



St Johns Estate
February 2017

The newsletter of the 4 Estates Forum giving a resident viewpoint of the redevelopment proposals

LATEST NEWS ON THE REDEVELOPMENT PROPOSAL



As we stated in the January 2017 newsletter One Housing Group, the Housing Association that owns the Barkantine, Kingsbridge, St Johns and Samuda Estates **is actively considering options for the future of the 4 Estates, which could include their demolition and provision of up to 9,000 new homes.**

So what is happening?

No decision has been made yet,

however later on this year consultation will commence on the future of your home. Before the consultation commences, an independent "Stock Condition Survey" is taking place. At the moment four of the larger surveying companies are competing for the work. The successful company will be chosen jointly by a panel composing of the 4 Estates Forum, Tower Hamlets Council, Argent and One Housing Group.

The aim of the Stock Condition Survey is to establish the structural condition of all the communal areas and the inside of the tenanted properties to work out the ongoing costs of maintaining the estates and also any refurbishment works, including any further work required to meet current health and safety requirements.

The results of the Stock Condition Survey will be used by Argent and One Housing Group to develop the options for the future of your estates. These options could be:

- Refurbishment of the existing blocks
- Refurbishment of the existing blocks and some new build blocks infilled on the estates
- Demolition of the most expensive blocks to maintain and replacing them with new homes with the refurbishment of the remaining blocks
- Demolition of the four estates and replacement with new homes.

When the Stock Condition Survey results are available, workshops will be run to allow residents to see and understand the results of the survey. We will let you know when this will happen.

Consultation will take place on the options identified from the stock condition survey and the 4 Estates Forum will be encouraging all residents to get involved in discussing and shaping the options that are put forward.



WHAT WILL THE CONSULTATION LOOK LIKE



The constitution of the 4 Estates Forum sets out that its main function is to act as an umbrella group for all residents (whether tenants, leaseholders or freeholders) on the Barkantine, Kingsbridge, St Johns and Samuda Estates on the Isle of Dogs. It provides an opportunity for the residents of the Estates to come together to discuss issues of mutual concern in an open, productive and co-operative manner. The constitution clearly states that the Forum will not make decisions about the individual estates or blocks as that is a matter for the residents concerned.

In order to do this the 4 Estates Forum expect One Housing Group and Argent to appoint an independent consultation team selected jointly with the residents which are likely to include the following methods to consult with residents as a minimum:

- Posters, letters and traditional physical literature as well as Website, online forms and email
- Workshops and focus groups including targeted sessions (young, elderly, individual minority ethnic groups, local businesses)
- Frequent meetings and design workshops with the St Johns TRA, Kingsbridge TRA, Samuda residents and BMT
- Roadshows involving a trailer in different parts of the estates, fitted out with informative material (exhibitions, physical and digital models) and staffed by team members to explain proposals and encourage participation
- Staffed exhibitions in local venues
- Fun days combining stands with exhibitions and interactive models to inform and engage residents, using entertainment and food to encourage participation
- Individual door-knocking to provide one-to-one contact
- On-site office with late-night opening to accommodate working residents

This will be put to One Housing Group and Argent in February. We will let you know the outcome.

ST JOHN'S TENANTS & RESIDENTS ASSOCIATION

The St Johns TRA meets monthly and over the next year it is important that Residents work together to ensure they are properly consulted on these proposals. Please do your best to get to the TRA meetings. They are held on the third Monday of each month (except August & December) at 7.30pm at the St John's Community Centre, Glengall Grove, London E14 3NE. If you would like to discuss any particular TRA issue, please do not hesitate to contact Maggie Phillips on 07910 416868. Mike Tyrrell our Independent Resident Advisor can be contacted at mike@4estatesforum.org.uk.

ST JOHN'S LEASEHOLDERS ASSOCIATION

The St Johns Leaseholders Association meets monthly. The meetings are held on the second Monday of each month at 7pm at the St John's Community Centre, Glengall Grove, London E14 3NE. If you would like to discuss any particular TRA issue, please do not hesitate to contact Jill Skeels on 07759 972896.

Published by the 4 ESTATES FORUM
4 Thorne House, Launch Street, London E14 3LU
www.4estatesforum.org.uk