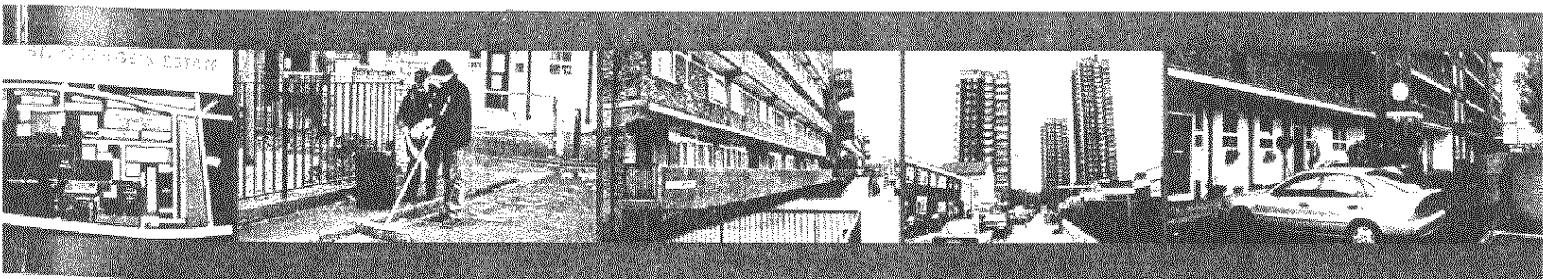




Proposal to Tenants

Formal consultation on the proposed regeneration and transfer of the
St Georges Estate to EastendHomes



Section 3 The regeneration of the estate

what is in this section of the document

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3.2 HOW HAVE RESIDENTS BEEN INVOLVED

The consultation exercise began with a series of events with residents to identify the problems you have with your homes, blocks and estate. Residents have been involved in the development process from the beginning with the establishment of the masterplanning sub group to oversee the development of the proposals for repairs and improvements and regular resident consultation events and newsletters.



To select the architects to develop the master plans, residents were assisted by the Independent residents' advisor, the Council and EastendHomes. Uniquely, a representative from CABE (Commission for Architecture and the Built Environment) assisted residents in interviewing and selecting the Masterplanning architects. They devised a list of questions to ask the architects at interview and also went on site visits to see the quality of work previously undertaken by the short listed architects.

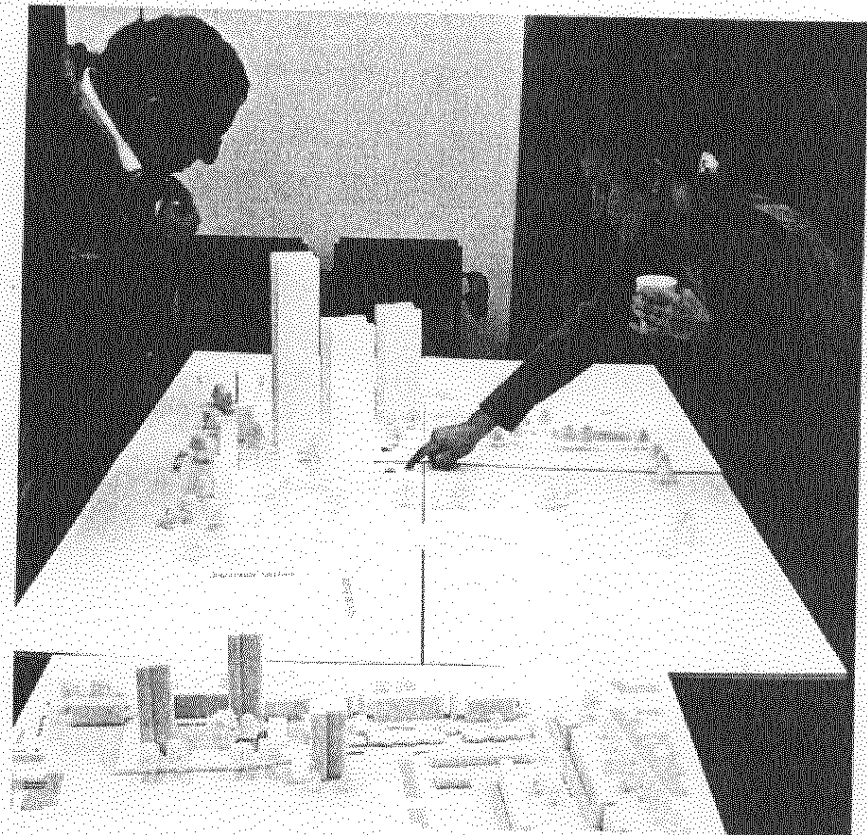
The residents from the Estate were able to select the architect of their choice and consequently, Burrell Foley, Fischer were selected.

Once appointed, the architects set about consulting residents through questionnaires, estate walkabouts and resident meetings. Consultation events were organised where as many people's views as possible were obtained. The information gathered from these events helped to identify residents' opinions of their homes, blocks and Estate.

The architects commissioned technical reports on the structure, mechanical and electrical condition of each building to enable a schedule of repairs to be prepared for each block.

Should tenants vote in favour of the proposed transfer there will be a need for a great deal more consultation after the ballot. Detailed design issues will be discussed on a block by block basis, as detailed in Section 6.14 as the programme of works continues.

Residents at some of the consultation events



3 The regeneration of the estate

3.1 REPAIRS AND IMPROVEMENTS TO HOMES

If the transfer goes ahead, your homes and the Estate would benefit from a massive programme of repairs and improvements.

Within 5 years of transfer, EastendHomes intends to spend over £20 million on your Estate. Repairs and improvements would bring homes up to modern standards and make them more comfortable to live in. EastendHomes will then provide programmed maintenance that will ensure that the properties remain in their improved condition for 30 years. Tenants' aspirations could change over the 5 year period so the works of repair and improvement proposed in this section are subject to detailed consultation with tenants and also subject to planning permission and other consents that may be needed.

The Council could not match this level of investment.

Repairs

A major programme of repairs will bring all homes up to the Government's minimum standard, which is also known as the Decent Homes Standard (see Section 3.5 for more details). In addition to these important repairs there would be a large programme of improvements.

Improvements

Tenants have said that kitchens and bathrooms are their priorities. So all homes that need them would have:

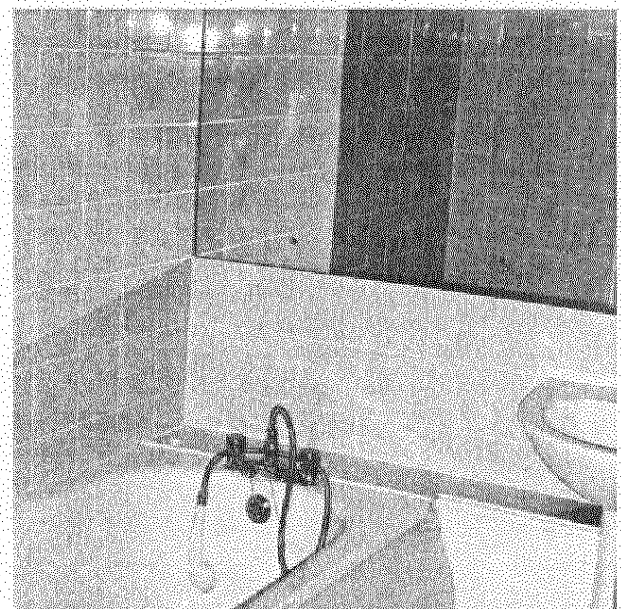
- a new kitchen, with a choice of wall tiling colours, kitchen units and floor coverings;
- a new bathroom with a choice of tiled surrounds, floor coverings and mixer taps.

If individual tenants do not wish to have these improvements they would not have to have the work done unless there are health and safety reasons for doing so.

If leaseholders wish to have internal works undertaken - for example new kitchens and bathrooms - EastendHomes will offer this work at cost for those leaseholders who would like this work undertaken.

The following pictures are representations of what the kitchens and bathrooms in the properties to be refurbished could look like.

If leaseholders wish to have internal works undertaken - for example new kitchens and bathrooms - EastendHomes will offer this work at cost for those leaseholders who would like this work undertaken.



3 The regeneration of the estate

3.3 NEW HOMES

As well as the repair works guaranteed in this offer document, EastendHomes has investigated the potential for building new homes on the estate. The sale of these homes would generate additional income which would be spent on the estate. Any proposals for building new properties would only be put into effect following full and detailed consultation with local residents.

The improvements needed across the estate vary considerably from area to area. However the design of certain blocks currently attracts anti-social behaviour where certain communal areas present opportunities for loitering, graffiti, intimidation and other forms of anti-social behaviour.

Building some new homes on the estate would enhance security by incorporating new secure entrances to existing blocks. Adding new homes on some parts of the estate is seen as a positive way to improve the estate appearance by restoring the street frontage wherever possible with attractive modern buildings as well as helping to fund works on the estate.

Any new homes built would be sold to raise money to be spent on the estate.

EastendHomes will carry out a range of works to achieve Decent Homes standards, but will need to raise extra money to carry out a range of environmental improvement works throughout the estate.

There are no plans to demolish any of the existing homes.

3.4 REPAIRS AND IMPROVEMENTS SUMMARY

One of the main aims of EastendHomes is to complete a programme of major refurbishment and improvement to the estate. EastendHomes plans to spend £20 million. This sum will enable the proposed works listed in this section to be carried out and enable EastendHomes to provide a planned programme of maintenance to ensure all properties remain in good condition for 30 years and beyond.

Should tenants vote in favour of the proposed transfer there will be a need for a great deal more consultation. Detailed design issues will be discussed on a block by block basis as the programme continues.



IMPROVE REFUSE DISPOSAL

- Improved refuse disposal systems to be introduced to prevent open chute chambers
- Recycling provision on the estate

BLOCK ENTRANCES

- Improved entrances to reduce anti-social behaviour, exclude intruders and enhance the appearance of the block

LANDLORD SERVICES

- Communal satellite/digital TV aerial
- Multi-compartment trunking on access balconies to protect wires for phones, cable TV, lighting etc

NEW STAIR TOWERS

- Where existing stair towers are a target for anti-social behaviour and can be replaced, new structures will be installed with lifts where possible

EXTERNAL WORKS INCLUDING SECURITY WORKS, LIGHTING, COMMUNITY FACILITIES, LANDSCAPING, CAR PARKING, PAVING AND PLAY AREAS

- Attractive, hard-wearing landscaping to be provided in close consultation with residents
- Safe play areas for children on the estate
- Security fences and gates, estate lighting, new car parking layouts, community facilities

3 The regeneration of the estate

REPAIR/RENEW WINDOWS

- All windows will be overhauled thoroughly and where windows are beyond repair they will be entirely replaced with double glazed units with controlled ventilation and high quality handles and catches

BALCONY/WALK WAY REPAIRS

- Private balconies and walkways will be repaired including the balustrades, asphalt surfaces, soffits and fascias

REPAIR/RENEW ENTRANCE DOORS

- All tenants entrance doors will be improved or replaced to make them achieve the "secure by design" standard

DOOR ENTRY SYSTEM WORKS

- Door entry systems will be overhauled or replaced if necessary and new systems will be installed subject to the agreement of the majority of residents

COMMUNAL AREA IMPROVEMENTS

- Common areas in blocks such as halls, stairs, landings and corridors will be decorated and improved where appropriate

ESSENTIAL LANDLORD SERVICES

- Repair and improvements will be made to the following where necessary. Lighting, lightning conductors, dry risers, gas and electric mains
- Stairs, hallways and balconies to be redecorated. Adequate lighting to be provided for all stairs, landings and balconies

ESSENTIAL INTERNAL SERVICES

- Electrical services will have circuit breakers, safe adequate wiring and sufficient sockets to meet modern needs. Asbestos removal, smoke stops where necessary

INTERNAL SERVICE IMPROVEMENTS

- Works to heating systems, fire check doors to kitchens, electrical wiring where necessary, re-siting of meters where necessary

REPAIR /RENEW LIFT

- Existing lifts and lift motor rooms to be overhauled or renewed
- Lift cars to be adequately lit and fitted with alarm systems

DRAINAGE WORKS

- Drainage to be replaced or overhauled as necessary. All down pipes, soil and vent pipes to be renewed where defective. Water tanks, tank rooms and dry risers to be overhauled

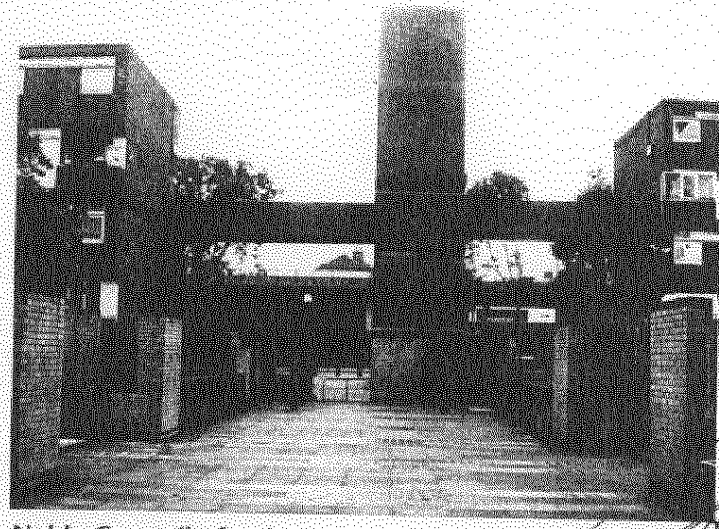
3 The regeneration of the estate

3.6 What could the St. Georges Estate look like in 5 years time?

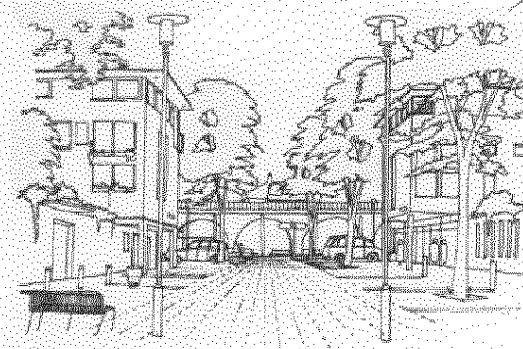
We want the St. Georges Estate to be:

"A place where we want to live, play and where we want to be".
(St. Georges Resident Steering Group, May 2004).

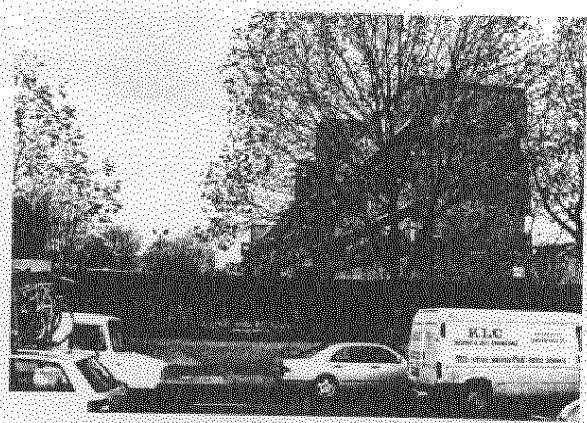
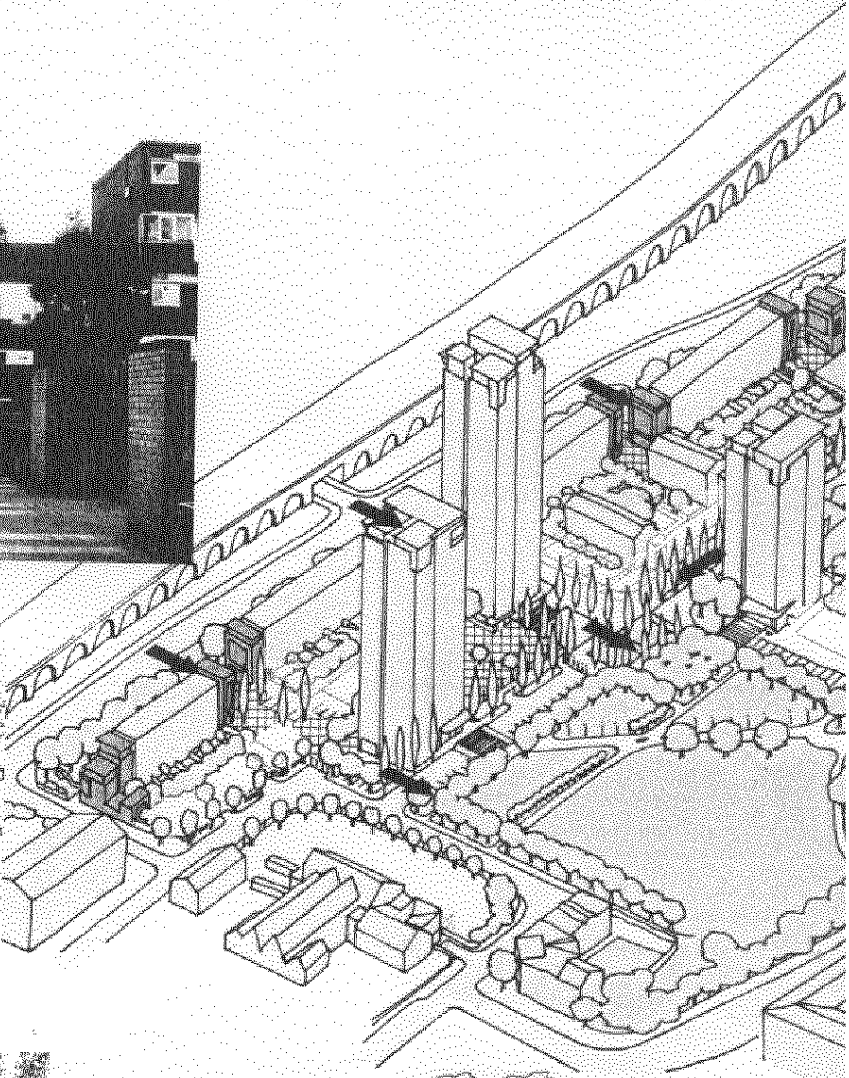
The following plans are a representation of what the estate could look like following the redevelopment and improvement programme set out in this section. These are subject to any changes that may be necessary, for instance to take account of planning requirements and further consultation with residents.



Noble Court (before)



Noble Court (after)



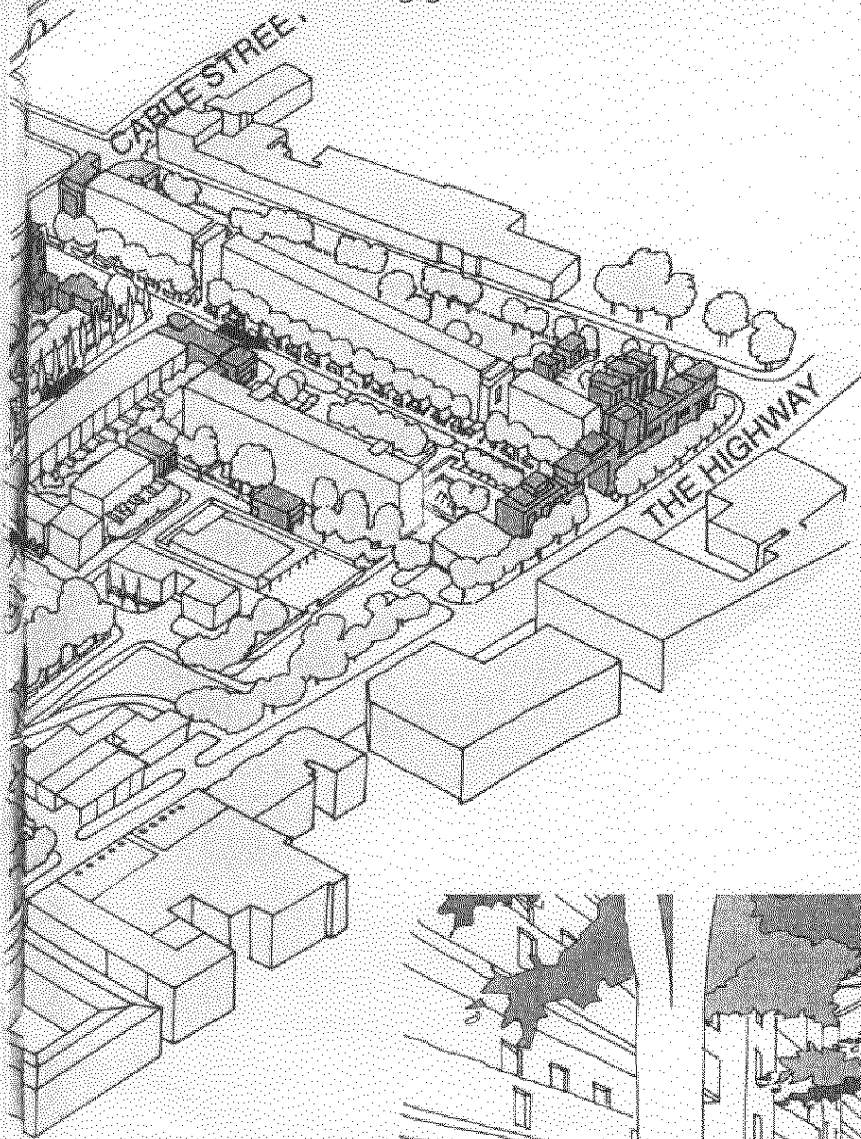
Brockmer House (before)



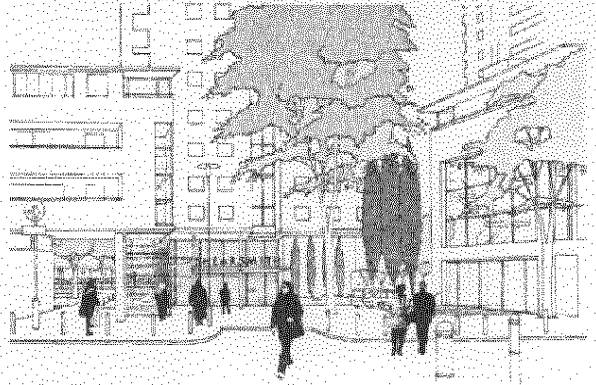
Brockmer House (after)

3 The regeneration of the estate

As well as improving the homes, buildings and environment during the initial major works programme, eastendHomes will continue to invest time and resources in the management and up keep of the area so that it continues looking good into the future.



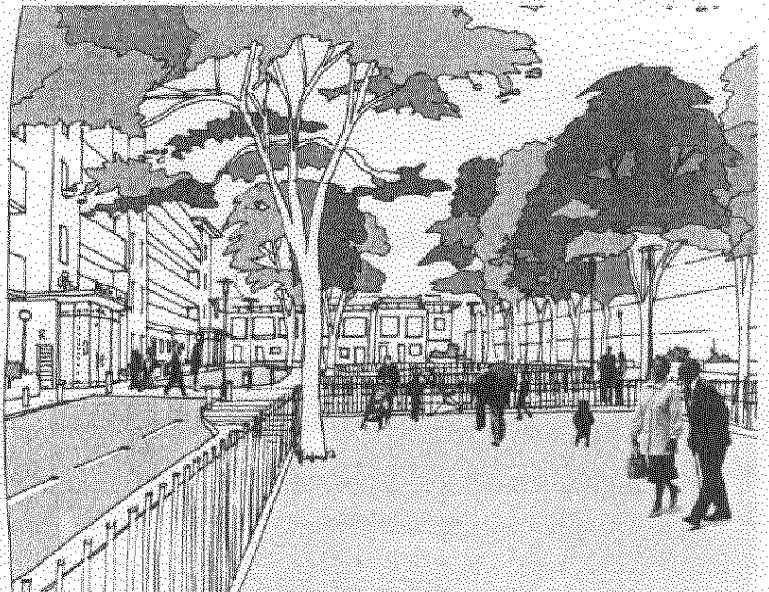
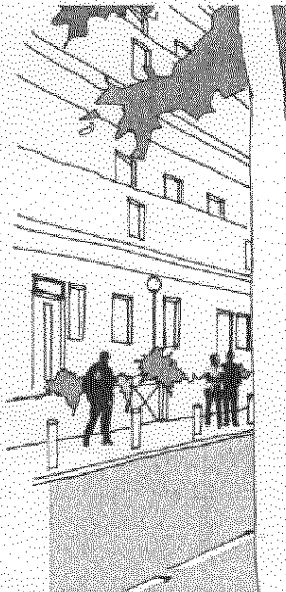
Shearsmith House (before)



Shearsmith House (after)



Betts House (before)



Betts House (after)

3 The regeneration of the estate

3.7 Regeneration of the estates and general estate improvements

In addition to the repairs and improvements to the homes, there are a range of specific proposals which will improve the estate generally, by providing more and better facilities.

The following proposals for the estate have been made following resident consultation. If the transfer goes ahead, there would be further consultation to work out the details.

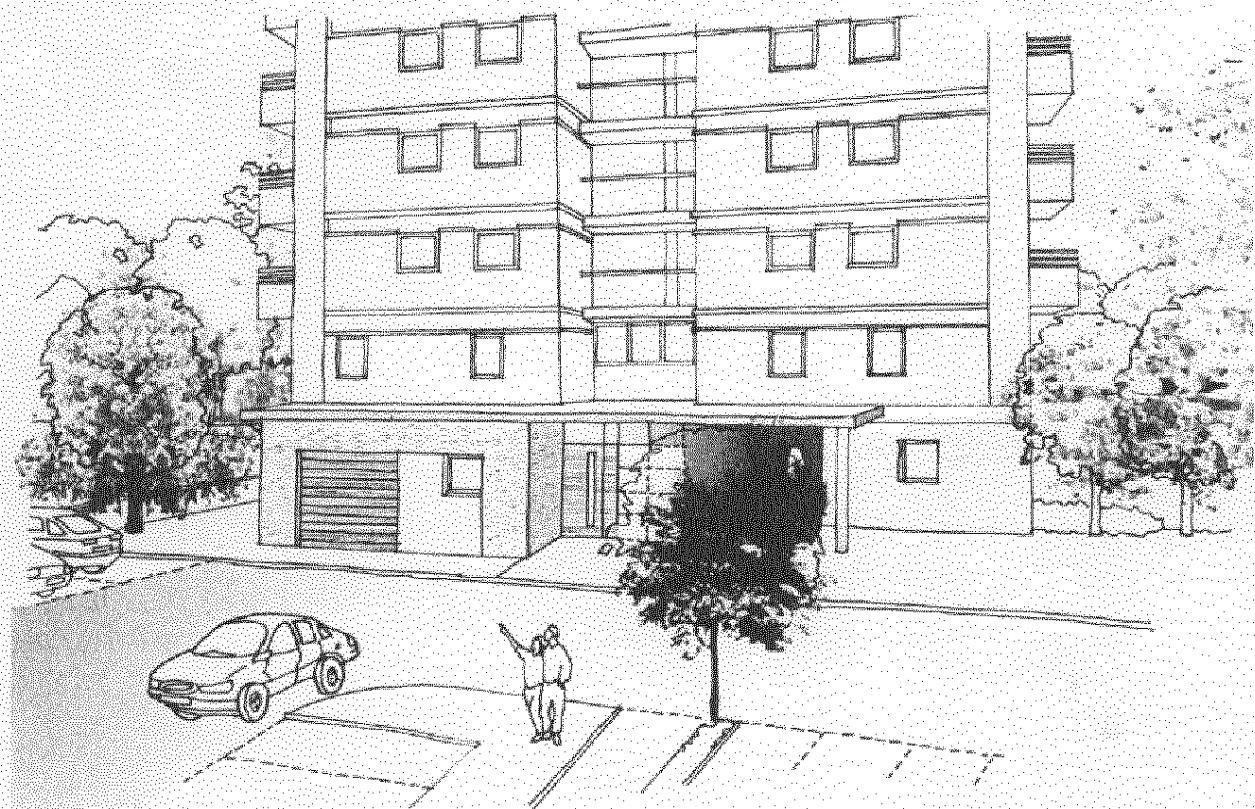
Following consultation with residents improving the environment came high on people's lists on the estate by providing better entrances, better waste disposal, and better lighting. Residents, also wanted landscaping that would be properly maintained and improved access to the park.

Other improvements included in the master plan are creating new spaces using the best features of the area to give it a unique sense of place and character so that people can find their way to their homes using routes and streets that are safe and attractive.

Shearsmith House (existing)



Shearsmith House
proposed redesign



3.8 MINIMISING INCONVENIENCE TO TENANTS DURING THE WORKS PROGRAMME

EastendHomes is committed to ensuring that any inconvenience caused by the works to the estate would be kept to a minimum.

The aim is to:

- Produce a practical building programme in consultation with residents.
- Take into account health and safety considerations.



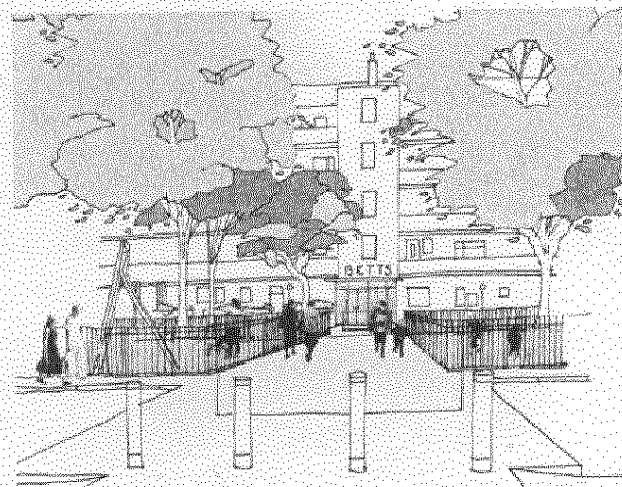
Betts House (before)

Safe Recreational and Garden Areas

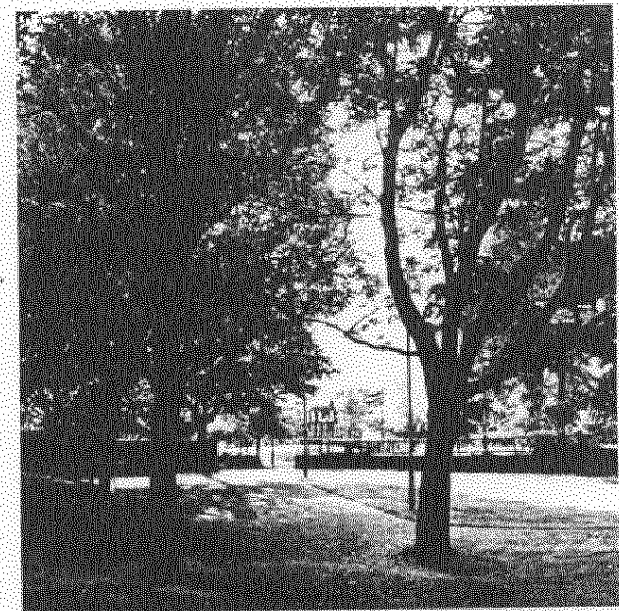
New secure private garden for elderly residents, safe areas for children and fenced front gardens will be incorporated in the works programme. The locations will be decided in consultation with the residents.

Community Facilities

EastendHomes will develop community facilities for residents in accordance with resident's requirements e.g. pensioners club and various community facilities.



Betts House (after)



Protect Estate Trees

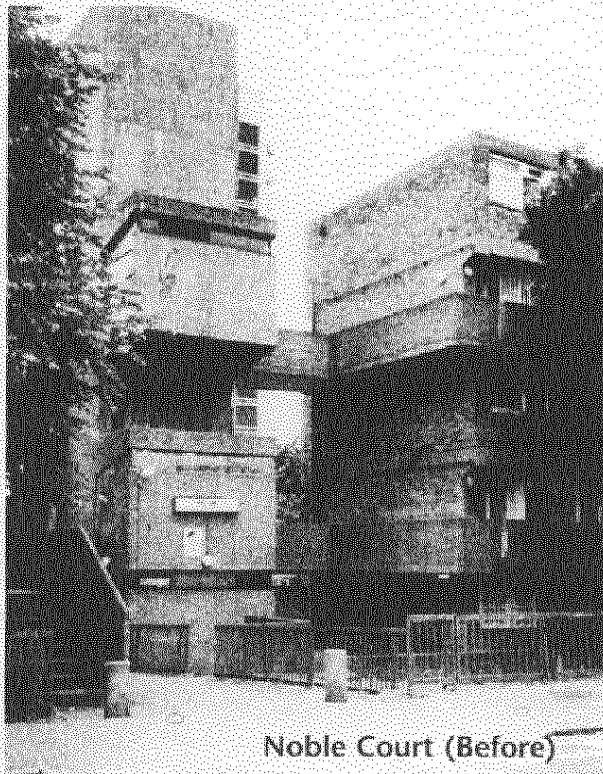
Most improvement works would be carried out while you continue to live in your home. To minimise inconvenience, EastendHomes officers would visit each tenant to make sure their individual circumstances are taken into account before refurbishment starts.

The builders would be instructed to look after your belongings and to ensure that water and electricity supplies are only turned off if absolutely necessary and for the minimum of time. All tradesmen would wear identity badges.

Quiet rooms or flats would be made available nearby, and a tenant liaison officer would be employed to deal swiftly with any queries or concerns regarding the works.

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The tenant liaison officer would be sensitive to the cultural needs of the communities on the Estate. Measures would also be put into place to ensure the safety of residents and workers throughout the build programme.



Noble Court (Before)

In certain circumstances, some tenants may need to move during the works. Alternative temporary accommodation would be provided for them while their improvements are being carried out.



Noble Court (After)

3.9 HOW WOULD LEASEHOLDERS BE AFFECTED?

The Council is consulting separately with leaseholders about the transfer proposal.

If you would like to receive a copy of the leaseholder consultation document please call the Council Freephone number set out in Section 8 and request a copy.

In summary, if the transfer goes ahead leaseholders' rights would stay the same and their leases would be unchanged. EastendHomes would become the freehold owners of the property.

Where leaseholders could be affected by the improvement programme set out in this document, consultation will take place with every individual leaseholder on the options available to them.

EastendHomes is committed to working with all leaseholders on the St. Georges Estate to ensure that the full range of options are explored. A number of options will be developed to help leaseholders meet their share of any major works costs. These options will include payment by instalment, low interest loans, deferred payment via a charge on the property and the setting up of a leaseholders' fund.