



## ST JOHN'S ESTATE October 2017

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

### MEETING WITH THE NEW ONE HOUSING GROUP CHIEF EXECUTIVE

Last month the 4 Estates Forum had a meeting with Richard Hill, the new Chief Executive of One Housing Group. We took him on a tour of the four estates. The tour was a chance to show him the estates from a resident perspective.

At the meeting he was briefed on the concerns that residents have about not only Project Stone but also in respect of One Housing Group in general.

We have suggested the following as a way forward for a more positive relationship with our landlord.

1. One Housing Group needs to find a way to restore trust between itself, the 4EF and the residents. The residents can not engage in any meaningful process until this is addressed.
2. The Island Board needs to be reconstituted so that residents have an accountable voice in the organisation that we handed our homes to.
3. One Housing Group needs to be much, more transparent about its motives, options and expectations. Saying "we will follow residents" is too open ended and basically untrue.



What will you feel and what will you consider? We feel we are being given the impression of having a say but unless we agree to what One Housing Group want we will be overruled anyway.

4. Residents want some form of guaranteed protection that we cannot be developed against our will.

Richard Hill was open and frank in his discussion with the 4 Estates Forum and has not dismissed any of these demands out of hand.

The good news is that he did agree with our demand that the brief for the consultation specialists will be on hold until the Stock Condition Survey has been published and presented to each of the estates.

We are meeting again with him in December. Anything that comes out of that meeting will be reported in the newsletter and the minutes of this meeting will be able to be found on the website.

## STOCK CONDITION SURVEY LATEST.....



In last two newsletters we reported that the draft report of the independent stock condition survey being produced by Hunters and issued to the stock condition board made up of representatives from One Housing, Argent, LBTH, and the 4EF, did not set out the overall results in an easy to read way for residents.

The draft has now been amended so that it clearly sets out on a single page per block, the cost of works required per tenanted property and leasehold property over a 30 year period. This was a key demand so that residents could understand the future life of their homes.

On each block the likely expenditure to be incurred over the forthcoming 30 year period is broken down into a number of headings, some explanatory (e.g. window renewals) others not so self-explanatory (e.g. Building Services). In this case we have asked that the report explains in layman's terms exactly what comes under each heading.

The report no longer compares the cost of maintaining the four estates against other blocks. This is a matter for a summary from One Housing Group and should be set against relevant comparator organisations that have inner London ex-council estates within their stock, as maintenance costs in inner London are higher than elsewhere.

It is still anticipated that the final draft will be published in late October 2017. As soon as it is, residents will be able to access it on the 4 Estates Forum website ([www.4estatesforum.org.uk](http://www.4estatesforum.org.uk)) and a meeting will be held on each estate to discuss it.

## ST JOHN'S TENANTS & RESIDENTS ASSOCIATION

The St John's Tenants & Residents Association meets on the third Monday of every month at. The St John's Leaseholders Association meets on the second Monday of every month. Both meetings are held at the St John's Community Centre, Glengall Grove, London E14 3NE 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](mailto: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](http://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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