

This draft is to be approved by Better Homes Board for subsequent consultation during a workshop with residents at the conference on 25 October.

Principles for Estate Regeneration

Lambeth Council is committed to making sure that all council tenants and homeowners live in good quality homes. For the majority this can be achieved through the Lambeth Housing Standard (LHS). For some estates, particularly those with poor design or construction the LHS may not be enough.

Regeneration can mean redevelopment, refurbishment or a mixture of both.

Estate regeneration can be an opportunity to address social issues and provide much needed additional homes at a council rent as well as improving the quality of housing.

Inevitably estate regeneration is going to make residents feel anxious about what might happen to their homes and communities. We will be open and honest about the advantages and disadvantages regeneration can present.

Lambeth is a cooperative council – this means we do things with you, working together. This document provides a set of principles – a guarantee of what you can expect. It sets the basis for more detailed agreements on individual estates.

COPRODUCTION

The Council will give all local residents the opportunity to coproduce options for the future of their homes and the estate by:

- *Agreeing a vision for the future of the estate & being clear about what is and isn't possible*
- *Listening to what local people think about the place, their homes and sharing information about the condition of their estates*
- *Enabling local people to take part in the project at the level they choose*
- *Establishing a project team to ensure that all residents are fairly represented and have the opportunity to get involved*
- *Providing clear and open information to all residents throughout the process including information packs and manuals*
- *Providing access to specialist independent advice and offer guidance so that residents can make informed decisions*
- *We will discuss and agree essential 'meanwhile' works*
- *We will be clear about the timescales involved. Regeneration is not a quick process.*
- *The Council will ensure that the commitments of the Regeneration Principles are reflected in the final scheme*
- *There will be a council officer to liaise between residents and the contractor*
- *Council officers will work with residents in line with Lambeth's Cooperative Council ethos and ways of working*
- *Consultation with residents will begin once there has been a recommendation from the Cabinet Member for Housing to consider regeneration on the estate*

- *Residents will be encouraged to take an active role in the monitoring of quality and progress both of building works and service provision including resident liaison, programme of moving home, quality of works/build*
- *The Council will keep continuity of staff where possible*

THE TENANT OFFER

- Secure tenants who have to move because of a regeneration scheme will be offered a new tenancy of a lifetime home charged at Lambeth Council rents on the estate they live unless they choose to move elsewhere
- Rents are set by a government formula
- The new/alternative home will be of a size to meet tenants' housing need according to Council policy
- The Council will pay the statutory home loss payment plus reasonable costs of removal and disturbance. The Council will provide help with rehousing to all affected households during the process
- Tenants who do not choose their own property through Choice Based Lettings within a defined period will be made two reasonable direct offers
- The Council will provide extra assistance for vulnerable residents
- The Council will make every effort to ensure that people only have to move once by phasing developments
- A proportion of new homes will be made available to local residents on the estate in housing need

THE HOMEOWNER OFFER

- In order to help keep communities together, we will seek to offer options to homeowners whose properties are to be demolished, such as a lease swap to a remaining property on the estate where possible or a new home on the redevelopment, purchase of a new home outright, through shared ownership or an equity share
- We will seek to negotiate the purchase of freehold and leasehold properties planned for demolition, only using a Compulsory Purchase Order where necessary
- We will cover reasonable costs for homeowners to instruct their own surveyor if they disagree with the Council's valuation of their home
- Homeowners will be entitled to Home Loss and disturbance payments as set down in the Compulsory Purchase Order guidance so that homeowners do not suffer financial loss
- Where homeowners have properties in blocks to be retained and works are proposed, the Council will carry out formal Section 20 consultation as well as the informal consultation outlined above. Flexible payment options will be offered in accordance with Council policy

OTHER RELEVANT DOCUMENTS

This set of principles provides the basis for specific estate-based agreements for both tenants and homeowners which will link to resident engagement and decant plans to be co-produced with residents.