

## Paul Robinson

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**From:** Dominic Curran  
**Sent:** 22 February 2017 15:47  
**To:** Heather Juman  
**Cc:** Lucy Owen  
**Subject:** RE: Possible estates for meetings re the draft Estate Regeneration Good Practice Guide

Thanks Heather.

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**From:** Heather Juman  
**Sent:** 22 February 2017 13:53  
**To:** Dominic Curran  
**Cc:** Lucy Owen  
**Subject:** RE: Possible estates for meetings re the draft Estate Regeneration Good Practice Guide

So sorry for the delay, I am catching up from being on leave and I have missed some things.  
The lead has been:

**Rob Warwick**  
Regeneration Manager

**Family Mosaic**  
Albion House  
20 Queen Elizabeth Street  
London  
SE1 2RJ

Web: [www.familymosaic.co.uk](http://www.familymosaic.co.uk)

**Heather Juman**  
**Head of Area (South)**  
Housing and Land Directorate  
Greater London Authority  
City Hall, The Queens Walk  
London SE1 2AA

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**From:** Dominic Curran  
**Sent:** 13 February 2017 16:20  
**To:** Heather Juman  
**Cc:** Lucy Owen  
**Subject:** RE: Possible estates for meetings re the draft Estate Regeneration Good Practice Guide

Hi Heather,

Who would be the best contact at Lewisham for Heathside/Lethbridge?

Thanks,

Dominic

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**From:** Heather Juman  
**Sent:** 20 January 2017 15:49  
**To:** Dominic Curran  
**Cc:** Lucy Owen  
**Subject:** RE: Possible estates for meetings re the draft Estate Regeneration Good Practice Guide

Hi Dominic,

[REDACTED]

On completed schemes, I would suggest Heathside and Lethbridge in Lewisham. It is a Family redevelopment of a former council estate. It is not finished, but has had four phases now and they are a good example of consultation/trying to ensure residents only have one move etc.

**Heather Juman**  
**Head of Area (South) Thursday/Friday**  
Housing and Land Directorate  
Greater London Authority  
City Hall, The Queens Walk  
London SE1 2AA

[REDACTED]

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**From:** Dominic Curran  
**Sent:** 18 January 2017 11:35  
**To:** Fiona Duncan; Nick Taylor; Heather Juman; Lucy Owen  
**Subject:** Possible estates for meetings re the draft Estate Regeneration Good Practice Guide

Hi all,

As you may know, we're asking external consultants to hold a number of meetings, ideally on estates, around London as part of our more in-depth approach to consultation on the Estate Regeneration Good Practice Guide. I'd like to have these on estates where there aren't any specific plans for regeneration so that we can capture concerns of residents about the idea, rather than concerns about what may be being proposed in their specific case, as well as some that have undergone the process, as those residents may have some useful insights about what did or didn't work.

I also want to ensure that we get at least one in each sub region, and are aiming for five or six in total.

To that end, I was wondering if you had any thoughts about potential locations where the events might be held – they could be borough or RP estates. We'd let the landlord know but would arrange it independently, and would make the events by invite only rather than open. Ideas by the end of the week on where to go would be very helpful and much appreciated.

Thanks,

Dominic

Dominic Curran | Senior Housing Policy Officer | Tel: [REDACTED]

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City Hall | The Queen's Walk | London | SE1 2AA

## Paul Robinson

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**From:** Dominic Curran  
**Sent:** 17 February 2017 11:19  
**To:** Nick Taylor; Simon Powell; Fiona Duncan; Lucy Owen; Heather Juman  
**Cc:** James Clark; Jamie Ratcliff  
**Subject:** Draft Good Practice Guide to Estate Eegeneration  
**Attachments:** The Mayor's draft Good Practice Guide to Estate Regeneration

Dear all,

For information, I'm attaching an email that I've sent out today to a number of boroughs and RPs to remind them of the draft Good Practice Guide to Estate Regeneration consultation, and the extra work that we are undertaking to support residents and community groups to take part.

In case any come back to you or your teams with queries please do forward them to me and I'd be happy to respond.

Thanks,

Dominic

Dominic Curran | Senior Housing Policy Officer | Tel: 

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## Paul Robinson

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**From:** Dominic Curran  
**Sent:** 17 February 2017 11:13  
**Subject:** The Mayor's draft Good Practice Guide to Estate Regeneration

Dear all,

As you may be aware, the Mayor is currently consulting on his draft Good Practice Guide to Estate Regeneration, which sets out the principles that he wants to see followed by boroughs, housing associations and others when considering or undertaking estate regeneration projects. **This consultation closes on 14 March.**

The consultation is an important opportunity to give estate residents and others a say on the future of estate regeneration in London - the Mayor is keen that as many people as possible are given the opportunity to share their views on the guide. The consultation is available to read and respond to here: <https://www.london.gov.uk/what-we-do/housing-and-land/improving-quality/good-practice-guide-estate-regeneration>

To enhance the consultation process, the GLA has commissioned [the Campaign Company](#) to support a wider process of engagement with Londoners. A key part of this is a 'Group Feedback Toolkit' to support resident groups to discuss and feedback their comments on the draft Guide.

The Campaign Company have been contacting organisations, including boroughs, housing associations and others, to let them know of the toolkit, with the aim of ensuring that as many people as possible are aware of the draft Guide and have an opportunity to respond.

It would be great if you are able to help the Mayor promote the consultation and the toolkit to your residents, stakeholders or anyone with an interest in estate regeneration. You can do this by:

- Forwarding this email to colleagues who might be able to help disseminate the toolkit; or
- Promoting the consultation and Group Feedback Toolkit to residents or resident groups who may be interested;

The toolkit can be found here:

[https://www.london.gov.uk/sites/default/files/haveyoursayonestateregeneration\\_toolkitforlocalmeetings.pdf](https://www.london.gov.uk/sites/default/files/haveyoursayonestateregeneration_toolkitforlocalmeetings.pdf)

If you have any questions about the toolkit, please get in touch directly with the Campaign Company on 0800 612 2182 or by emailing [erconsultation@thecampaigncompany.co.uk](mailto:erconsultation@thecampaigncompany.co.uk)

If you have any other questions about the draft Good Practice Guide itself, please do not hesitate to contact me.

Your sincerely,

Dominic Curran

Dominic Curran | Senior Housing Policy Officer | 

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## Paul Robinson

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**From:** [REDACTED]@lambeth.gov.uk on behalf of Peck, Lib Cllr [REDACTED]@lambeth.gov.uk>  
**Sent:** 28 June 2016 13:53  
**To:** [REDACTED]  
**Cc:** Bennett, Matthew Cllr; [REDACTED]  
**Subject:** RE: Coffee and Chat with the Leader of Lambeth Council

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** BRIEFING REQUIRED

Hi [REDACTED]  
Thank you for the suggested dates could we go with Wednesday 20<sup>th</sup> July at 11am, we are happy to either host or visit you at City Hall, please let me know your preference.

In addition to Lib, could I please ask that we also include Cllr Matthew Bennett, Cabinet member for Housing in on the meeting and copy to [REDACTED], Head of the Leader's Office.

Please send through a meeting invitation or let me know if you wish me to do the honours.  
Thanks

[REDACTED]  
**PA to Councillor Lib Peck, Leader of Lambeth Council**

**The Leader's Office**

Policy and Communications

**London Borough of Lambeth**

Olive Morris House, 18 Brixton Hill, SW2 1RD

[REDACTED]  
[REDACTED]  
**Website:** <http://www.lambeth.gov.uk>

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**From:** [REDACTED]@london.gov.uk]  
**Sent:** 27 June 2016 15:56  
**To:** [REDACTED]@lambeth.gov.uk>  
**Subject:** FW: Coffee and Chat with the Leader of Lambeth Council

Hi [REDACTED]

As discussed, James would be delighted to meet with Cllr Peck here at City Hall and if ok with Cllr Peck, David Lunts would like to join this meeting. Can you advise if any of these dates would work for Cllr Peck:

**Friday 15<sup>th</sup> July between 11am and 1pm**  
**Wednesday 20<sup>th</sup> July at 11am**

Thanks

[REDACTED]  
[REDACTED]  
Senior PA to James Murray - Deputy Mayor for Housing

[REDACTED]

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City Hall, The Queen's Walk, London, SE1 2AA

----- Forwarded Message -----

From: "Peck, Lib Cllr" [REDACTED]@lambeth.gov.uk >  
Date: Jun 10, 2016 3:35:29 PM  
Subject: Coffee and Chat with the Leader of Lambeth Council  
To: James Murray [REDACTED]@london.gov.uk >, Val Shawcross [REDACTED]@london.gov.uk >  
CC: "Peck, Lib Cllr" [REDACTED]@lambeth.gov.uk >, Sarah Gibson [REDACTED]@london.gov.uk >, [REDACTED]@lambeth.gov.uk", [REDACTED]@lambeth.gov.uk >

Dear James and Val,

I hope that you are both enjoying your new roles. Obviously I'm delighted to see you both take up your posts and would welcome the opportunity to get together for a quick chat and catch-up. I realise that everyone else wants a slice of your time, but it really would be great to catch up and see how we can work together. I will obviously be happy to come to City Hall, meet on neutral ground or roll out the red carpet here at Lambeth. My PA [REDACTED] will be delighted to make the arrangements. I hope to hear from you soon.

**Councillor Lib Peck**  
**Leader of Lambeth Council**  
**Labour, Thornton ward**

[REDACTED]

**Website:** <http://www.lambeth.gov.uk>

Leader's Office  
Lambeth Council  
Olive Morris House  
Brixton  
SW2 1RD

**Lambeth – the cooperative council**

**5. A list of all consultations/meetings held by the Office of the Mayor of London with local groups (e.g. 35percent.org), London Borough councils, developers and residents in relation to the “Draft Guide to Estate Regeneration”.**

Meeting	Date		Notes?
GLA roundtable of stakeholders - boroughs, housing associations, developers, London Citizens, TPAS	05 September 2016	Pre-publication	Yes - word doc
London Citizens/Silchester Estate TRA	12 September 2016		yes - pdf
London First estate regeneration working group	20 September 2016		no
London Citizens	22 September 2016		no
Locality	23 September 2016		no
Just Space	17 October 2016		yes - pdf
National Housing Federation	22 October 2016		yes - pdf
London First estate regeneration guide launch event	24 January 2017	Consultation period	no
Borough sub-regional Housing Co-ordinators	26 January 2017		no
National Federation of ALMOs	31 January 2017		no
London Councils Housing Directors	10 February 2017		no
Just Space/London Tenants Federation	14 February 2017		yes - pdf
Professor Loretta Lees estate regeneration research project launch	17 February 2017		yes - email
National Housing Federation roundtable	21 February 2017		yes - email
Centre for London roundtable	22 February 2017		yes - pdf
Planning Officers Society London	10 March 2017		no

**7. Register of the information that falls within the scope of the request.**

Ref	Name	Part of request	Information provided Y / N (Exception)
01	Email - RE Possible estates for meetings re the draft Estate Regeneration Good Practice Guide	1c	Some – Reg 12(4)(b), Reg 13
02	Email - Draft Good Practice Guide to Estate Eegeneration	1c	Some – Reg 13
02.1	Email - The Mayor's draft Good Practice Guide to Estate Regeneration	1c	Some – Reg 13
03	Email - RE: Coffee and Chat with the Leader of Lambeth Council	2b	Y
04	The Good Practice Guide to Estate Regeneration (v1?)	4	N – Reg 12(4)(b)
05	The Good Practice Guide to Estate Regeneration (v2)	4	N – Reg 12(4)(b)
06	The Good Practice Guide to Estate Regeneration (v4)	4	N – Reg 12(4)(b)
07	The Good Practice Guide to Estate Regeneration (v5)	4	N – Reg 12(4)(b)
08	The Good Practice Guide to Estate Regeneration (v6)	4	N – Reg 12(4)(b)
09	The Good Practice Guide to Estate Regeneration (v7)	4	N – Reg 12(4)(b)
10	The Good Practice Guide to Estate Regeneration (v8)	4	N – Reg 12(4)(b)
11	The Good Practice Guide to Estate Regeneration (v9)	4	N – Reg 12(4)(b)
12	The Good Practice Guide to Estate Regeneration (v10)	4	N – Reg 12(4)(b)
13	The Good Practice Guide to Estate Regeneration (v11)	4	N – Reg 12(4)(b)
14	2016.09.05 Estate Regeneration meeting notes	6	Y
15	Email – Feedback from Loretta Lees report launch	6	Y
16	Email – Feedback from NHF estate Regeneration meeting notes	6	Y
17	2017.02.14 Just Space meeting notes	6	Y
18	2016.09.12 London Citizens & Silchester estate meeting notes	6	Y
19	2016.10.17 Just Space meeting notes	6	Y
20	2016.10.22 National Housing Federation meeting notes	6	Y
21	2017.02.22 Centre for London Roundtable meeting notes	6	Y

## Estate regeneration meeting, 5<sup>th</sup> September 2016, City hall

██████████ - RBKC  
██████████ - LB Hackney  
██████████ - TPAS  
██████████ - Circle  
██████████ - Berkeley  
██████████ Catalyst  
██████████ - L & Q  
██████████ - Peabody  
██████████ - Orbit  
██████████ - London Citizens  
██████████ - LB Southwark  
██████████ - LB B&D  
██████████ - Countryside  
██████████ - LB Wandsworth

### Key points:

- Focus for estate regen should be around improving the opportunities (life chances, employment, health, wellbeing etc.) for existing residents, and as part of an efficient long-term asset management strategy. Not building more homes because.
- Consultation and engagement is a process not an event, ongoing through the life of the project (and perhaps beyond). Be honest that market housing pays for a lot of this to happen and that it will take time. Let residents know where they can be involved in decision making so they feel empowered and motivated to engage, but only make viable proposals.
- Approach all residents regardless of tenure, taking time to explain offer to each individual household, being open where decisions are to be made and support the most vulnerable residents
- Get buy-in from within organisation and other key stakeholders (GLA, TfL, NHS) in governance framework.

### When to regenerate?

- There must be no other viable option. Case-by-case basis. Where Decent Homes investment not sufficient, twinned with opportunity to add something. Need to show need for works when applying for a CPO, so must show need.
- █████ - put refurb as an option next to other options, refurb is harder to do the longer you wait, and harder to suggest demolition when costs are on the cusp; but need to have a long and ongoing conversation, and say how much things will cost.
- █████ - hard when you have good low rise and bad high rise – you can't just do the high rise as you don't get comprehensive housing uplift.



- █████ started with opposite approach, and looked first at low density estates to regenerate.
- █████ - must be about looking at places that are 'failing'.

### **At what point to start consultation?**

- Need to be honest about providing market housing to pay for the redevelopment
- Be honest about long-term opportunity, don't promise what you can deliver and make sure you can afford what you promise
- Only offer options that you can afford
- You can have an adult conversation with residents – they know where open spaces are, they know what motivates landlords, often are also supportive of redevelopment, if the right offer is made, and if there's trust.
- GLA and government should help by creating discourse of why estate regeneration is needed, and its positives. It's about new housing and asset management.
- █████ – landlords have 30-year business plans, and need to plan ahead, even if estates are ok now, they won't necessarily be so in the future. A focus on numbers alone could make the discourse worse.
- There is a question as to the weight you attach to today's residents' views in the context of a 50-year business plan.

### **To ballot or not to ballot?**

- Ballots are longer, more expensive. Also, it's not clear at what point it is actually useful. Procurement? Things change. Decisions aren't always binary, too. Conversation is better. Views can be gained through 'perception surveys'. But Ballots are empowering, and would embed agreement to move forward with result.
- How do we gauge acceptance of the proposals?
  - ballots can become target for vested interests and external pressures
  - ballots too binary, focus ends up being about the ballot not the development of proposals
  - focus on "soft market" testing
  - need to empower residents to motivate them to engage in a meaningful way
  - need to avoid perception of surveys being a stitch-up
  - use external consultants (ERS) is more expensive but shows more independence and can build more trust
- Often find hard core group who can link to external groups and vested interests, and drown out silent majority
- Better to empower residents in other ways, given them smaller things they may want.
- Critical to have individual conversations, consultations- 1-1-2 views through intensive door to door talks. Dedicated teams based on estates.
- Interim offers crucial in a 15 year process.
- Need for periodic surveys as proposals develop

- Need to skill up people. Existence of a developer selection panel to speed up process. Borough can do financial due diligence and shortlisting, good to then ask residents which of three they want. This makes bidder better, and introduces more and better ideas into process.
- Developer selection is a commercial discussion / decision for landlord, so be honest where residents can't make decisions like developer selection. They can still have some involvement in the process but should not have a veto on selection
- There is an opportunity cost to all of this – a developer may find other ways to spend time and money if not attractive because of consultation requirements.

### **Tenants, tenants of leaseholders, leaseholders**

- Some estates can have 70% non-occupying leaseholders. Leaseholders can make or break viability.
- Generally don't differentiate between different types of tenant. Some will have a duty as LA tenants, some will have statutory duty due to other PRS property hazards, or a general homelessness duty, no other distinction drawn for PRS tenants.
- Often find that tenants with mental health problems (undiagnosed) are hard to deal with, also find hoarders.
- Right of return offered by Southwark, Wandsworth, RBKC and Hackney, but not LBBB. Often not taken up – only 16% on one regen project, usually lower than 40%.
- Single decant promise slows the process, large programmes have phases so easier to offer. But need the cashflow to pump prime this. Decant also has big impact on lettings lists.
- Choice based lettings can help with this- - people choose to move off the estate into a home they want, and have high priority. All done openly, scotching rumour mill. Talks in local schools to help inform and allay concerns of kids, parents transmitted through kids.
- Quick wins are important - bank goodwill.
- Can't by law overpay leaseholders, but offer no-rent shared ownership. LBBB offer gap funding & succession rights.
- Circle - offering freeholders an innovative approach which incentivises long residency.
- More vulnerable households get extra assistance – may be that they want to move out of London or into specialist accommodation, which can be bought for them. One borough would even be prepared to take leaseholders back as social tenants if circumstances required.
- Needs to be an expectation of engagement on both sides, so landlord knows circumstances of residents.
- Always engage with wider community – can be more affected than residents as they have to live with building work and tenants move off estates. It's their local services and housing for their children.
- Tenants' advisors can be limited by confines of their brief – need to be fully informed and able to speak on behalf on landlord.

## **Measuring impact/outcomes**

- Surveys throughout process best. Costly but gives consistent views. Difference of views as to whether to measure the development [REDACTED] or the life chances of residents (others).
- Also hard to know who to measure – different residents at end than start.
- Can use broader social measures for whole borough and compare with estate area
- [REDACTED] did EIA in 2010 for one project, intent to go back and do it again now post regen.
- Two types on monitoring to do – annual surveys and long term more longitudinal impacts. Very hard to do.

## **Other comments**

- Need suspension of RtB – impacting on viability
- Need for PRS offer to be right – and have local lettings plan for PRS tenants
- Need to invest in borough capacity, planning, but especially CPO and legal skills
- Need to ensure that at Member, leader and corporate executive level, all parts of local authority are bought into the need to ensure smooth process and have an agreed outcome
- Would welcome more vocal support for ER from GLA.

## Paul Robinson

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**From:** Dominic Curran  
**Sent:** 17 February 2017 17:07  
**To:** Dominic Curran  
**Subject:** Feedback from Loretta Lees report launch

Chris Brown, Igloo

- The document assumes a top down landlord-led approach. If a landlord is talking about demolition you've already lost, because it's a failure of maintenance. He document ignore the opportunity for the community to lead the process and therefore is fundamentally false.
- The guide endorses a 'consumerist' approach to consultation. All regeneration should guarantee a community hub/space for free, without service charges.
- The guide is all about physical renewal, not about social renewal, nor economic regeneration, or the opportunity to transfer ownership to communities.
- 'All other options are exhausted – 'weasel words' recognised and called out

Sian Berry - not enough reference to funding guidance or the SPG - should be more about where the document sits in the suite of strategies

- needs a flowchart with key decision points
- funding should go further in conditionality – doesn't need to be so restricted
- not clear enough process set out about how landlords would be expected to adhere to the principles

- Surveys are not accurate enough
- The promise of resident support in the manifesto has been flipped on its head in the document
- Leaseholders should get an independent valuation by a valuer of their choice

Richard Lee – document is beyond redemption, need a completely new one#

- Note UCL research about demolition

Andy von Bradsky – guide lacks process and how to involve the community from the start

- If document had bene in existence over the past ten years it wouldn't have stopped anything
- People need to be aware of a planning process that happens in parallel with consultation
- Look at example consultation in Assembly report
- Note the knock on effect of ER on housing waiting lists, and the document needs to re-examine the language around the benefit to housing supply
- Need detailed options appraisal made public, policy to reprovide business units , have a requirement for SME workspace
- There should never be any rent payment on the unowned share of a shared ownership property
- Profit margins for developers on ER projects should be lower
- Beverly Robinson – leaseholds should have like-for-like offer for leaseholders in the same area, with same number of bedrooms, leaseholders should be included in any ballot
- LL- there's no definition of an estate, how can you have guidance eon something that isn't defined
- Grant we pay out should include cost of independent structural survey and independent legal advice chosen by tenants
- GLA should monitor process and outcomes of estate regeneration to ensure that projects stick to what they have promised
- RL – there should be an estate regeneration board to do this, akin to HFL
- ASH- - should develop interim offer more – be more stretching
- Document doesn't have enough teeth – more shoulds and musts
- Guide should reference other things like legal judgements , equality duty etc
- Selection if ITLAs should always be done by tenants

Dominic Curran | Senior Housing Policy Officer | Tel: [REDACTED]

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City Hall | The Queen's Walk | London | SE1 2AA

## Paul Robinson

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**From:** Dominic Curran  
**Sent:** 21 February 2017 12:59  
**To:** Dominic Curran  
**Subject:** Feedback from NHF Estate Regeneration meeting

NHF meeting with reps from

NHF



Outcomes monitoring

- Would be a cost. May not be trusted if done in-house
- Can be used to show benefits f ER to residents

'Interim offers' needs to be expanded upon

Anti-ballots

Should be more positive about the benefits of estate regeneration – more language upfront about life chances improvements and the social 'uplifts' of ER

Should be softer on demolition – being the best option sometimes rather than the last resort

Demolition can result in lower service charges for residents through better designed estate

Should be clearer about compromises made in regeneration – homes vs affordability

Fair deal for LH – too focused on offer in value terms – could be about earlier buybacks or non-financial offer

Should mention CPO, use of process as an option

Social rent ok to lose of other benefits being provided

Better to keep floorspace than unit numbers, can't always do like for like in terms of amenity (eg losing gardens etc)

### Compliance

Shouldn't be tickbox - when to decide, as regen projects take time – point when funding required may be too early to say that you can do, your prove you did, the requirements

It's a process of conforming to the GPG, not an event

What weighting to attached to each requirement – like planning?

3rd Space (14/2)

policy officer LGTrends.

Estate Regen guide - Pat, Alina, Richard, Michael Edwards.

Pat - felt that underlying message is that regen is a good thing. Feel that it isn't in terms of priming of social rented housing - not good for tenants.

Think it seems to suggest that regen is good.

Case studies are written.

Think more than just advice, <sup>eg</sup> on ballots. Think ballots should be a completely required pre-requirement.

Postcard campaign.

Want to make demolition more of a last resort -

Pat - 'realistic' to borough may not be 'realistic' to tenants.

- 2 Proposals.
- ① ~~①~~ Research deficit of benefit or cost of ER. Lack of longitudinal study. Want Housing Research Forum. Carrying pressure from GLA. &
  - ② ~~②~~ Pat + LTF ① advanced stage of guidance on tenant involvement on estate regeneration. How could or guide incorporate that.

TRA reps - should be involved.

LHS - want mechanism to engage with broad range of groups.

LHS is test bed for JS Council. Further meetings to scope what more could be involved. Want more research to complement SHUAA + other Mayoral strategies.

Offer to work with us on getting more devolution for London + putting asks in LHS.

Michael Edwards on group looking @ SHUAA methodology. Commented on this.

Now want to comment on the SHMA.

2h meetg -  
8-10 folk.

- Just gave document on last LMs.
- JS want follow up meetg @ end of March to talk about desired content
- JS's view on setting doc for KA - want qualitative research on interviewing a number of diff groups (tenants, equality groups) on what their needs are, then these could go into the ~~the~~ what's analysed in the KA.



SILCHESTER ADITE - LONDON CITIZENS 12/9/16.

Eman Amanda

Calum

Derek.

Elin

Lancaster west st.

Sasha  
- school.

~~Per Silchester~~  
Trevor  
Denbroke } notified of regen plans.

- Residents often feel diminished, not done with bit to.
- WLC formed alliance - schools, clubs etc.. Residents want regen charter.
- Residents want 2 be part of decision-making process. Want to make sure is participative. Resi co-design. Decisions made without resis.

Overcoming 25% of pym in are done either d/c or about to be.

Driving hours to at step adapt - asked to 2 bed.  
(Portobello St).

- Council should listen first then make decisions preferred
- Give info early - if not possible to do L option, then explain why.
- Meaningful survey for 2 bed room size (nots) required, as meaning overcoming to make sure input

Richard Lee

17/10/16

Co-analysis of or even event-pre-analysis.

Some events - joint facilitation - to build trust.

Appn of principles more widely - e.g. Ots.

- ~~( ) where Ots are happening, they should be encouraged to link with guide, & where ER happening in an Ots, should link into risk process.~~
- ~~( ) involve revisiting early dinner, e.g. Ots designation with implicit ↑ housing targets.~~

Joe Alexander - Carpenter Estate.

Voice for short term tenants.

Key doc - UCC technical aid doc.

Carpenter - applying 2 locality for help on community-led masterplan.

Res - go know with Stephen Hill.

⊗ What happened to the Tenant Empowerment Fund?  
↳ Can act fund it for ER? (p34)

Q What are the technical studies being done?

⊗ Social Im. Assessment

How to quantify what's there already. (p63)

Tenders at	21	110
2 weeks	4	11
itv	14	11
appointed	21	11 (Monday).
inception	25	(Fri)

Q - should stock condition surveys be part of any process.

Include: stock con s'i should be published.

NMF 22/10/16

Estate Regen meeting

AVS MACT.  
Jan S.  
Maraud C.  
Gerald (NMF).  
Sants Di Fin  
Simon Duns  
Dean Wain  
Chloe

IF - Community agent offers 2 resident. comment on public policy procurement process - diff models of delivery. Regeneration Commission to be launched end 16, sheet 17 about regen more broadly post Brexit

ASB Design quality res engagement } Andy Van Bredly } Guidance at by Ashm Statement.  
how to engage residents in design process.  
Hazeline been on resi engagement.

Checklist: Have you thought of: mixed neighbourhood  
regional management  
perception of area  
environmental issues

ASB Hoping > £140m + ~~tag~~ more targetable than just loan funding.

- Will also seek 2 add value by offering diff. financial rates like IVs

MACT - social value - how to procure for social value? How 2 measure? framework established.

QL event      22/2/17

Aims + objectives.

- Ek about wider integration with community + landscaping. Is doc specific enough to challenge conflict btwn need for density + local planning policy? Home grp looking @ Rayner Lane estate with LSC. demolition remaining relevant re: choice between demolish vs refurbishment. Not enough pro-demolition. Draft guide biased against demolition.

\*GPs should extend scope of regen beyond boundaries. In procurement need to be clear about red line of estate regen project.

having context has changed - conditions on funding yet no funding available. Not enough like as a lot will happen without any funding @ all. Also vimp. to monitor outcomes. Need to look at outcome in a broader sense - life changes etc.

& what are 'all other options'? - raises more questions.

Fibre of London - Delivery Ek in the real world (Jan 2016)

- what's happening with the non-physical regeneration - life changes. + social values - will encourage members to respond.

should be a recognised process that looks at what the outcome should be, and where residents could/shld get involved. The current approach should include social costs. [Look @ project in Westminster].

Other examples of methodologies.

- should monitor throughout the [long] process. More emphasis on business relationship + more emphasis on wider than red line [subject to procurement].

- getting order of DM right.

CH2

- more specific about what meaningful engagement actually looks like. More explicit stuff about why engagement is required. The ethical reasons why we should engage.

A statement that there is a right to live in the city. ER only takes place where there's resident support - want more pro-ballot.

Clarity about DM - when will decisions be taken, who will take them + on what basis. Resident-led planning - can change NIMBYs to YIMBYs. Deep up interim offers - how you manage the wait between decision + start on site.

what does 'at the start' mean? - want to see more prescriptive transparency of data also important. Engagement needs to be throughout process - needs 2 have a digital component.

? - need ethical statement around importance of building on heritage, importance of communities. Have a site-specific residents' charter.

agree don't consult an unviable option. But need to continually say this / + justify. Support cost of doing nothing approach.

- who is involved in objective setting? needs to happen earlier, if we don't, and that leads to blockages.

- ① should talk about N'hood Plans + SPD: talk about benefits of this approach. ② Speed: all things that make ER work better, also make it slower + more expensive. ③ Love around promises that maybe can't be satisfied 15 yrs down the line.

- Pre-regen - carry out social history / social benchmark (social audit) Plan that some guidance about best form of consultation. Ballot too black or white. Break down scheme into component parts and consult on those.

- Record of decisions made very important, esp on long projects, and when officers move on.

? - Define what support means? Should guidance accumulate when 'top level' is needed.

CH3

- guide silent on whether R+B should be retained after return welcome rec. on high priority. for knowh.

local letting, policies - trade off in terms of impact on local area, but can be a good engagement tool.

More disruptive for landlords moving from o/o to rent to s/o.  
More comfortable and shared equity. Less so an s/o.

? - big issue is how to deal with L/H. Offer the right of return

Did I move where possible, where not possible, landlord covered rent costs in meantime. Treat L/H same as tenants - speed up process though be LPO.

- Compensation frame loss

Fond saying on time

re-ek was miracle if offering more

than 106. But the national figure of £5,800 for year end just isn't enough. Seem to ↑ this. Need to be more savvy about what level of tenure gets what compensation.

Q: Are you allowed to give someone the unit?

- range could be much wider. More vote for ITAs.

train btwn when you reach a settlement with a landlord, what happens after vacant possession served - meantime use of vacant properties.

LHS

- gap funding required on lower value estates in after London. Must be linked to inc. housing supply - LHS & AMP should trade off supply + affordability.

- 3 triggers for ex: 1/ failing estate 2/ what's right for London. 3/ housing committee.

- what sort of circumstances should ballot be done

- follow NCA line on ballots. Bigger the project more likely a ballot.

-> Peter May writing to other platform.

Mark Ford - Article NCA really. 22 March.