



ST JOHNS ESTATE September 2017

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

THE NEXT STEP..... CONSULTATION?

With the Stock Condition Survey nearly ready for publication One Housing Group have been pushing the 4 Estates Forum to agree a draft brief for the appointment of an independent team to undertake resident consultation.

The 4 Estates Forum are resisting this as we believe that the Stock Condition Survey should be available first. In addition the 4 Estates Forum have stressed all along that we are not a decision making group but a group who will promote wider resident consultation so we believe that any brief on resident consultation should be considered by residents on each of the four estates.

One Housing Group originally gave the 4 Estates Forum a deadline to agree a draft brief by 15th September 2017. With the support we asked for from Tower Hamlets Council this has now been dropped; and the decision of Richard Hill the new Chief Executive of One Housing Group to meet with the members of the 4 Estates Forum before any further steps are taken.



Some of you will recall from meetings held earlier on in the year that after consultation on the four estates the 4EF have proposed that for residents to have the information required to decide on the future of their homes, the consultation team, appointed by the residents should use a wide variety of media to engage with the full diversity of residents, which could include at a minimum:

- Posters, letters and traditional physical literature
- 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, SELMO and BMT, including on specific matters (e.g. transport/renewable energy to empower the representatives of residents)
- 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.

STOCK CONDITION SURVEY LATEST.....



In last month's newsletter we reported that the draft Stock Condition Survey report was issued to One Housing Group, Tower Hamlets Council and the 4 Estates Forum. However in its current format it did not set out the overall results in an easy to read way for residents.

We would like the report to set out what the overall cost per tenanted property and leasehold property in each block is. The report also compares the cost of maintaining the four estates against other blocks. This section needs to be clarified as comparisons can only be made against blocks in inner London, as maintenance costs in inner London are higher than elsewhere.

In addition we have asked for 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.

We cannot see the final draft now being published until October 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.

ST JOHNS 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. If you would like to discuss any particular TRA issue, please do not hesitate to contact Maggie Phillips on 07910 416868. The next meeting is on Monday 16th October 2017 at 7pm.

ST JOHNS LEASEHOLDERS ASSOCIATION

The St Johns Leaseholders Association meets monthly. The meetings are held on the second Monday of each month at 7pm. The meeting is held at the St John's Community Centre, Glengall Grove, London E14 3NE.

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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