

The [REDACTED] estate Residents Charter

1. Scope and purpose

1.1 The [REDACTED] estate Residents Charter seeks to establish the principles that we believe should guide the regeneration of the area and the redevelopment of the [REDACTED] Estate.

1.2 By setting out our aspirations, priorities and our concerns, it will provide a framework for what should be done on our estate and how it should be done. In other words, it will set out what we want, anticipate and expect from the redevelopment.

1.3 This Charter also enshrines the guarantees we expect the Council to provide for our residents over the course of the redevelopment. Our entitlements to receive our fair share of the benefits of the redevelopment, to adequate compensation, to have affordable choices, to be treated sensitively and to be taken seriously.

The charter is structured under six main headings:

1. Scope and purpose of the Charter
2. Working together
3. Statement of the key principles
4. The housing offer to residents

2. Working Together

2.1 This Charter acknowledges that the more our residents are involved in the regeneration of the estate and the wider area, the more likely it is that that change will be experienced positively. We want to see our community placed at the heart of the redevelopment process.

2.2 The government's Estate Regeneration Guidance says that:

"Residents are key partners in any regeneration scheme, particularly where they are personally affected. They should be given opportunities to be involved throughout the process, including developing the vision, initial decisions, options appraisal, design, procurement and delivery of schemes."

"Where residents need to assess options, all financial and other information they need to make informed decisions should be made available to them."

"All approaches to regeneration should have the support of a majority of the residents whose lives will be affected by the scheme."

2.3 This is reiterated by the Mayor's requirement that residents are balloted on any options involving the demolition of their homes. This Charter goes further to commit to a ballot being held before the beginning of the decant of the estate – i.e. before any rehousing of residents has begun.

2.4 This Charter agrees that in order to secure the full involvement of residents on the estate, private renters and temporary tenants (who have been on the Council's waiting list for at least one year) must also be included in the ballot.

3. Key Principles

Design/Sustainability

3.1 Given that shortcomings in the design of the existing estate are cited as the main justification for its redevelopment, it goes without saying that all new homes in the redevelopment need to be well designed, with generous space allocation and built to the best possible construction standards—The Mayor’s London Design Guide should be set as a minimum and not adopted as an optimum.

3.2 Similarly, given that energy efficiency is cited as another justification for the redevelopment, it follows that all replacement homes must meet the highest energy efficiency standards (zero carbon) and the redevelopment as a whole must be carbon neutral – in line with the Mayor’s commitment to make London carbon neutral by 2030.

Options Appraisal

The options appraisal will be carried out according to the principles set out in the government’s ‘Green Book’ on how to evaluate projects: <https://www.gov.uk/government/publications/the-green-book-appraisal-and-evaluation-in-central-government>

3.3 The options appraisal will take into account the embodied carbon of the existing buildings where demolition is considered as well as the carbon emissions resulting from demolition and construction of any new buildings. Each option will be accompanied by a circular economy statement drafted in accordance with the Mayor’s Circular Economy Guidance: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance/circular-economy-statement-guidance-pre-consultation-draft>

3.4 The options appraisal process must also take into account all decant costs of any redevelopment scheme, as well as loss of rent to the Council (not just during decant but ongoing).

3.5 Similarly, any refurbishment appraisal must take into account the return on such investment – i.e. the retention of the capital asset value of the land and buildings as well as future rental income. They must also include any grant funding where available and discount the proportion of major works costs recoverable from leaseholders or freeholders.

All proposals should include a forecast, taking into account the likely programme of decanting and demolition, and of the likely impact of the scheme on the forward lettings plan. This will assess the impact on the Council’s ability to meet local housing need in the short, medium and long term.

These requirements are in line with the Mayor’s estate regeneration guidance which says that: *‘Residents should be closely involved in shaping the priorities for estate regeneration and options for achieving these priorities. To achieve this, options appraisals should be open and transparent. They should assess the full range of social, economic, and environmental costs and benefits of different options. Include technical and financial appraisals that have influenced any decisions on options. These should be available in an accessible format with non-technical summaries.’*

Tenure/affordability

3.6 The Mayor’s Good Practice Guide to Estate Regeneration (Feb 2018) says that estate regeneration schemes must not result in any net loss of social rented housing.

3.7 It also requires schemes to follow the 'Viability Tested Route', which requires a minimum of 50% affordable housing on public land, a 'late stage review mechanism' to ensure that any increased viability results in an improved affordable housing and a requirement to seek grant funding in order to maximise affordable housing provision.

3.8 This charter reiterates these policy requirements and agrees that all redevelopment options will comply them as a bare minimum and that full account of them is taken during the costings of the options appraisal process.

4. The housing offer to residents

Secure tenants

Existing council tenants should have the right to remain council tenants whether they chose to remain living on the estate or move away to alternative accommodation.

Temporary tenants

Private tenants

Provided that they have been registered on the Council's waiting list for at least one year prior to the ballot, private tenants will be given priority rehousing assistance on the Council's choice based letting system. (section 39 Land Compensation Act 1973)

Leaseholders

Leaseholders will be offered a 'home swap' rehousing option, in line with the government's Estate Regeneration Guidance. This

Ravensbury estate regeneration¹ offer to leaseholders is an example of this home swap in practice.

The home swap offer is also a statutory requirement where it is intended that a regenerated estate will no longer remain in council ownership².

Leaseholders should consult their Council's leaseholder policy, ensure that it complies with these requirements – if the Council's appointed surveyor can't agree with the leaseholders' surveyor then the District Valuer will be appointed to provide an independent evaluation before the matter is referred to the Upper Tribunal (see Harrow's [policy](#)).

Contractual requirements of individual leasehold agreements can be enforced to ensure estate is not run down.

The rehousing of residents is a cost to any option involving demolition, therefore such costs must be fully reflected in the options appraisal process.

¹ <https://bit.ly/2Vx1bvm>

² See section 233(5&7) of the [Town and Country Planning Act 1990](#)