

GREATER **LONDON** AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA020719-6404

9 July 2019

Dear [REDACTED]

Thank you for your request for information which the GLA received on 1 July 2019. Your request has been dealt with under the Freedom of Information Act 2000.

You asked for information relating to the code of practice relating to estate regeneration ballots and the actual delivery of ballot results.

Our response to your request is as follows:

Last summer, the Mayor introduced a new requirement for any landlord seeking funding for certain estate regeneration projects, which involve the demolition of affordable housing and the delivery of 150 or more homes, to demonstrate that they have secured resident support for their proposals through a ballot.

The Mayor expects investment partners such as Home Group to adopt the principles and practices set out in Better Homes for Local People: the Mayor's Good Practice Guide to Estate Regeneration. The guide can be found here:

<https://www.london.gov.uk/what-we-do/housing-and-land/improving-quality/estate-regeneration>

It outlines the Mayor's three principles for estate regeneration: an increase in affordable housing, full rights to return or remain for social tenants, and a fair deal for leaseholders and freeholders.

The requirements for investment partners to meet the funding condition are set out in Section 8 of the GLA's Capital Funding Guide. The guide can be found here:

https://www.london.gov.uk/sites/default/files/gla_cfg_section_8._resident_ballots_-_18_july_2018.pdf

The guide specifies arrangements for conducting ballots. Following a positive vote in a ballot, the GLA expects investment partners to update residents regularly about progress towards

delivering the landlord offer. Progress reports should be distributed to residents at least once a year. There are, however, no specific requirements in relation to timescales for notifying residents of the results. I note that the landlords offer documents states that the results will be announced on 29th May, but it does not indicate any specific timeframe for ERS to formally notify residents of the results.

The GLA is satisfied that the ballot complied with the requirements set out in the Capital Funding Guide. We will continue to monitor compliance to ensure that there is no material deviation from the proposals set out in the landlord offer to residents.

Home Group is preparing to submit a planning application for the Douglas Bader Estate and this will be referable to the Mayor. One of the key principles included in the Mayor's Good Practice Guide is an increase in social housing. Policy H10 of the Mayor's Draft London Plan requires the like for like replacement of affordable housing floorspace and all schemes are required to follow the viability tested route to ensure that opportunities to provide additional housing floorspace are maximised.

There are significant costs involved in delivering comprehensive estate regeneration schemes and, while Douglas Bader is eligible for affordable housing grant, it will also be necessary to cross subsidise the delivery of affordable homes by introducing other tenures, including private sale.

We do appreciate that change can be upsetting for many people, particularly where this involves losing your long term family home. In this case there was a very high turnout of over 90% with three quarters of people being in favour of Home Group's proposals to regenerate the estate. This indicates that a significant majority of tenants support Home Group's proposals.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely


Senior Area Manager

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:
<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>