

## Tenant-led regeneration: alternatives to demolition

If your home or neighbourhood is facing demolition, it is understandable that you might feel hopeless or that demolition is a 'done deal'. It isn't. Here are some tools and rights that can be drawn on:

1. **A Community Plan:** Developing a Community Plan is a good way to bring tenants and residents together to draw up your own estate regeneration plans, along with neighbours and local stakeholders, if desired.<sup>1</sup> These plans have no legal status but, if based on thorough consultation, they can help to put tenants and residents on a more equal footing when negotiating with the landlord and local planning authority. They can also form the basis for developing a Neighbourhood Plan.
2. **The Right to Manage:** This right allows council tenants and residents to set up a Tenant Management Organisation (TMO) to take over responsibility for managing and maintaining homes on their estate, with management of the budget for repairs and improvements. While the local authority retains the ownership of the estate, a TMO can gain a lot of information to use in drawing up alternative plans for their estate. More can be found on the National Federation of TMO's website.<sup>2</sup>
3. **The Right to Transfer:** This gives council tenants the right to request that the ownership of their estate, not just the management, be transferred to their community, via a Community Housing Association. The association is created and run by a tenant- and resident-majority board, whose members are elected by their neighbours on the estate. It is a very ambitious undertaking, but it has been done and is arguably the most effective way of ensuring that tenants and residents have long-term control when it comes to decisions about their homes. There is government guidance on the Right to Transfer<sup>3</sup>
4. **A Neighbourhood Plan:** Neighbourhood planning<sup>4</sup> gives power to local communities to determine their future through setting their own planning policy for their neighbourhood.<sup>5</sup> The downside is that it involves a lot of hard work in carrying out formal consultations with tenants, residents, neighbours and local stakeholders, working with the local planning authority and understanding how to draw up local planning policy and how it fits with borough, regional and national planning policy.
5. **Legal challenges:** At times it may be possible to seek a Judicial Review through the courts, for example on a decision made to demolish your homes in a planning application. Leaseholders might put in a legal challenge when being issued with a 'Compulsory Purchase Order'. The chances of staving off plans long-term through a legal route are very slim, but they can be a useful delaying tactic, while you are working on alternative plans.

---

<sup>1</sup> West Ken and Gibbs Green 'Peoples Plan' - <https://westkengibbsgreen.wordpress.com/the-peoples-plan/>

<sup>2</sup>[http://www.nftmo.co.uk/content/content\\_toolbox\\_detail07c5.html?i=15](http://www.nftmo.co.uk/content/content_toolbox_detail07c5.html?i=15)

<sup>3</sup><https://www.gov.uk/government/publications/the-housing-right-to-transfer-from-a-local-authority-landlord-england-regulations-2013>

<sup>4</sup><https://neighbourhoodplanning.org/>

<sup>5</sup> Carpenters NP – submission version - <https://greater-carpenters.co.uk/our-work/greater-carpenters-neighbourhood-plan/>