

**The Mayor's draft Good  
Practice Guide to Estate  
Regeneration**

**Consultation Summary Report**

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# 1. Introduction and summary of the consultation

1. This report is a summary of responses to the consultation on the Mayor's draft Good Practice Guide to Estate Regeneration, which was consulted on from 13 December 2016 to 14 March 2017. It summarises the consultation approach, the responses received, and how the Greater London Authority (GLA) has responded to them. The structure of this consultation summary report aligns with the chapters of the draft Guide.
2. This report is being published alongside the final Good Practice Guide and a consultation on the principles and details of requiring ballots as a condition of GLA funding of estate regeneration schemes

## *Consultation Approach*

3. A range of methods were used to consult with Londoners to ensure that everyone with an interest in estate regeneration – particularly residents of estates – had an opportunity to respond to the Mayor's proposals. The following communication channels were used to ensure that as wide an audience as possible was reached:
  - press release;
  - emails to wide range of community, council, housing association and private sector stakeholders;
  - meetings with community organisations, councils, housing associations and private sector stakeholders; and
  - presentations at forums and roundtable events.
4. The GLA also commissioned external consultants (The Campaign Company) to undertake further consultation with residents of London social housing estates. The Campaign Company:
  - developed a 'DIY Consultation Toolkit' for groups of people to discuss the Guide and feedback their views;
  - contacted over 800 social housing resident and community groups to seek their views; and
  - held in-depth consultation meetings on four estates around London.

A summary of their work is set out in paragraphs 11-12 and their report is being published alongside this report as a separate document

## *Overview of responses to the consultation*

5. 2,076 responses were received directly by the GLA within the deadline (565 by post and 1,511 by email). 31 responses were received by the Campaign Company (see separate report). The responses received directly by the GLA are categorised in table 1.
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**Table 1: Responses received by the GLA, by category**

Category	Number of responses
Online petition and associated postcard campaign	1,887 (91%)
Organisations	112 (5%)
Individuals	77 (4%)

6. The online petition and associated postcard campaign was organised by a campaign group called Demolition Watch. The campaign called for six things:
- Do not demolish good homes
  - All residents must have final say via ballot on any regeneration/demolition plan
  - Rents need to stay at council 'social' rent levels
  - Right of return must be contractually enforceable
  - All financial and technical information about estates to be made public
  - Leaseholders must have a right to return or receive full market value of their property
7. Responses received from organisations are categorised in table 2.

**Table 2: Responses received from organisations, by type**

Type of organisation	Number of responses
Resident representative bodies including Tenant and Resident Associations (TRAs)	32
Community & Voluntary Sector groups <sup>1</sup>	24
Housing associations	13
Councils	13
Private sector organisations, including developers	15
Political parties/members	12
Other public sector organisations	2
Trade Unions	1

8. A list of all the organisations who responded to the consultation is in Appendix 1.

<sup>1</sup> This includes a wide range of organisations, including amenity groups, campaign groups and charities

9. Almost all the individuals who responded to the consultation lived in London. Although it was not required, several gave details of their housing circumstances. 51% of the 77 individual responses received said that they lived in social housing estates but did not specify their tenure (the remainder of individual responses either did not specify or said that they rented privately or owned their home).
10. Most of the responses from TRAs and some of the responses from individuals used a standard TRA template. Eight (10%) of the responses from individuals either sent or expressed support for this template. Separately, 14 (18%) of the responses from individuals used a template informed by their experiences of the Silchester Estate regeneration in Kensington & Chelsea.

#### *The Campaign Company*

11. In addition to the GLA's own consultation, the Campaign Company was commissioned to engage with social housing residents. Four events were held on estates in Brent, Camden, Hackney, and Lewisham. TRAs, community groups, housing associations, councils and action groups involved in social housing were contacted with details of a 'DIY Consultation Toolkit'. The toolkit provided an opportunity for groups of residents to hold their own discussions on the draft Guide and feed them back to the Campaign Company. 31 completed Toolkits were received by the Campaign Company, representing an estimated 212 members of the public.
12. Responses to the consultation by the Campaign Company ranged across a number of themes. These are set out in detail in a separate report. They are also addressed at relevant sections of this report.

## 2. Summary of responses

### A. Aims and objectives of estate regeneration

13. Several respondents supported the principles set out in this chapter around the objectives of estate regeneration, the use of resident charters and similar commitments, the protection of affordable housing, and monitoring the impact of regeneration throughout the process. Most suggestions for changes focused on the detail supporting these principles.
14. **Intended audience:** Several respondents commented that the draft Guide appeared to be aimed at housing associations and councils rather than residents.

#### GLA response

The Mayor's aim is to provide good practice principles that can apply to all estate regeneration projects, and are relevant to residents as well as their landlords and other partners. In particular, the Mayor anticipates that the guide will provide a starting point for how residents can expect to be involved in developing plans for estate regeneration, and clarity about how he is able to get involved in any proposals.

15. **Resident Charters:** There was broad support for the principle of Resident Charters. Some council and housing association respondents described how they had used Resident Charters or similar commitments to build trust with residents. One respondent wanted the Guide to reflect MHCLG's Estate Regeneration National Strategy on Resident Charters, while another requested a clearer statement that residents should be more involved in developing Charters.

#### GLA response

The Mayor wants to see greater trust and transparency between residents, councils and housing associations in the process of estate regeneration, and considers that Resident Charters are one way of helping to achieve this. Chapter 3 of the Guide refers to the Resident Charter template of the MHCLG Estate Regeneration National Strategy. Some examples of Resident Charters are also provided in Appendix 3 of the Guide.

16. **Appraisals:** A large number of responses from organisations, and a small minority of responses from individuals, sought more prescription on the use of appraisals before undertaking a regeneration project. Several options were suggested, including environmental, social, financial or community appraisals and impact assessments, or combinations of some or all of these. One response sought a single preferred approach to be mandated by the Guide, to aid consistency and monitoring across all estate regeneration projects.

#### GLA response:

The Guide does not prescribe a single approach to appraisals. This position is mirrored in other documents. For example, the MHCLG Estate Regeneration

National Strategy Good Practice Guide - Part 1 sets out guidance of what should be appraised, but does not prescribe how any appraisal should be undertaken, nor does it provide any case study examples of appraisal approaches. Equally, different appraisals have been undertaken on different estate regeneration projects over time, and there is not one clear, single approach that can be mandated for every project.

17. **Regeneration options:** The standard TRA response and a small number of responses from community groups, as well as a number of respondents to the Campaign Company consultation, suggested that refurbishment should be the first and preferred option over demolition and re-provision for councils and housing associations when considering estate regeneration. The Demolition Watch campaign also called for no demolition of 'good homes'.

GLA response:

The Mayor is clear that there are a range of options that should be considered in any estate regeneration project, and these will include refurbishment and demolition, and that the decision as to which is most appropriate should be taken on a case-by-case basis. The Guide makes clear that before pursuing demolition as an option, councils and housing associations should consider whether there are alternatives to achieve the vision and objectives of estate regeneration. The GLA is consulting on a proposal to implement a new funding condition that would require resident ballots for certain estate regeneration schemes where any demolitions are proposed.

18. **Definition of social housing:** A number of respondents noted that the draft Guide used the terms 'social housing' and 'affordable housing' without defining them.

GLA response:

The term 'affordable housing' is used consistently throughout the document. The Guide is clear that where affordable housing is demolished in estate regeneration, this should be replaced on a like-for-like basis, so that, for example, homes at social rent levels are replaced with new homes based on the same rent levels.

19. **No loss of social housing:** A large minority of individual respondents, the standard TRA response, the majority of representatives from the community/third sector, as well as several councils, housing associations and political respondents, supported the position that there should be no net loss of affordable housing in estate regeneration. Most of these respondents further specified that this meant housing at social rent levels, and not Affordable Rent or shared ownership homes. A minority of these respondents also wanted the Guide to require a net increase in affordable or social rent homes in any regeneration project. The view that new homes should be genuinely affordable, and that the priority should be to protect social housing, was also strongly expressed in response to the Campaign Company consultation. Many respondents to the Campaign Company consultation also expressed a preference that regeneration projects should seek an increase in social housing.

GLA response:



Chapter 4, Part I of the Guide sets out the Mayor's expectation that estate regeneration plans should increase the amount of affordable housing, particularly homes based on social rent levels, wherever possible. As a minimum, homes should be replaced on a 'like-for-like' basis, so that homes for social rent are replaced by homes based on the same rent levels.

20. **Improving the local environment:** Several respondents, including many respondents to the Campaign Company consultation, asked that the Guide mandate various aspects of good design, and particularly that green and play space should not be lost in any estate regeneration scheme. Some, including two respondents to the Campaign Company consultation, questioned whether it was appropriate to say that estates needed to be 're-integrated', and whether specifying the provision of one particular design feature, namely tall buildings, was appropriate.

#### GLA response

The Guide has been redrafted to focus on the Mayor's commitments to residents, and does not address issues of design. The Mayor has set out his expectations for what constitutes good design across a range of design and planning policy and guidance, and these will be considered as part of any process of regeneration. In addition to being planning policy compliant, the nature of any green space and amenity provision will be the outcome of a process of consultation and engagement with residents that should follow the principles set out in the Guide.

21. **Monitoring and review:** There was broad support from a wide range of respondents, including to the Campaign Company consultation, for the principle of monitoring the progress and outcome of estate regeneration projects. In particular, some welcomed the requirement to monitor outcomes for those who leave an estate and do not return. Some councils and housing associations sought clarity on an approved methodology for monitoring projects, noting that a variety of options were available, and that the cost of monitoring outcomes could be very high. One respondent sought monitoring of the impact of estate regeneration on residents' mental health; and a community representative organisation requested that the GLA establishes an independent body to monitor and evaluate estate regeneration.

#### GLA response

The Guide has been redrafted to focus on the Mayor's commitments to residents and outlines good practice principles in relation to estate regeneration. It is not intended to be a detailed, step-by-step guide for landlords to follow in the end-to-end process of estate regeneration. Therefore, it does not address the issue of monitoring the progress and outcome of estate regeneration projects. The Guide is intended to be read in conjunction with a number of other documents, several of which are set out in its bibliography, and guidance on issues such as monitoring and review of estate regeneration projects should be sought from these sources. Case study 3 in the Guide provides an example of a landlord monitoring the social impact of an estate regeneration project.

## B. Consultation and engagement with residents

22. **Principles of consultation:** TRAs and some community organisations suggested that the draft Guide was not sufficiently clear on the legal basis that underpins consultation, and several referenced the 'Gunning Principles' of consultation and related case law, which establish the legal requirements on public authorities undertaking a consultation process. Many respondents to the Campaign Company consultation suggested that there should be greater clarity over how responses to consultations were weighted, and that explicit recognition of the importance of 'representative' consultation should be made.

### GLA response

The principles set out in the Guide are consistent with the Gunning Principles and relevant case law. To remove any potential ambiguity, reference has been made to them in the Guide in Chapter 3.

23. **Discounting unviable options/information to residents:** Paragraph 23 of the draft Guide stated that councils and housing associations should not consult on 'unviable' options. Some respondents interpreted this as meaning that councils and housing associations should remove options for consideration without opening that process to scrutiny. Other respondents noted that there was no requirement to publish information on discounted options in an accessible format. The Demolition Watch campaign called for all financial and technical information to be made public. Respondents to the Campaign Company consultation also called for information to be available to residents in an accessible and transparent manner.

### GLA response

The Mayor is clear that the highest standards of transparency and openness should apply throughout the process of estate regeneration. The Guide states that the justification for not consulting on certain options should be set out as part of an open and transparent approach to options appraisals. Chapter 3 of the Guide states that all appraisals should be available in an accessible format with non-technical summaries.

24. **When should consultation start:** Some respondents, including TRAs, said that the draft Guide did not give sufficient encouragement to councils and housing associations to consult with tenants prior to including housing estates as areas for redevelopment in local plans, and that the draft Guide appeared to be inconsistent with the MHCLG Estate Regeneration National Strategy in terms of the importance of involving residents at the outset of any process.

### GLA response

Chapter 3 of the Guide has been amended to be clearer in relation to involving residents at earlier stages of any potential estate regeneration process, and is broadly consistent with the MHCLG strategy.

25. **Who should be consulted:** Several TRAs and individuals raised concerns that TRAs were not mentioned in the draft Guide. This was particularly the case in

Chapter 2, which did not explicitly refer to TRAs as a stakeholder to consult with or a mechanism through which consultation could be conducted. The range of other stakeholders to be consulted was generally welcomed, with a small number of respondents seeking to expand the scope of consultation to businesses and others. The standard TRA response suggested that residents of estates should determine who should be consulted.

#### GLA response

The Mayor believes that TRAs and similar representative bodies play an important role in housing estates. Chapter 3 of the Guide highlights that TRAs are a key stakeholder that should be involved in discussions about any estate regeneration process.

26. **Independent Tenant and Leaseholder Advisors (ITLAs) and other resident support:** A number of respondents expressed views on the use of ITLAs. Most considered them to be a helpful resource in the process of estate regeneration, although a small number of respondents expressed concern about ITLAs' independence. Alternative proposals for funding resident advisors through a levy in the planning process, or central funding by the GLA, were suggested as alternatives to funding being provided by councils or housing associations. The TRAs' standard response noted that ITLAs have limited expertise in some aspects of estate regeneration and have given poor advice to residents in some cases. It suggested that a broader range of support and advice may be needed. Respondents to the Campaign Company consultation agreed with the principles of support for residents and made a number of suggestions as to how this could be taken forward.

#### GLA response

The Mayor wants to ensure that residents are empowered to engage meaningfully with any proposals for estate regeneration. The Guide has been amended from the draft version to be more explicit that ITLAs are an option that should be provided if residents want it. To address respondents' concerns about independence, the Guide states that residents should have the option of de-selecting ITLAs if they feel that they are not happy with the advice or support that they are receiving.

### **C. A fair deal for tenants and leaseholders**

27. **Freeholders:** Several respondents noted that the draft Guide only referenced freeholders once. Many respondents felt that this did not allow for sufficient recognition of the number of freeholders living on many estates, especially in outer London.

#### GLA response

The Guide has been amended to be clearer that freeholders are a key group that should be consulted and engaged with.

28. **Impact on residents:** A number of respondents raised the concern that, where homes are demolished and replaced with new ones, tenants and residents may

incur financial costs of moving to new accommodation, and possibly pay higher rents and/or service charges in new homes. This concern was expressed by several respondents to the Campaign Company consultation.

GLA response

Chapter 3 of the Guide sets out the Mayor's expectation that councils and housing associations should clearly state any expected costs and savings to households of different options for regeneration. Chapter 4 of the Guide sets out the Mayor's expectations for the financial compensation that should be paid to tenants, leaseholders and freeholders.

29. **Right to return:** Community groups, the Demolition Watch campaign and a small number of other respondents asked for the right to return for tenants to be contractually enforceable.

GLA response

The Mayor expects a right of return for existing social tenants to be part of the offer to residents and he is now consulting on applying a GLA funding condition that would mandate resident ballots for certain estate regeneration schemes that entail demolitions.

30. **Rents of replacement homes:** There was support from many respondents, including the Demolition Watch campaign, for rents for new homes staying at social rent levels following a process of estate regeneration.

GLA response

The Mayor is clear that homes demolished as part of estate regeneration projects should be replaced on a like-for-like basis, meaning that social rented homes demolished should be replaced with ones at rent levels based on social rent after regeneration.

31. **Valuation of homes:** The requirement for an independent valuation of leasehold and freehold properties received strong support. Several respondents wanted an assurance that the valuation of a home would discount the effect on value of any proposed or ongoing regeneration process. A small number of respondents from the community sector suggested that any compensation should be sufficient for the leaseholder or freeholder to buy an equivalent home in the local area. Demolition Watch sought a commitment that full market value should be paid for leaseholders' homes.

GLA response

The rules around valuation are set out in legislation, and while the draft Guide encouraged councils and housing associations to be as generous as possible, they are limited in law as to the scale of compensation they can offer, and so the suggestion of paying compensation sufficient to buy a market home in the local area cannot be mandated. However, the Guide has been amended to state that

valuation should reflect the value of homes notwithstanding any regeneration process.

32. **Offers to leaseholders and freeholders:** A small number of respondents said that the final Guide should broaden the range of offers that could be made to leaseholders and freeholders. Some suggested supporting them into a social tenancy if that was their choice, and others suggested helping them buy a home on the open market in the local area. A small number also noted that the range of options suggested in the draft guide was more limited than that suggested in the MHCLG Estate Regeneration National Strategy.

#### GLA response

The Mayor believes that councils and housing associations should seek to be as flexible as possible in relation to supporting the rehousing of leaseholders and freeholders who are displaced by regeneration schemes. The Guide has been amended in Chapter 4, Part III to set out a wider range of options for rehousing and compensation for resident leaseholders and freeholders. The Guide is also clear that it should be read in conjunction with the MHCLG Estate Regeneration National Strategy, which also sets out different types of offer that could be made to leaseholders and freeholders.

### **D. Miscellaneous**

33. **Ballots:** A very large number of respondents raised the issue of ballots, with a substantial majority supporting mandatory ballots for proposals involving the demolition of homes. 54% of responses from organisations and 80% of responses from individuals, as well as the Demolition Watch petition and several responses to the Campaign Company consultation, sought a requirement for mandatory ballots on proposals for estate regeneration before any demolition of homes. In all, 1,977 of the 2,076 responses received by the GLA mentioned ballots, with 1,973 of these supporting their mandatory use, and 4 responses opposing this.

#### GLA response

The Mayor is committed to ensuring resident support for estate regeneration, and wants to make sure this is very clear for proposals that involve demolitions. He has therefore published a technical consultation on a proposal to introduce a new GLA funding condition requiring ballots where estate regeneration schemes entail demolitions.

34. **Alignment with MHCLG Estate Regeneration National Strategy:** Several responses noted that MHCLG has produced its own Estate Regeneration National Strategy<sup>2</sup>, published shortly before the Mayor's draft Guide was published. Greater clarity was sought about the relationship of the two documents.

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<sup>2</sup> <https://www.gov.uk/guidance/estate-regeneration-national-strategy>

GLA response

The Guide is clear that it should be read in conjunction with the MHCLG National Estate Regeneration Strategy, which is listed in the bibliography.

35. **Scope of the Guide:** Some organisations felt that the Guide was too narrow in scope and should include good practice on issues such as assessing financial viability, procurement and design and masterplanning. Several respondents also thought that the Guide should reference other documents that did addresses these issues.

GLA response

The Guide is not intended to set out good practice principles relating to every element of the end-to-end process of estate regeneration. Other publications – including those listed in the new bibliography – provide guidance on elements of estate regeneration that are not covered in the Guide.

36. **Status of the Guide:** Some responses from politicians, political groups and individuals, and one response from a housing association, sought greater clarity on exactly how the requirements of the Guide would be enforced by the GLA and how residents would be able to hold councils and housing associations to account to ensure that the principles of the Guide are adhered to. One respondent suggested setting out the milestones in the estate regeneration process, as the MHCLG Estate Regeneration National Strategy does.

GLA response:

Chapter 5 of the Guide sets out how its principles will be enforced by the Mayor through affordable housing funding conditions and planning policy.

37. **Case studies:** Several respondents sought identification of the anonymous case studies.

GLA response:

The Guide now collates case studies in an appendix in which they are not anonymous.

38. **Resident-led plans/neighbourhood planning:** Many responses sought more reference to the role that community-led neighbourhood plans and other resident-led approaches could have in estate regeneration projects.

GLA response:

The Mayor supports greater community involvement in the planning process and in estate regeneration. The Guide has been amended to make it clear that councils should support local resident groups that wish to develop neighbourhood forums and neighbourhood plans.

## Appendix 1 – list of respondents

*List of responses received by the GLA to the Good Practice Guide consultation by name and type (individual responses not included except for politicians)*

<b>Name of organisation</b>	<b>Type of organisation</b>
Barnet	Council
Bexley	Council
Brent	Council
City of London	Council
Ealing	Council
Hackney	Council
Haringey	Council
Harrow	Council
Kingston-Upon-Thames	Council
Lambeth	Council
London Councils	Council
Wandsworth	Council
Westminster City Council	Council
Architects for Social Housing	Community & Voluntary Sector Group
Architectural Workers	Community & Voluntary Sector Group
Axe the Housing Act	Community & Voluntary Sector Group
Better Archway Forum	Community & Voluntary Sector Group
Create Streets	Community & Voluntary Sector Group
Cressingham Gardens Community	Community & Voluntary Sector Group
Demolition Watch	Community & Voluntary Sector Group
Elephant Amenity Network/ 35% Campaign	Community & Voluntary Sector Group
Friary Park Preservation Group	Community & Voluntary Sector Group
Fuel Poverty Action	Community & Voluntary Sector Group
Granville Community Kitchen	Community & Voluntary Sector Group
Haringey Defend Council Housing	Community & Voluntary Sector Group
Just Space	Community & Voluntary Sector Group
Kilburn Park Community First	Community & Voluntary Sector Group
Locality	Community & Voluntary Sector Group
London Gypsy and Traveller Unit	Community & Voluntary Sector Group
London Housing Forum	Community & Voluntary Sector Group
London ITLA Network	Community & Voluntary Sector Group
Priority Estates Project	Community & Voluntary Sector Group
Save Northwold Campaign	Community & Voluntary Sector Group
Southwark Defend Council Housing	Community & Voluntary Sector Group
Trust for London	Community & Voluntary Sector Group

<b>Name of organisation</b>	<b>Type of organisation</b>
West Ken Gibbs Green Community Homes	Community & Voluntary Sector Group
West London Citizens	Community & Voluntary Sector Group
Argent	Developer
Countryside	Developer
Catalyst	Housing Association
Family Mosaic	Housing Association
Guinness Partnership	Housing Association
Metropolitan	Housing Association
Moat	Housing Association
National Housing Federation	Housing Association
One Housing	Housing Association
Peabody	Housing Association
g15	Housing Association
Hyde	Housing Association
L & Q	Housing Association
Islington & Shoreditch Housing Association	Housing Association
Network Homes	Housing Association
Barnet Labour Group	Political Parties/Member
Cann Hall Labour Party Branch	Political Parties/Member
Cllr Paul Tomlinson (St Pancras & Somertown)	Political Parties/Member
Kensington and Chelsea Labour Group	Political Parties/Member
Labour Party (Pimlico & St James Branch)	Political Parties/Member
London Assembly Housing Committee	Political Parties/Member
Pimlico & Knightsbridge Branch Labour Party	Political Parties/Member
Sian Berry	Political Parties/Member
Southwark Green Party	Political Parties/Member
Streatham Green Party	Political Parties/Member
The House Party	Political Parties/Member
Tom Copley	Political Parties/Member
arts lettres techniques limited	Private sector organisation
Capacities Ltd	Private sector organisation
CML	Private sector organisation
Commonplace	Private sector organisation
Dotdotdot Property Guardians	Private sector organisation
Gardner Stewart Architects	Private sector organisation
GVA	Private sector organisation
Levitt Bernstein architects	Private sector organisation
London First	Private sector organisation
Publica/Stanhope	Private sector organisation
Respublica	Private sector organisation
Rockwool Insulation Ltd	Private sector organisation
Sawyer Fielding lawyers	Private sector organisation



<b>Name of organisation</b>	<b>Type of organisation</b>
MOPAC	Public sector organisation
NHS London Healthy Urban Development Unit	Public sector organisation
Amptill Square TRA	Resident representative body
Broadwater Farm RA	Resident representative body
Cambridge Road Estate RA	Resident representative body
Churchill Gardens Residents Association	Resident representative body
Cressingham Gardens Resident Engagement Panel	Resident representative body
Draper Residents Association	Resident representative body
Finsbury Estate TRA	Resident representative body
Finsbury Estate TRA	Resident representative body
Fred Wigg & John Walsh TRA	Resident representative body
Greater Carpenters Neighbourhood Forum	Resident representative body
Guinness Trust Tenant Association Stamford Hill	Resident representative body
Ham Close Residents Association	Resident representative body
Hammersmith & Fulham Federation of TRAs	Resident representative body
Haringey Federation of Residents Associations	Resident representative body
High Path Community Association	Resident representative body
Lambeth Tenants' Council	Resident representative body
Landfield Estate TRA	Resident representative body
Leathermarket JMB	Resident representative body
London Federation of Housing Co-ops	Resident representative body
London Tenants Federation	Resident representative body
Maystar Residents Association	Resident representative body
Merton TRA Federation	Resident representative body
Newham Union of Tenants	Resident representative body
Petticoat Square Leaseholders Association	Resident representative body
Ravensbury Residents Association	Resident representative body
Regent's Park Estate Tenant's and Resident's Association	Resident representative body
Rhodes Estate TRA	Resident representative body
Silchester Residents Association	Resident representative body
Somers Town Neighbourhood Forum	Resident representative body
Southwark Group of Tenants' Organisations	Resident representative body
Walker House TRA	Resident representative body
West Hendon RA	Resident representative body
Unite - London & Eastern Region	Trade Union

## Appendix 2 - Demolition Watch change.org petition

"In recent years, London has seen a number of estates undergo 'regeneration'. Many of these have resulted in demolition, the loss of much needed social homes, and the displacement of communities.

Sadiq Khan has released a 'Draft Good Practice Guide to Estate Regeneration', but as it stands none of the most important safeguards are enshrined. It should be a basic democratic right that people living on estates facing regeneration should get to have a vote on the different plans.

**We call on Sadiq Khan to require that regeneration takes place ONLY when there is resident support.** Councils must BALLOT their residents, ensuring everyone gets a VOTE in the future of their home.

*As the mayor promised in his manifesto, regeneration should only go ahead with majority resident support.*

- Do not demolish good homes
- All residents must have final say via ballot on any regeneration/demolition plan
- Rents need to stay at council 'social' rent levels
- Right of return must be contractually enforceable
- All financial and technical information about estates to be made public
- Leaseholders must have a right to return or receive full market value of their property"

## **Other formats and languages**

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