



ST JOHNS ESTATE February 2018

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

STOCK CONDITION SURVEY TO BE PUBLISHED ON 28th FEBRUARY 2018

The Independent Stock Condition Survey that was undertaken last year by Hunters will be published on 28th February 2018.

The Stock Condition Survey set out to establish what it is going to cost One Housing Group to maintain the estates over the next 30 years compared to their income over the same period.

The 4 Estates Forum argued that the Stock Condition Survey was required to show that the claims from One Housing Group in their Project Stone proposals that the estates on the Isle of Dogs were too expensive to maintain were incorrect.

As we all now know Project Stone is not being pursued by One Housing Group. Nevertheless the Stock Condition Survey is still important, as its findings will inform residents as to what works their homes will need over the next 30 years.

As soon as the Stock Condition Survey is published on 28th February 2018 it will be available through the 4 Estates Forum website:

www.4estatesforum.org.uk

The report is very detailed as its main audience is the technical and finance staff at One Housing Group who require it to draw up the programme of works to maintain the estates. If you have any queries on it, Hunters staff will only be too happy to help at the planned exhibitions.

Residents will be keen to look at the appendix to the report that contains the detailed breakdown of works identified for each block. These breakdowns will also be available at the exhibitions that are organised for early March as set out on the right.

If you cannot get to one of the exhibitions the display boards will be available on the 4 Estates Forum website from 14th March 2018.



STOCK CONDITION SURVEY EXHIBITIONS

There will be exhibitions on the Stock Condition Survey on each of the four estates at the beginning of March 2018. If you cannot make the exhibition on your estate, you will more than welcome to attend one of the other exhibitions, as the staff from Hunters will have the information for all the One Housing Group Blocks on the Island.

Tues 6th March 2018 – 3.30 to 7.30pm
Barkantine Community Hall
The Quarterdeck
Millwall
London E14 8SH

Tues 13th March 2018 – 3.30 to 7.30pm
Samuda Community Centre
44 Stewart Street
Cubitt Town
London E14 3EH

Weds 14th March 2018 – 3 to 6pm
St Johns Community Centre
Glengall Grove
Cubitt Town
London E14 3NE

Thurs 15th March 2018 – 3.30 to 7.30pm
Docklands Sailing Centre
235a West Ferry Road
Millwall
London E14 3QS

MORE GOOD NEWS FROM CITY HALL



In January's newsletter we reported that the London Assembly had voted to support Independent ballots. This was in response to the growing concern in recent years that large scale regeneration of social housing estates was taking place against the wishes of the residents.

On Friday 2nd February 2018 the Greater London Authority (GLA) published their "Good Practice Guide to Estate Regeneration". We are delighted to see that the London Mayor has proposed that as a condition for receiving funds for regenerating estates, landlords must hold a ballot. This is subject to further consultation.

This is good news and great to see that the pressure the 4 Estates Forum along with many others has put on the GLA and the London Mayor, has paid off.

The consultation closes on 3rd April 2018 and is seeking views on the principle of the idea and how the ballots should work in practice. The 4 Estates Forum will be supporting the change.

The Guide also covers other aspects of estate regeneration; including guarantees for social housing tenants. There is a summary of the report on the 4 Estates Forum website in the latest news section.

ST JOHNS RESIDENTS 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 on 28th February 2018.



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