

MAYOR OF LONDON

The Mayor's draft Good Practice Guide to Estate Regeneration - consultation



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Context

- Organisations from Create Streets, IPPR, Savills and the Centre for London suggest significant capacity to rebuild social housing estates at higher density and add to housing supply, supplying, variously, anything from 54,000 up to 406,000 additional homes
- Some also voice significant caveats about deliverability and feasibility of these notional totals
- The London Assembly has voiced concern that homes demolished in estate regeneration projects have not been replaced on a like-for-like basis – although a net increase of affordable homes overall
- The Heseltine Panel /DCLG published a ‘national strategy’ - a suite of documents including a Good Practice Guide

Create Streets

Not just multi-storey estates

The collage includes the following elements:

- IPPOR** logo at the top right.
- Savills Research Report to the Cabinet Office** dated 7 January 2016.
- Policy Exchange** logo and text: "Policy Exchange that will deliver. Policy Exchange experts and co-experience of from business." Below it, "Trustees Daniel Finkelstein, Robin Edwards, Wheatcraft, Rt Hon. Lord Heseltine." At the bottom of this section: "March Edited and BI Inshitt."
- London Assembly** logo and text: "LONDON ASSEMBLY Housing Committee".
- Department for Communities and Local Government** logo and text: "Department for Communities and Local Government".
- Estate Regeneration National Strategy Executive Summary** document cover.
- December 2016** and "Department for Communities and Local Government" at the bottom right.
- A photograph of a multi-story residential building.
- A small red "sav" logo at the bottom left.

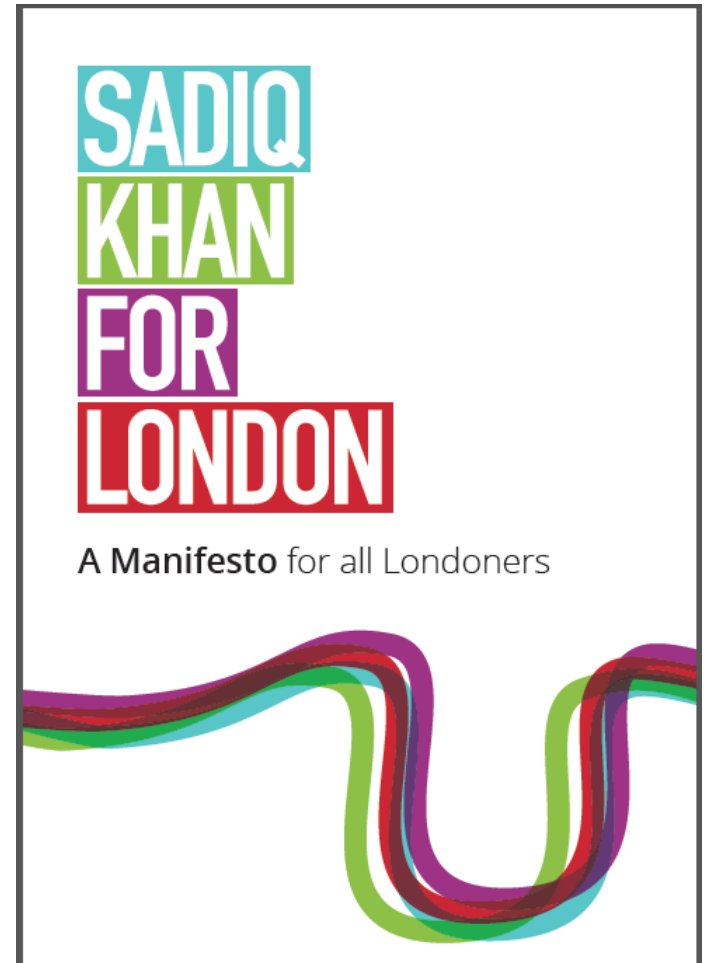
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Mayoral Manifesto

The Mayor was elected on a manifesto commitment to only undertake regeneration:

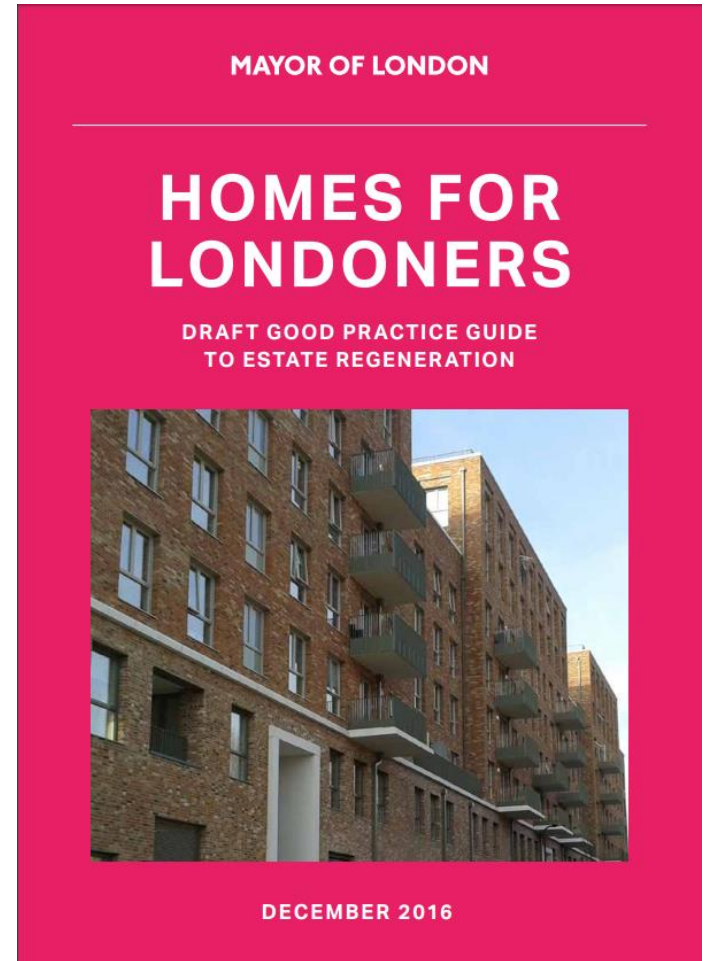
“where there is resident support, based on full and transparent consultation, and that demolition is only permitted where it does not result in a loss of social housing, or where other all options have been exhausted, with full rights to return for displaced tenants and a fair deal for leaseholders.”

- Put into practice through the guide, which develops these principles across three chapters
- The aim is to reassure residents and ensure minimum standards of treatment and approach, but is neutral as to whether regeneration should be undertaken or not



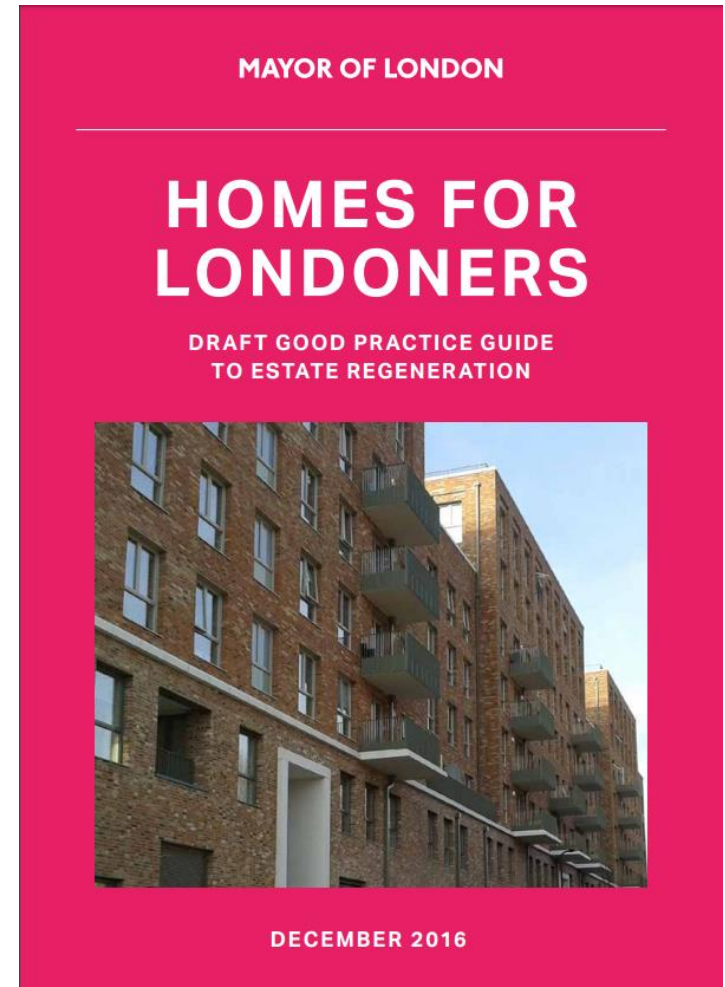
The aims and objectives of estate regeneration

- Set out the aims and objectives of the estate regeneration project transparently and clearly
- Meaningful and early opportunities to shape proposals
- Consider the most appropriate combination of physical interventions, including repair and refurbishment, investment in public realm, infill and intensification, demolition and rebuild
- Demolition should only happen where it does not result in a loss of social housing, or where all other options have been exhausted
- Look to improve the appearance of estates and their relationship with the surrounding area
- Proactively monitor the impacts and outcomes of regeneration, seeking to involve residents where possible.



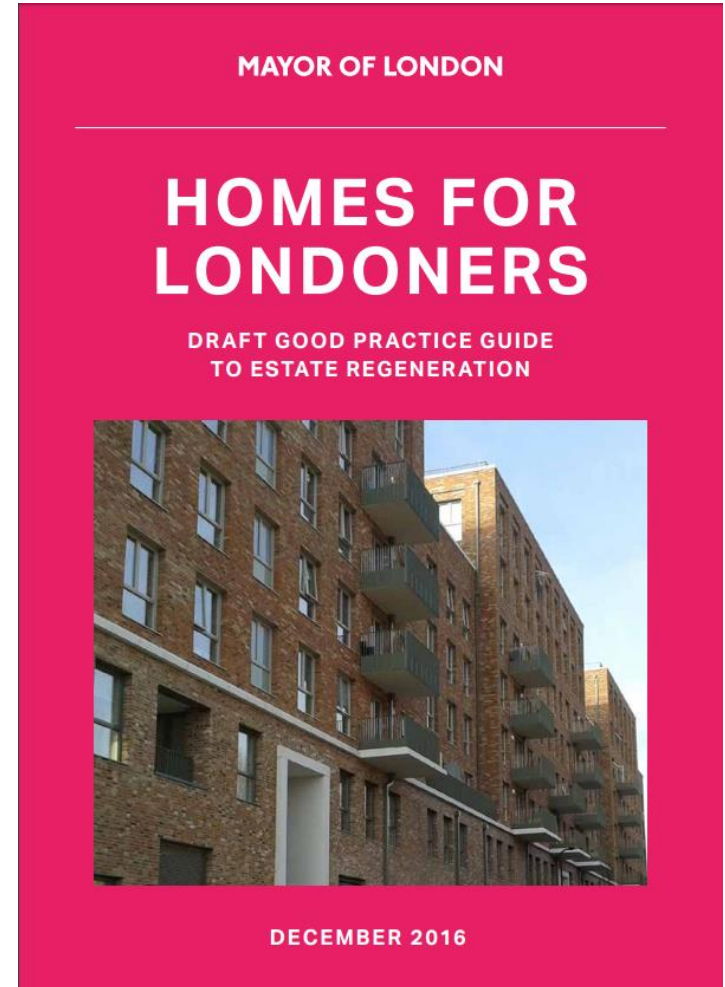
Consultation and engagement with residents

- Ensure that consultation is transparent, extensive, responsive and meaningful
- Set out every viable option, sharing supporting information or data as early as possible
- Consider the costs and benefits, both in financial and social terms, of all viable options against ‘doing nothing’
- Consult primarily with social tenants and resident leaseholders, and consider relevant views from other affected parties
- Use a range of appropriate methods of engagement
- Enable meaningful participation by residents through investing in their capacity
- Explore ‘interim offers’ to residents during the process.



A fair deal for tenants and leaseholders

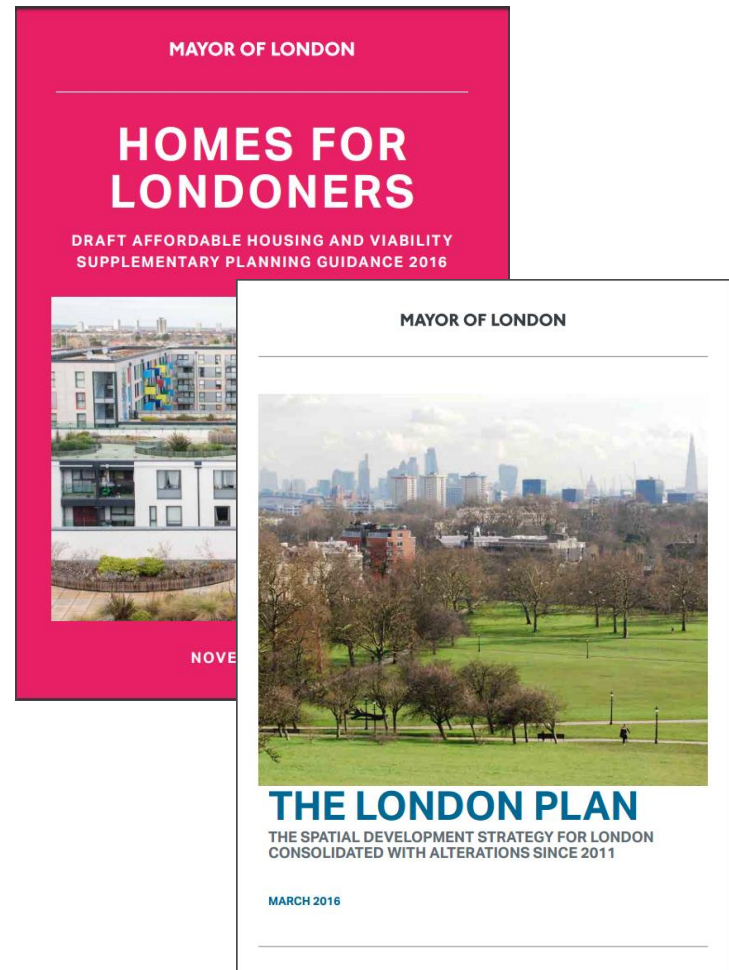
- Social tenants fully compensated for their inconvenience, and given high priority for rehousing; and should only to move once where possible, and otherwise offered full rights to return to suitable homes with same or similar rents
- Market value plus appropriate home-loss payments offered to leaseholders, with resident leaseholders offered shared equity or shared ownership on the regenerated estate
- Private tenants made aware of options and rights, including signposting towards alternative housing options, and short-term tenants fully informed about the regeneration plans
- Extra support and assistance offered to vulnerable or protected groups.



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Status of the Guide

- Funding guidance – effective immediately
- Can apply some principles through current London Plan and SPG
- Exploring options for long term adoption of some principles into the new London Plan due for publication later this year



Timetable

- Published 13 December 2016 for consultation until 14 March 2017
- Draft on GLA website
- Further engagement at stakeholder events & meetings
- The GLA is commissioning more thorough engagement activity with estate residents
- Final draft to be published in Spring 2017



Thank you

