



St Johns Estate March 2017

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

STOCK CONDITION SURVEY CONSULTANTS APPOINTED

Hunters have been appointed to carry out the Stock Condition Survey for the four estates (Barkantine, Kingsbridge, Samuda and St Johns). They were chosen by a joint panel comprising the 4 Estates Forum, Tower Hamlets Council, Argent and One Housing Group (OHG).

You will recall from previous newsletters that one of the reasons put forward by OHG for the redevelopment of the four estates is that these are the most expensive of the OHG estates to maintain due to the condition of the properties. The 4 Estates Forum has challenged this and as a result the Stock Condition Survey is being undertaken to ascertain the structural condition of the communal areas and the inside of tenanted properties. This will allow everyone to work out the ongoing costs of maintaining the estates and of any refurbishment, including if there is further work required to meet current health and safety requirements. Argent and OHG will use the outcomes from the Stock Condition Surveys to develop the options for the four estates

Hunters will be starting work this month with on-site surveys being carried out in early April. One of the early chances residents will have to engage with them is at drop-in events that Hunters will be holding on each estate, where residents can find out not only what Hunters will be doing but also raise concerns about their own blocks. The drop-in event for St Johns will be on **Monday 10th April 2017**, between 7.30 and 9pm at the St Johns Community Centre.

At the end of the process Hunters will hold a workshop on each estate in June to explain the outcomes of the survey.



HOW SHOULD WE BE CONSULTED?

No decision on the future of the four estates has been made. All we know at the moment is that something will happen. It could be that the four estates remain as they are; or there will be a redevelopment of all four estates; or a whole range of options in between. Whatever happens; the 4 Estates Forum has been pushing that residents should make the decision on the options.

At the February 2017 meeting of the Forum, a draft set of consultation principles was finalised for presentation to OHG and Argent. This document took on board discussions from the meetings held on each of the four estates. It is a simple short document that sets out that each estate will make the decision about its own future; and in order for that estate to make its decision, an independent ballot should be held with residents having full impartial facts available for them to make a decision. We are awaiting OHG and Argent's response to the document.

The draft set of consultation principles is available for you all to read on the 4 Estates Forum website. You can find the website at:

www.4estatesforum.org.uk

If you have any further comments and feed back on the draft principles, please respond through the website.

WHY SHOULD I GET INVOLVED?



It is clear that something is going to happen on each of the four estates. As stated overleaf it could be a simple refurbishment or whole-scale redevelopment. We are pushing that any decision should be made by residents. We must all get involved in working on the options so that every resident has the chance to influence the final scheme, even if the vote goes against your personal preference.

The first issue that residents can get involved in is to attend the drop-in session with the Stock Condition Consultants, Hunters, that will be held on your Estate. The drop-ins for the St Johns Estate will be held on:

Monday 10th April 2017
7.30 to 9pm

St Johns Community Centre

Please come along. If you cannot make it, on that day Hunters will be giving us a document on what they will be looking at block by block. We will put that on the www.4estatesforum.org.uk website and you can contact Hunters direct about any concerns.



ST JOHNS MEETINGS

The St Johns TRA meets monthly on the third Monday of each month (except August & December) at 7.30pm. The St Johns Leaseholders Association meets monthly. The meetings are held on the second Monday of each month at 7pm. Both meetings are held at the St John's Community Centre, Glengall Grove, London E14 3NE.

INDEPENDENT ADVISOR

The 4 Estates Forum has a part time Independent Advisor, Mike Tyrrell. He was initially appointed by the 4 Estates Forum for six months until 30th April 2017. This has now been extended for another six months. Mike can be contacted at mike@4estatesforum.org.uk.

PLANNING ISSUES

Tower Hamlets Council's local plan for the Borough was recently consulted on and the 4 Estates Forum put forward an amendment to ask that any estate regeneration proposal should be the subject of a ballot of the tenants and leaseholders concerned.

At the same time the Neighbourhood Plan for the Isle of Dogs is currently being drawn up. This draft currently states that any scheme must be subject to a ballot. Later on this year the Neighbourhood Plan will be subject to a local referendum and if it is adopted this will be an issue that the Council's Planning Committee will have to consider when assessing any future estate regenerations in the area.

The Greater London Authority (GLA) have recently consulted on a "Good Practice Guide to Estate Regeneration". The guide at the moment does not guarantee a ballot for residents, it simply states "there has been full and transparent consultation and resident engagement". The 4 Estates Forum has pressed for an amendment so that ballots are required.