



SAMUDA ESTATE July 2017

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

ARGENT TAKE A STEP BACK

At the June 2017 meeting of the 4 Estates Forum we were told that Argent have taken a step back until September from the proposal known as “Project Stone”, to redevelop the Barkantine, Kingsbridge, St Johns and Samuda Estates.

This does not mean that the proposal is at an end, and Anthony Mayer, the Chair of One Housing Group (OHG) has stated that “Project Stone” will be one of the priorities of Richard Hill, the new Chief Executive of OHG who takes up his post in September 2017.

In the meantime, we are delighted that the bid that OHG made to the Greater London Authority (GLA) for the funding of new homes on the Kingsbridge Estate will be withdrawn.

As you will be aware in June members of the 4EF met with John Gregory the OHG Interim Chief Executive and Alan Williams, the OHG Group Director of Development. The full written response from OHG to confirm their agreement with some of our demands that were set out in the June newsletter is now available to read on the 4 Estates Forum website.



In summary the response confirmed the following demands:

- OHG agree that the options appraisal process should be resident led and that any options to be consulted on will have been developed with the full cooperation of residents.
- The GLA indicative bid is withdrawn
- An assurance is given in writing by OHG to all residents of the Kingsbridge Estate that no redevelopment of their estate will happen without full and meaningful consultation.
- The guarantee that all residents will have the unequivocal right to return to their estate.

There are other issues from the correspondence still to be resolved and this will be reported in the next newsletter.

One Housing Group have shared with us a letter from the GLA dated 14th July 2017 which sets out the GLA’s understanding of the bid made by OHG for funding of new homes on the Kingsbridge Estate.

The full text of the letter is on the 4 Estates Forum website which can be found at:

www.4estatesforum.org.uk

STOCK CONDITION SURVEY UPDATE

The Stock Condition Survey that has been undertaken by Hunters on the four estates (Barkantine, Kingsbridge, Samuda and St Johns) will be published in August.

As we told you last month it is delayed due to the extra work they have identified to get a comprehensive survey and because of the need to get 20% access on the blocks on St Johns Estate which are overwhelmingly leasehold in tenure.

The survey commenced on 10th April 2017 and it will be complete by the end of July 2017. In August the results are going to be published for all residents to see and they will be put on the 4 Estates Forum website.

Once the final reports are available a workshop will be held on each estate to discuss the findings. The dates for the workshop on your estate will be publicised in the August edition of the 4 Estates Forum newsletter.



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Cubitt Town
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www.4estatesforum.org.uk

SAMUDA TENANTS & RESIDENTS ASSOCIATION

There was a meeting on Tuesday 30th May 2017 to discuss setting up a new Tenants & Residents Association for the Estate. All residents of the Estate were written to by One Housing Group regarding the meeting. If you missed the meeting and are interested please contact your Resident Engagement Officer Rohul Miah on 020 8821 5362 or email at rmiah@onehousinggroup.co.uk.

INDEPENDENT ADVISOR

The 4 Estates Forum has a part time Independent Advisor, Mike Tyrrell. Mike can be contacted at mike@4estatesforum.org.uk.

NEIGHBOURHOOD PLANNING FORUM PUBLIC MEETING

The Isle of Dogs Neighbourhood Planning Forum held a public meeting on Thursday 20th July 2017 at Seven Mills School and the main objective was to review the responses to the Isle of Dogs Neighbourhood Planning Forum consultation on the draft Neighbourhood Plan that has just been undertaken. This includes the section on Estate Regeneration, so it is relevant to the future of the four estates. The current Estate Regeneration section of the draft plan includes policies on:

- Right to vote to approve or reject final proposals
- Conduct of elections
- Resident participation in a transparent, inclusive, objective decision making process
- Right of return
- Tenants rights and costs
- Leaseholder and freeholder rights
- Estate small businesses, retailers, and community organisations
- Public profit reinvestment

More information can be found on the following page of the Isle of Dogs Neighbourhood Planning Forum website:

www.isleofdogsforum.org.uk