



## KINGSBRIDGE ESTATE January 2018

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

### SO WHAT'S NEXT ..... NOW THAT WE KNOW THAT PROJECT STONE IS AT AN END?

As we reported last month, One Housing Group have advised us that the 2014 masterplan for the four estates known as Project Stone will no longer be pursued by them. Therefore, the prospect of all our homes on the four estates being demolished at one go is no longer a possibility.

In 2018 we have been advised that One Housing will engage with residents about what can be done to improve our homes and estates. This could mean they are happy to work with residents to look at ways our estates can be rejuvenated but in a way the residents value - it must be what residents choose. What kind of homes and estate do we want for the future?

- if the Stock Condition Survey shows a block is in poor condition, residents might want look at a regeneration option.
- some blocks need be to refurbished and residents agree.
- some new build homes could be built on estates in "infill sites" and residents can see the benefits of the new homes to the estates

What will the role of the 4 Estates Forum (4EF) be in this? The constitution of the 4EF clearly states that:

*The Forum will not make decisions about the individual estate or blocks, as that is a matter for the residents concerned. The Forum will instead encourage all residents to input into the future of their homes.*

Therefore in 2018 the 4EF will be concentrating on:

- ensuring that the Stock Condition Survey results are presented in an easily understandable format to residents.
- ensuring that any resident consultation undertaken only happens following work with residents of the estate concerned to make sure that everybody is involved in making any decision about the future of their homes.



### NEWS ON THE NEIGHBOURHOOD PLAN

The Neighbourhood Planning Forum submitted the Neighbourhood Plan to Tower Hamlets Council on 25th October 2017. It is what they have been calling the 'quick' plan.

In 2018 they will start work on its replacement the 'long' plan which will go into more detail. There is a section in the plan on Estate Regeneration which includes some good points that have been suggested by the 4 Estates Forum. However, these need to be developed further so that the "long" plan reflects the concerns of those of us who live on the social housing estates on the Island.

In the meantime the Neighbourhood Planning Forum is following the steps required to take the 'quick' Plan to referendum in 2018. If adopted the Council's Planning Committee will have to take into consideration the Plan when considering planning applications.

The next phase of public consultation started on 11<sup>th</sup> January 2018 and the 4 Estates Forum will be responding.

## GOOD NEWS FROM CITY HALL



There has been growing concern in recent years in Greater London, with large scale regeneration of social housing estates taking place against the wishes of the residents.

In response to this the Greater London Authority (GLA) are producing a “Good Practice Guide to Estate Regeneration”. The draft was consulted on early last year and although the draft mentioned that ballots were a good way of gauging residents’ opinion, they were not mandatory.

Along with many others, the 4 Estates Forum submitted amendments during the consultation period so that landlords would be obliged to hold independent ballots where landlords were proposing to demolish homes.

During 2017, the 4 Estates Forum met with Officers from the GLA, Unmesh Desai, member of the London Assembly for East London, and James Murray, London’s Deputy Mayor for Housing to encourage them to support our amendment.

The final draft has still not been published, but before Christmas we were delighted to hear the good news from City Hall that the London Assembly also voted to support independent ballots. We are therefore awaiting the publication of the final document to see if it includes the amendment.

## KINGSBRIDGE TRA

The Kingsbridge Tenants & Residents Association meets on the second Tuesday of each month at 6.30pm at the TRA Office, 4 Montrose House. Everyone is welcome. The next meeting will be on Tuesday 13<sup>th</sup> February 2018.

The Secretary is Pam Cole. Pam can be contacted at [pam.cole14@gmail.com](mailto:pam.cole14@gmail.com).

## 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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