



ST JOHNS ESTATE November 2017

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

STOCK CONDITION SURVEY LATEST.....

You will recall from recent newsletters that we have been expecting the publication of the independent Stock Condition Survey that has been undertaken by Hunters. The publication has been delayed because of additional work that Hunters have had to undertake, in respect to areas such as:

- Heating distribution
- Mains water storage
- Water supply
- Drainage above ground for rainwater, bathrooms, toilets and kitchens
- Below ground drainage
- Passenger lifts
- Communal ventilation
- Refuse chutes
- Structural frames on blocks that were built using concrete panels
- Samuda underground garages.

The original plan was to publish the first part of the Stock Condition Survey without these additions but to include an estimate for these works; and then to publish them at a later date.

However given that the information on the additional work is only three months away, Hunters are being asked to delay and publish both sets of information together, which means that the overall results will now not be known until February 2018. This approach should ensure that it will be possible to review all the important technical information comprehensively rather than piecemeal, so that residents are fully informed.



NEIGHBOURHOOD PLANNING FORUM

The Isle of Dogs Neighbourhood Planning Forum held their Annual General Meeting at the end of last month at George Green School. The Forum have finished consulting on their "quick plan" for the Island. As part of their quick plan they have a section on estate regeneration, this 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

The next steps are for Tower Hamlets to formally approve the regulation 16 consultation and for the plan to be examined by the Planning Inspector. More information can be found on the following the Isle of Dogs Neighbourhood Planning Forum website:

www.isleofdogsforum.org.uk

MEETING WITH THE NEW ONE HOUSING GROUP CHIEF EXECUTIVE



Later this month the 4 Estates Forum will be having a follow up meeting with Richard Hill, the new Chief Executive of One Housing Group. When we met him in September 2017 we 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.
2. The Island Board needs to be reconstituted so that residents have an accountable voice.
3. One Housing Group needs to be much, more transparent about its motives, options and expectations.
4. Residents want some form of guaranteed protection that we cannot be developed against our will.

Anything that comes out of the meeting will be reported in the December 2017 newsletter.

The minutes of the September 2017 meeting with Richard Hill are on the 4EF website: www.4estatesforum.org.uk.

ST JOHNS RESIDENT ORGANISATIONS

The St Johns Tenants & Residents Association meets monthly except for August and December. The Chair is Maggie Phillips who can be contacted on 07910 416868. The St Johns Leaseholders Association meets monthly. The Chair is Jill Skeels. Look out for the posters across the estate advertising their next meetings.

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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