for the planning application, the development partner has to take into consideration the concerns from the existing residents that the new replacement homes need to be dual aspect, have access balconies and river views on the higher floors to replicate what residents have in Alice Shepherd House.

The Independent Resident Adviser is Ray Coyle from Open Communities. Ray can be contacted by phone on **0800 073 1051**, or by email at ray.coyle@opencommunities.org.

Open Communities have a weekly drop in for residents at 31 Alice Shepherd House every Wednesday between 1.30 and 3pm in the afternoon and 6.30 and 8pm in the evening.

Get involved on St John's

The Chair of the **St John's Tenants & Residents Association** is Maggie Phillips (**07910 416868**). They meet monthly on the first Monday of each month (except August & December) at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE.

The Chair of the **St John's Leaseholders Association** is Jill Skeels (**07759 972896**). They meet monthly on the second Monday of each month at 7pm at the St John's Community Centre, Glengall Grove, Cubitt Town, London E14 3NE.

What is happening on the other estates?

The residents at **Kedge House, Winch House and Starboard Way** in Tiller Road, on the **Barkantine Estate** voted in favour by 88% of redeveloping their homes in 2021. Mount Anvil are the development partners to build the new homes.

In July, Mount Anvil will be holding a consultation event with residents on the latest designs. Mount Anvil are proposing to build the new homes in two phases, with the first phase being a new 7 to 12 storey building on the site of Winch House, with enough homes for all existing residents in Kedge House, Starboard Way and Winch House. This is planned to be completed in 2027. In Phase Two the heights of the proposed homes are reduced to six storeys on the lower rise blocks, with the new tower being 22 storeys in height. rather than the 18 in the previous design that residents saw in December 2022. and the final phase in 2029.

One Housing have started consultation with residents on the future of four blocks on the **Samuda Estate**: Dagmar Court, Halyard House, Kelson House and Talia House.

The consultation is not simply about demolition of the 4 blocks and replacement with new homes. The consultation is about developing a range of viable options that are compliant with planning policies, from doing nothing, refurbishing the blocks, or knocking some or all of the blocks down and replacing them with new homes. It will be residents who decide what happens to their homes in a ballot in 2025.

Residents on the Steering Group asked that any consultation on Samuda should involve a masterplan for the whole estate and not just part of it. This is because any decisions by residents of the 4 blocks will inevitably affect the remaining residents in the other 5 blocks. One Housing have advised that they are now considering this request and that they will report back on any decision made as to whether all blocks will be included.

The residents on the **Kingsbridge Estate** on West Ferry Road, voted by 85% in favour of redeveloping their homes in November 2022. One Housing are undertaking housing needs surveys of the tenants and have completed 42 out of 77 tenanted households. This is to ensure that the new homes being built meet the requirements of the existing tenants.

This year One Housing will be appointing a development partner, who will be responsible for building the new homes. Once appointed development partner will begin detailed design work and ongoing community consultation. This will involve a number of exhibitions, workshops and one to one visit to residents. This is to develop a planning application. As part of this One Housing are setting up a design group for residents.

Where can I find out more about what is going on?

The minutes of the meetings of all the Resident Steering Groups are available on the 4EF website www.4estatesforum.org.uk.

The website has sections called “Alice Shepherd & Oak Houses”, “Kedge, Starboard & Winch” and “Kingsbridge”. If you click on those sections, three tabs appear for each of the three areas. If you click on them, you can find all the consultation information, newsletters and minutes for the meetings in that area.

The role of the 4 Estates Forum

The 4 Estates Forum (4EF) is an elected group of residents independent of One Housing Group with the aim of holding One Housing Group to account.

In the current consultation being undertaken in the four areas, we are not making any decisions on behalf of residents about their homes, our role is to make sure all residents' voices can be heard loudly and clearly and that any consultation is done properly, fairly and openly.

For more information, visit the 4EF website and find the whole story: www.4estatesforum.org.uk, or contact our Advisor, Mike Tyrrell at: mike@4estatesforum.org.uk.

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

www.4estatesforum.org.uk.