Subject: Resident Perspectives on the Regeneration of London’s Social Housing Estates

Report to: Housing Committee

Report of: Executive Director of Secretariat

Date: 10 July 2014

This report will be considered in public

1. Summary

1.1 This report sets out the background information for the second meeting of the Committee’s investigation into the demolition and refurbishment of London’s social housing estates. This meeting will focus on the perspectives of tenants and leaseholders, seeking their views on the decision-making process, their involvement in it and how the issues arising are resolved.

2. Recommendation

2.1 That the Committee notes the report as background to discussing with invited guests and hearing from tenants and leaseholders about the key issues which arise from social housing estate regeneration.

3. Background

3.1 In February 2014 the Committee agreed to investigate the demolition and refurbishment of London’s social housing estates as its first topic for 2014/15. This is the second of two meetings on this topic. The Committee also visited the Clapham Park estate in Lambeth on 2 July 2014.

3.2 At the Committee’s first meeting in June it heard from a range of housing providers about the constraints under which boroughs and other social landlords operate when managing regeneration programmes, as well as the ways in which they endeavour to involve tenants, leaseholders and the wider community in these programmes.

3.3 This meeting provides an opportunity for the Committee to hear from a range of invited guests about innovative and effective examples of consultation and involvement, and different approaches to evaluating environmental considerations. It will also offer a chance to hear first hand from tenants and leaseholders themselves about their experiences, as a part of the meeting will be given over to a discussion open to the floor.
4. **Issues for Consideration**

4.1 The June meeting heard that a wide range of factors need to be assessed when deciding how to regenerate an estate. This includes the fabric of the estate buildings and other infrastructure, whether the design of the estate continues to work in the present day, issues of asset management including one-off and ongoing costs and energy costs for residents. Environmental considerations are included but not in a systematic fashion.

4.2 The Committee was also told that available funding pots greatly influence the shape of regeneration activity. The requirements currently attached to funding and the relatively small sums involved mean that work undertaken has often been more tactical than strategic.

4.3 From the residents’ perspective, the disruption to the existing community, fears about future tenancies in a regenerated estate, the availability of local comparable affordable property for leaseholders, as well as the stress and inconvenience of moving home are all significant considerations which need to be addressed.

4.4 The Committee may therefore wish to discuss with guests, and hear from residents about, the following issues:

   - Consultation and involvement processes: what approaches are adopted, which of these are most effective and why?
   - What innovative methods exist to enable effective consideration of environmental and social issues?
   - The differing perspectives of tenants and leaseholders and how equitable resolutions can be arrived at for the range of stakeholders
   - Issues with the decanting process and how these can best be resolved, and
   - Who tends to benefit most from the regenerated estates?

4.3 **Invited guests**

Aside from the open discussion, a small panel of guests have been invited to discuss these issues with the Committee:

   - Sharon Hayward, London Tenants’ Federation;
   - Lucy Musgrave, Director, Publica;
   - Chris Jofeh, Director, Arup; and
   - Professor Anne Power, Professor of Social Policy, London School of Economics.

5. **Legal Implications**

5.1 The Committee has the power to do what is recommended in this report.

6. **Financial Implications**

6.1 There are no direct financial implications to the Greater London Authority arising from this report.
List of appendices to this report: None

Local Government (Access to Information) Act 1985
List of Background Papers:
Scoping paper for investigation into Demolition and Refurbishment of London’s Social Housing Estates
Agenda report, Housing Committee meeting 10 June 2014, Minutes of the Housing Committee on 17 June 2014.

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