**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 and we have some rights that we might draw on:

1. **A Community Plan:** Developing a Community Plan is agood way tobring tenants and residents together to draw up their own estate regeneration plans, alongwith neighbours and local stakeholders, if desired.[[1]](#footnote-2)While they have no legal status, if based on thorough consultation, they can help toput tenants and residents on a more equal footing whennegotiating withtheir landlords and local planning authority.They can also form the basis for developing a Neighbourhood Plan.
2. **The Right to Manage:** gives council tenants and residentsthe right to set up a Tenant Management Organisation (TMO) to take over: managing and maintaining homes on their estatewithresponsibility for the budget to spend on repairs and improvements. While the local authority retains the ownership of the estate, a TMO can gain 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.[[2]](#footnote-3)
3. **The Right to Transfer:** gives council tenants the right to request the transfer the management and ownership of their estate to themselves as a Community Housing Association. The association iscreated and run by a tenant and resident majority board that is elected by tenants and residents.It is a very ambitious undertaking, but it has been done and is the ultimate effective way of ensuring that tenants and residents have long-term control when it comes to decisions about their homes. There is government’s guidance on the Right to Transfer[[3]](#footnote-4)
4. **ANeighbourhood Plan:** Neighbourhood planning[[4]](#footnote-5)gives power to local communities to determine their future through settingtheir own planning policy for their neighbourhood.[[5]](#footnote-6)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 andhow it fitswith borough, regional and national planning policy.
5. **Legal challenges**:At times it may be possible to seek a Judicial Review, through the courts, for exampleon 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 this route are very slim, but they can be a useful delaying tactic, while you are working on other alternative plans.

1. West Ken and Gibbs Green ‘Peoples Plan’ - https://westkengibbsgreen.wordpress.com/the-peoples-plan/ [↑](#footnote-ref-2)
2. <http://www.nftmo.co.uk/content/content_toolbox_detail07c5.html?i=15> [↑](#footnote-ref-3)
3. https://www.gov.uk/government/publications/the-housing-right-to-transfer-from-a-local-authority-landlord-england-regulations-2013 [↑](#footnote-ref-4)
4. https://neighbourhoodplanning.org/ [↑](#footnote-ref-5)
5. Carpenters NP – submission version - https://greater-carpenters.co.uk/our-work/greater-carpenters-neighbourhood-plan/ [↑](#footnote-ref-6)