

Report to Scrutiny

Item Number: 5

Contains Confidential or Exempt Information

No

Subject of Report: Regeneration and Planning of Housing Estates in the Borough

Meeting: Knife Crime and Youth Engagement
4th April 2019

Service Report Author: David Baptiste – Head of Housing Development x6858

Scrutiny Officer: Harjeet Bains, Scrutiny Review Officer
Email: bainsh@ealing.gov.uk Tel: 020-8825 7120

Cabinet Responsibility: Cllr Peter Mason (Housing, Planning and Transformation)

Director Responsibility: Tony Clements, Executive Director of Place x8531

Brief: To consider how the regeneration and planning of the borough's housing estates is undertaken to ensure that these are safe and inclusive.

Recommendations: The Panel is recommended to:

- consider and comment on the information provided about the regeneration and planning of the borough's housing estates in making them safe and inclusive; and
- make suggestions for further improvements accordingly.

1. Service Detailed Report

1.1. Background to Ealing Council Housing Estate Regeneration Programme

1.1.1. Ealing Council's housing estate regeneration strategy was developed following the 2008 review of 34 of the Council's largest estates. The review identified 8 estates where the Decent Homes works alone would not provide the transformational effect that the areas demanded and therefore required a higher level of intervention.

1.1.2. For each estate detailed, extensive and meaningful engagement with residents over an extended period contributed to providing a solid basis for progressing each scheme. On each estate residents were encouraged to get involved through surveys, drop ins, public meetings, exhibitions and the establishment of Residents' Steering Groups. Opinions were tested and training provided on what estate regeneration means in terms of decanting, leasehold repurchase, demolitions, design, planning and regulation and finance/viability. At the end of the process, taking between 12 and 18 months, residents agreed their aspirations for the new estate and these were included in the brief to procure a suitable estate redevelopment partner. As the development process progressed, ongoing support for residents steering groups was made available to enable them to oversee and guide the regeneration of the area. This resident focused approach has led to the largest and most successful regeneration programme in (West) London.

1.1.3. The Council's objectives of the housing regeneration programme are to:

- Put residents at the heart of delivering regeneration
- Transform their deprived and run down neighbourhoods
- Provide mixed tenure developments including socially rented, affordable and private homes
- Provide environmentally sustainable urban development and improve the public realm
- Provide a better mix of bed sizes
- Contribute to the reduction of the HRA investment gap

1.1.1. In addition to the 8 estates originally identified (South Acton, Havelock, Copley Close, Allen Court, Rectory Park, Dean Gardens, Golf Links and Green Man Lane) High Lane estate was added to the list in 2013 after extensive and detailed consultation with estate residents.

1.1.2. These 9 estates are in differing stages of their redevelopment but in total will replace just over 4,000 existing dwellings, mostly smaller sized homes on poorly designed estates, with nearly 6,200 new larger mostly family sized homes that are well designed, safer, more secure, energy efficient and have had significant input into their design from existing residents. Over 1,700 homes have already been built and a further 1,000 are currently on site being constructed.

1.1.3. The table below shows the current position of each estate, whether it is being redeveloped by the Council or by a partner.

Estate	Delivery Agents	Phases	Current Phase	Complete Date
South Acton	L&Q and Countryside	20	9	2028
Green Man Lane	A2 Dominion and Rydon	6	3	2023
Havelock	Catalyst Housing	6	3	2026
Rectory Park	Network Housing Group	5	5	2021
Allen Court	Notting Hill Housing Group	2	2	2017
Golf Links	Council Delivered	2	2	2018
Dean Gardens	Clarion (prev Affinity Sutton)	3	2	2021
High Lane	Council Delivered	3	0	2026
Copley Close	Council Delivered	3	2	2026

1.2. Latest Guidance and Requirements from the Mayor of London on Estate Regeneration

1.2.1. A key priority of the Mayor of London is to ensure that estate regeneration happens with resident support and engagement. To this effect, he has published a requirement to ballot and a Good Practice Guide to Estate Regeneration published in February 2018.

1.2.2. Ballot Requirement

1.2.3. The Ballot Requirement was introduced from 18th July 2018 and requires any landlord seeking GLA funding for estate regeneration projects which involve the demolition of social homes to show that residents have supported their proposals through a ballot. The Mayor has further strengthened this Guide through the exercising of planning powers and included a requirement in the latest update of the GLA Capital Funding Guide to ensure funding only supports estate regeneration projects if residents have had a clear say in plans and support them going ahead.

1.2.4. The Ballot Requirement applies to projects that involve the demolition of any social homes and the construction of 150 or more homes (of any tenure). There are some exemptions to the requirement, including transitional arrangements for certain projects that were already under way when the resident ballot requirement was introduced.

1.2.5. When a proposed regeneration is subject to the new Ballot Requirement, the Council must to produce an offer document (the Landlord Offer) that explains the plans to demolish and rebuild the estate, how this will affect the residents and sets out their entitlements if the scheme goes ahead.

1.2.6. Estate Regeneration Good Guidance

1.2.7. The GLA Good Practice Guide to Estate Regeneration explains how best to engage with estate residents before the selection of a developer partner.

It sets out some principles for consultation that councils should follow. Consultation should be:

- **transparent** – all the issues and options should be set out in clear, accessible and nontechnical language, with information that has influenced any decisions being shared as early as possible;
- **extensive** – every reasonable effort should be made to engage with as broad a range of groups as possible, including primarily the residents of an estate, and also those living and working on or near it;
- **responsive** – consultation should result in clear actions that arise directly from the views expressed by respondents; and
- **meaningful** – views expressed during the process should be considered, and, where landlords do not agree with responses, they should give explanations for the alternative course of action that they have taken.

1.2.8. The guidance also introduces principles of “Better Homes for Local People.” The Mayor of London requires that all estate regeneration schemes in London that involves the demolition of existing homes should provide:

- an increase in affordable housing;
- full rights to return or remain for social tenants; and
- a fair deal for leaseholders and freeholders.

1.2.9. The Mayor of London uses planning powers and funding requirements to promote the principles in the Estate Regeneration Guide.

1.3. Resident Engagement in Ealing Estate Regeneration Schemes

1.3.1. Ealing is fortunate in that it has a longstanding, successful model of resident engagement, which has been applied to all its regeneration estates. This level of engagement will continue but will now also include a ballot of residents where the criteria are met. For those schemes that require ballots on estates where the Council is working in partnership with Registered Social Landlords, officers will ensure a communications and engagement strategy is developed with its partner to ensure residents understand the issues involved and the ballot process.

1.3.2. In October 2018 Ealing Council undertook a ballot of eligible residents on the High Lane estate. This was the first estate in Ealing to undertake a formal ballot and was the first Council estate in London to go to ballot. The result was a 91% vote in favour of the Council's proposals.

1.4. Design and layout of new buildings

1.4.1. By putting the residents at the heart of the estate regeneration process the Council's Project Managers and scheme architects/developers are able to gather firsthand views of estate residents to understand what is good and bad about where they live. This is done through surveys, public meetings, walkabouts and establishing Residents Steering Groups to oversee the new

estate design process.

1.4.2. These views and information are developed with residents into key aspirations for the new estate which typically include:

- To transform the image of the estate into a tenure blind sustainable and vibrant neighbourhood;
- Reintegrate the estate back into the local community;
- To provide high quality well designed homes and car parking,
- To provide a range of housing types, sizes and tenures
- To create attractive, and safe communal and public spaces
- To make best use of the good location;
- To provide improved standards of maintenance, management, safety and security;
- To create a sustainable community;
- Retain where possible and improve existing green spaces and trees on the estate;
- Improve links and connections with the surrounding neighbourhood
- Provide a multi-functional community space for the estate.

1.4.3. These are taken on board by the designers and along with all the regulatory requirements and good practice the new estate is designed to produce a great place to live.

1.4.4. The comprehensive regeneration schemes undertaken in Ealing ensure that all residents needs are identified and understood and where possible ensure the new homes suit their individual needs. All residents are ultimately rehoused in new homes or, if they wish to leave the estate, other homes in the borough that are the right size for their household. By alleviating overcrowding and under occupation as well as ensuring all residents with disabilities have the correct adaptations or in the case of wheelchair users bespoke accessible housing, significant public health benefits can be accrued.

1.4.5. Newly designed estates consist of high quality homes designed to improve safety and the Council and the architects/developers commit to working with the Police to ensure developments are “secure by design”. In addition to this, the GLA’s Affordable Homes Programme, has a number of requirements in terms of meeting the housing design and sustainability standards. Detailed guidance is contained both in the London Plan and the relevant Supplementary Planning Guidance (and, in particular, the Housing SPG, published in March 2016).

1.4.6. The process of sign-off by the Metropolitan Police’s Secure by Design officer looks carefully at any designs to be submitted for planning consent and makes recommendations to ensure security and crime is discouraged or ‘designed out’ of the new estate. Wherever feasible building frontages are located on the street to ensure passive surveillance, and potentially insecure areas are gated or re-designed. Extensive use of CCTV is also built in to any new development, which can be quickly and easily ‘patched through’ to

either the Police or Ealing Council's control room.

1.4.7. In addition, community cohesion is enhanced by ensuring any community centre or facility demolished as part of the estate redevelopment is replaced and improved as a new facility built in liaison with affected residents who contribute to its design and layout. At South Acton, for example, the new Community Hub includes a brand new Youth Centre, along with extensive community facilities for the use of residents and community use.

1.4.8. At South Acton, L&Q housing association, have recently engaged the award-winning Manor House Trust to run the new Community Hub, and build resident cohesion through the development of a local community strategy in partnership with local residents. A key strand of the strategy will be to determine priorities for youth engagement. Projects will be funded via the L&Q Foundation, community chest and other match-funded sources.

2. Legal Implications

3. Financial Implications (Must include any value for money implications)

4. Other Implications

4.1. Housing estate regeneration schemes contribute to achieving Ealing's objectives:

- **Good, genuinely affordable homes**

The genuinely affordable homes provided on each estate are a mixture of social rented homes for existing Council tenants, homes at the London Living Rent and London affordable rent levels offered to Council nominees. There are also a mixture of private sale homes and shared equity homes for existing resident leaseholders to enable them to stay on the estate.

- **Opportunities and living incomes**

A comprehensive jobs and skills training programme for local residents is included with each regeneration project to ensure local people have an opportunity to gain from the development through work opportunities.

- **A healthy and great place**

The comprehensive regeneration scheme improve public health through better design of housing and the alleviation of overcrowding. Provision is made for residents with disabilities and the provision of wheelchair accessible housing.

A newly designed estate will consist of high quality homes designed to improve safety. The Council is committed to working with the Police to ensure developments are "secure by design".

5. Background Papers

5.1. Cabinet Report to October 2018 - Ballots for housing regeneration schemes

5.2. Better Homes for Local people – The Mayors' Good Practice Guide to Estate

Regeneration – February 2018

5.3. Mayor of London’s consultation paper - Proposed New Funding Condition to require resident ballots in estate regeneration February 2018

5.4. Mayor of London’s Funding Prospectus – Building Council Homes for Londoners May 2018 and addendum June 2018

5.5. Section 8 GLA Capital Funding Guide ‘Resident Ballots for Estate Regeneration Projects – July 2018

Consultation

Name of Consultee	Department	Date Sent to Consultee	Date Response Received from Consultee	Comments Appear in Report Para:
Internal				
Director	Executive Director			
Lawyer	Director of Legal Services			
Finance Officer	Director of Finance			
Councillor	Cabinet Member for			
External				
A N Other	Voluntary Organisation			
Police, etc.				

Report History

Decision Type: EITHER: Key Decision [state the date it was first entered into the Forward Plan OR Non-key Decision OR For Information (delete as applicable)		Urgency item? Yes/No (delete as applicable) [Yes if it is a general or special urgency key decision which was not included in the Forward Plan with at least one month’s notice] If yes, set out the reasons both why the item was not included and a decision cannot be deferred.	
Authorised by Cabinet Member:	Date Report Drafted:	Report Deadline:	Date Report Sent:
XX.XX.06	XX.XX.06	XX.XX.06	XX.XX.06
Report No.:	Report Author and Contact for Queries:		
	First and Surname, Job Title		