



SAMUDA ESTATE August 2017

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

STOCK CONDITION SURVEY READY FOR PUBLICATION SOON

By now we would have hoped that we would have been able to publish the completed Stock Condition Survey. Alas that is not the case. The draft version has been given to One Housing Group, LBTH and the 4 Estates Forum at the same time so that any changes henceforth can be compared to the original draft. It has been delayed due to some extra investigations that are required and the workload increases on Hunters from their other clients as a result of the fire at Grenfell Tower.

As a reminder, the Stock Condition Survey has been jointly commissioned and carried out by Hunters with the aim of identifying the cost to maintain each block over the next 30 years. You will recall that one of the reasons that One Housing Group are proposing the redevelopment of our estates is that they claim that the blocks will cost more to maintain than One Housing Group collects in Rents and Service Charges. The results of the Stock Condition Survey will be able to show if this is true or not.



Hunters have inspected each block, and 20% of the properties internally. The properties that have been inspected are nearly all tenanted as the Stock Condition Survey needs to identify the cost to One Housing Group of maintaining the insides of the tenanted homes. On the St Johns Estate a handful of leaseholder properties have been inspected where there are so few tenanted homes left in certain blocks as internal inspections were required to check whether there were any communal issues that were affecting the inside of the properties.

The draft of the survey sets out the total costs of the communal works to the block that are required over the next 30 years exclusive of VAT under the following headings:

- Boundaries
- Building Services
- Drainage - Above Ground
- Electrical Installations
- External Buildings
- External Wall Finish
- External Walls
- Hard Surfacing
- Internal Structural Elements
- Roofs
- Stairs & Balconies
- Windows

Continued overleaf.....

STOCK CONDITION SURVEY CONTINUED.....



Separately it sets out the costs to tenanted properties over 30 years exclusive of VAT under the following headings: Bathrooms; Electrical Installations; External Doors; Heating & Hot Water; Internal Doors; Internal Structural Elements; and Kitchens. Finally the report sets out the estate wide costs, such as communal heating (if applicable), communal drainage etc.

However in its current format it does not set out what the overall cost per tenanted property and leasehold property in each block is. In addition there is no information on what One Housing Group's income is over the next 30 years and what would be a reasonable proportion from the income to spend on such works. To be fair this is not a matter for Hunters, but for One Housing Group and for publication in a summary document to accompany the report. Without that information it would then be difficult for residents to understand whether their block is expensive to maintain. This has been raised with Hunters and One Housing Group.

The final draft will now not be published until September 2017. As soon as it is residents will be able to access it on the 4 Estates Forum website (www.4estatesforum.org.uk) and meeting will be held on each estate to discuss it.

SAMUDA ESTATE LOCAL MANAGEMENT ORGANISATION

The future of both SELMO and Club 55 are in doubt. There are now only a few active Committee Members. Without active members of the Committee, SELMO and Club 55 will not survive. If the attendance at their next meeting is poor, the Community Centre will be handed back to One Housing Group.

To hear why and to appoint new Committee Members, they will be holding a meeting for all residents of the Samuda Estate on Wednesday 4th October 2017 at the SELMO Community Centre (Club 55), 55 Stewart Street, London E14 3JH at 7pm.

INDEPENDENT ADVISOR

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

4 ESTATES FORUM WEBSITE

Have you visited the 4 Estates Forum website? The website can be found at:

www.4estatesforum.org.uk

The website contains: all the newsletters issued by the 4 Estates Forum for each estate; minutes of the 4 Estates Forum; and Argents and OHG's joint response to a series of questions asked by the residents of the Kingsbridge Estate.

The results of the Stock Condition Survey will also be posted on the website. Therefore please check the website for any updates.



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