

**From:** Tom Copley

**To:** Sian Berry

**Response to your letter on estate regeneration**

27 November 2020

Dear Sian

Thank you for your letter on estate regeneration, and apologies for the delay in responding.

As you know, I have long campaigned for residents to have more say over estate regeneration and I'm proud of the changes that the Mayor has made to ensure that the GLA will only fund estate regeneration projects if residents support the redevelopment going ahead.

While I appreciate the concerns that you are raising on behalf of residents, you will understand that it is vitally important that the proper process on resident balloting is followed, as set out in the GLA's Capital Funding Guide. This is to ensure fairness to all residents and that the application of the balloting requirement is not dependent upon my personal views as Deputy Mayor.

I have also been clear that the resident balloting is not the only means by which providers should engage with residents: whether or not a ballot is held, I would encourage all landlords to consult and engage with residents, and this is particularly important where there are major changes proposed to an estate.

I am happy to provide up-to date information on the six schemes in Lambeth that you refer to, as requested.

<b>Estate</b>	<b>Current status</b>
Central Hill	No grant funding allocation or ballot exemption.
Cressingham Gardens	No grant funding allocation or ballot exemption.
Knight's Walk	Grant funding allocation for phase 1 with ballot exemption, start on site claimed by Lambeth. No grant funding allocation or ballot exemption for subsequent phases.
Fenwick	No grant funding allocation or ballot exemption.
South Lambeth	No grant funding allocation or ballot exemption.
Westbury	No grant funding allocation or ballot exemption.

I am also happy to confirm that the list of those regeneration projects which have been granted an exemption to the resident ballot requirement has been updated and is available here:

<https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/estate-regeneration-data>. Please note that this lists estate regeneration projects for which the GLA has granted an exemption pursuant to chapter 8.6 of the GLA's Affordable Housing Capital Funding Guide, but does not currently indicate cases where exemptions have been withdrawn. My team are looking at how best to reflect these changes in future updates to this list.

I hope this information is helpful. Please do let me know if you require anything further and I look forward to seeing you on Monday.

Best wishes

**Tom Copley**

Deputy Mayor for Housing and Residential Development

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