

Proposed new funding condition to require resident ballots in estate regeneration

Question 1: Do you agree that the GLA should make resident ballots a funding condition for estate regeneration schemes?

The Housing Forum members believe that regeneration should have a positive outcome for existing residents and as such ballots demonstrate buy-in from the community and require proper engagement from the landlord. They also serve to ensure the offer to local people is well thought-through and meets their needs. However, ballots can become politicised and there is a risk that schemes which would add additional homes, as well as reprovide for communities, will be undermined by effective campaigns where misinformation and scare tactics are used to prevent schemes progressing, or make the offer required from the landlord to secure a yes vote too costly for it to be viable.

Question 2: Do you agree with the proposed criteria that would trigger the requirement for a resident ballot? Why/why not?

Broadly yes. However a regeneration which provides 150 homes may require the demolition of many fewer than this. Should the criteria to consider a minimum number of existing homes?

Question 3: Do you agree with the proposed scope of resident ballots? Why/why not?

Yes

Question 4: Do you agree with the proposed stage in an estate regeneration process at which ballots should happen? Why/why not? Question 5:

Yes we agree the ballot should happen at an early stage.

Question 6: Do you agree with the proposed eligibility criteria for resident ballots? Why/why not?

Yes.

Question 7: Do you agree that eligibility criteria should be the same for all schemes? Why/why not?

Yes

Question 8: Do you agree with the Mayor's proposed requirements for implementing ballots? Why/why not?

Yes

Question 9: Do you have proposals for other potential Mayoral requirements for implementing ballots?

No

Question 10: Do you agree with the proposed exemption where the demolitions are required to deliver an infrastructure scheme? Why/why not?

Yes we believe this exemption will allow infrastructure projects, which will benefit the wider geographic area.

Question 11: Do you agree with the proposed exemption where the demolitions are required to address safety issues? Why/why not?

Yes, where there is risk of death and injury and buildings are unsafe this is sensible.

Question 12: Do you agree with the proposed exemption where a specialist or supported housing scheme is being decommissioned by a local authority? Why/why not?

Yes

Question 13: Do you have proposals for other potential exemptions to the proposed funding condition?

Where the number of homes to be demolished is less than a certain threshold (say 40)

Question 14: Do you agree with the proposed transitional arrangements? Why/why not?

Yes.