

# LONDONASSEMBLY Housing Committee

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29 March 2018

Sadiq Khan  
Mayor of London  
City Hall  
The Queen's Walk  
London  
SE1 2AA

Dear Sadiq

## **Consultation response: Residents ballots for estate regeneration**

The Assembly's Housing Committee has reviewed your consultation document on requiring resident ballots for estate regeneration and has held a meeting with staff from GLA Housing and Land to discuss it. We wish to make the following points by way of response to the consultation.

Q1: It may be helpful to define the term 'demolition', or at least to clarify that a ballot would apply where estate residents would be unable to return to their current home, even if the building remains standing (for example where a change of use applies).

Q2 (Para 3.2): We are not clear on the relevance of the 150-home threshold and would ask you to consider the merits of a lower threshold to include more estates.

Q6 (Para 3.17): We are concerned that eligibility to vote in a given estate ballot is only open to adults in social homes who are named on the tenancy agreement. Many boroughs have changed their policies regarding eligibility for inclusion on the local housing register, so that the adult children of named tenants, who may have lived on the estate all their lives, no longer qualify to join it. We do not think it right that these residents should be barred from voting, given that they legitimately form part of the established estate community.

Q10 (Para 3.29): We support an exemption where demolitions are required to facilitate major infrastructure. However, the wording needs to be tightened up. In particular, it needs to be clear on the meaning of a scheme "linked to major infrastructure improvements." Defining the proximity or significance of a given regeneration scheme to a major infrastructure programme, for example, would help to minimise uncertainty over whether or not an estate could be deemed to be "linked," and therefore whether a ballot should apply.

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Q11 (Para 3.30): Similarly, the exemption on grounds of safety should be clarified to specify how any concerns regarding safety are validated. For example, how far into the future might these safety concerns look and what evidence will be admissible to corroborate them? Assertions that estates are unsafe may be contested and need to be rigorously justified to ensure their validity.

Q14 (Para 4.4): When the new funding condition comes into force, it would be helpful if the Mayor published a list of estates which are already in contract for funding. This would make clear which schemes will not be subject to the ballot condition.

I trust these points will be helpful in finalising your proposals and look forward to seeing the revised proposals shortly.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sian Berry', with a stylized flourish at the end.

Sian Berry AM  
Chair, London Assembly Housing Committee