

## Haddonhall Estate Background

The Haddonhall Estate became the first Tenants Co-Op to be formed in the borough of Southwark when it started 20-odd years ago.

Built in 1979, the estate comprises 169 dwellings of which about a third are now owned by leaseholders and freeholders. The estate comes under Southark's newly designated Borough and Bankside housing area and geographically straddles Weston Street to the North; Rothsay Street to the East; Tabard Street to the West; and the Bricklayers Arms roundabout (Old Kent Road) to the South. The estate is low rise, comprising nine well-designed blocks of different sized-housing, with plenty of green spaces and trees amongst the dwellings. A significant number of tenants are elderly and have lived here since it was built.

The former committee, dissolved in 2004, had trouble attracting investment and as such the estate has lagged behind others TMOs in the same funding area.

The newly formed TMO, established in April 2004, has sought to gain views from residents as to what they consider would be improvements to the estate. An Estate Renewal Group has been formed, reporting into the Board of Management, and a survey was carried out among residents in October 2004 asking them to prioritise areas of the estate that need attention. We listed a large range of options, which were approved at board level, and asked residents to rate them in terms of high, medium and low priority. We also included a space on each questionnaire to allow people to make their own suggestions.

We had 35 responses from 169 (20% response) from residents. The high priority, in order of votes, are as follows:

1. **Windows, external doors & external decorations – renewal**
- =2. **External lighting – upgrade existing fittings and restore street lighting**
- =2. Communal TV aerial – upgrade to include cable and satellite channels
4. **Roads and pavements – resurface and replace where necessary**
- =5. **Ball kick area – replace with a community hall**
- =5. **Kitchens (tenanted properties) – renew**
7. **Play areas – remove play equipment and create gardens**
- =8. **Bin keeps – renew**
- =8. Grass cutting – draw up a new specification
10. **Fencing and gates – repair and replace as necessary**

The Estate Renewable Group is currently in negotiations with neighbouring developer's site agents Buxtons about re-siting the TV aerial. We have funded from our M&M some existing lighting replacement. Our number one priority, however, will definitely need to be sought through external funding as will the other items highlighted in bold text.

