

AGENDA – MONDAY 16 NOVEMBER 2020

ITEMS FOR DISCUSSION		LEAD	TIME
1	Welcome, Introductions, Aims <ul style="list-style-type: none"> • Purpose • Principle of Co-design and Collaboration 	Housing Regeneration Team	10.30am (5 mins)
2	Better Homes for Local People: the Mayor's Good Practice Guide to Estate Regeneration (July 2018)	Savills	10.35am (5 mins)
3	Residents' Charter – The Council's existing Offer & Commitments under the Regeneration Rehousing & Compensation Scheme (October 2018), to: <ul style="list-style-type: none"> • Secure Tenants • Homeowners (Resident) • Non-Resident Homeowners • Commitments to Non-Secure Tenants 	Housing Regeneration Team	10.40am (70 mins)
4	Next Steps & Timetable <ul style="list-style-type: none"> • Residents' Charter Workshops Part 2 & 3 	Housing Regeneration Team	11.50am (5 mins)
5	Questions & Feedback	Residents	11.55am (5 mins)
6	Residents Only Follow Up Session with PPCR	PPCR	12.00pm (30 mins)



AGENDA ITEM 1 - WELCOME, INTRODUCTIONS, AIMS

Purpose

Now that residents have formed their Residents' Steering Group (RSG) and we have jointly appointed PPCR as the Independent Tenant & Homeowner Adviser (ITHA) for Elm Grove, we want to work collaboratively with all residents on the estate, supported by the Council's Commercial Adviser (Savills) and the Elm Grove Community Architect (Levitt Bernstein) to develop a bespoke Residents' Charter to agree the Council's Commitments to residents, and a Community Charter to agree residents' priorities for the area. We also want to work with residents to explore options for improving the estate in accordance with the Mayor of London's good practice guidance. In doing so we aim to agree on a preferred solution for the future of Elm Grove and its community through a series of virtual 'co-design' workshops, alongside individual conversations - all designed to give residents their say.

Principle of Co-design and Collaboration

- Every voice is heard no matter how quiet
- Everyone has something to offer no matter what their role
- We work together as a team to get the best for the future of the local community and Elm Grove residents
- Different views are welcomed and it is fine to disagree
- We shall also work to get the best solution possible with the most support possible
- We shall treat each other with respect and refrain from personal comments or behaviours and language that may cause offense.
- Where there are real difficulties that cannot be resolved we shall agree a process outside the workshops and meetings to handle these
- Jargon should be avoided and plain English used.
- Questions from anyone are welcomed where anything is not clear or understood.
- Elm Grove residents who cannot or do not want to come to the workshops will be included through 1 to 1 conversations and their views valued.



AGENDA ITEM 2 - MAYORS GOOD PRACTICE GUIDE

Better Homes for Local People: the Mayor's Good Practice Guide to Estate Regeneration (July 2018)

- Sets out the Mayor's expectations for how Councils and Housing Associations should engage with residents as part of any estate regeneration scheme
- Three principles:
 - an increase in affordable housing
 - full rights to return or remain for social tenants
 - a fair deal for leaseholders and freeholders

**Guidance includes requirement for:**

- a) Resident Charter/Landlord Offer
 - Sets out the Council's commitment to residents at early stage
- b) Options appraisals exercise
 - Residents involved in shaping proposals and options for the estate
 - Include the rationale, aims and objectives
 - Set out the options
 - Assessment criteria for determining a 'Preferred Option'
- c) Resident Ballot

Resident Ballot required:

- Where there is GLA funding for estate regeneration involving the demolition of social homes
- On projects proposing demolition of any social housing and construction of 150 homes or more (of any tenure)
- Landlords must demonstrate they have residents' support for proposals through a ballot
- If ballot vote goes against the 'Preferred Option', this doesn't necessarily stop regeneration - Landlords must amend proposals before they can be progressed



AGENDA ITEM 3 - RESIDENTS' CHARTER

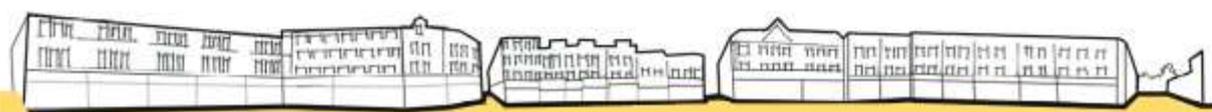
The Residents' Charter for Elm Grove will offer a set of commitments from the Council to you as a tenant or homeowner in the event that your home is regenerated.

The Charter will include existing Council pledges taken from the **Regeneration Rehousing & Compensation Scheme (October 2018)** and additional specific commitments which the Council will agree with you through the consultation and engagement process.

THE COUNCIL'S REGENERATION REHOUSING & COMPENSATION SCHEME

The scheme has been developed through initial engagement with residents from across our estates and in accordance with the Mayor of London's Good Practice Guide.

The Scheme forms the basis for further discussions with residents through this Consultation process, towards agreeing a Residents Charter for Elm Grove.



RESIDENTS' CHARTER – SECURE TENANTS**THE COUNCIL'S EXISTING OFFER AND COMMITMENTS TO ALL SECURE TENANTS UNDER THE REGENERATION REHOUSING AND COMPENSATION SCHEME****In collaborating with residents, the Council will implement the following practices...**

- Be open and honest, with regular communication
- Engage residents at an early stage and co-produce a Residents' Charter
- Jointly appoint an Independent Residents Advisor with residents
- Produce a Rehousing and Compensation Advice Booklet

If residents are asked to move home, these are the measures that will be followed...

- "Band A" High Priority Housing Status to be given to all residents to be re-housed
- New homes to be provided on site that meet resident needs, and that are safer and of a better quality
- Where possible, residents will only be asked to move once
- Alternative options for new homes will be provided to tenants, both inside and outside the Borough

Additional support will be provided to those who need it in the following ways...

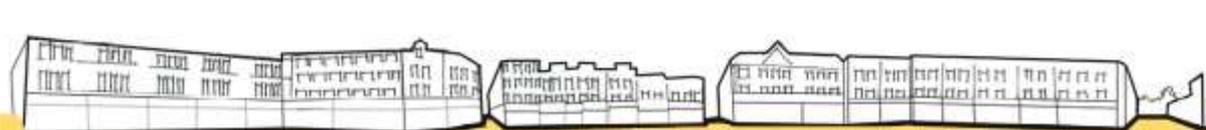
- Help with new or altered benefits claims
- Help with changing utility providers
- Other general forms of housing advice
- Full-time handyman service to assist with moving

Compensation will be paid to any resident that moves to a different home in the following ways...

- Statutory home loss payment (currently £6,500)
- Disturbance payments to meet removal and out of pocket expenses
- Downsizing tenants will receive a payment for every bedroom given up (currently £500 per bedroom)

For any tenants that move to new homes in Elm Grove, the Council will make the following offers...

- New tenancies to be granted on the same basis as existing
- Tenants to have the option to return as a shared owner
- Overcrowded tenants to be offered larger homes
- Tenants under-occupying by two bedrooms or more to be offered a new home with one bedroom above need
- Options around providing separate tenancies to adult children to be considered



SECURE TENANT FEEDBACK

Do you have any views on, or questions about the existing Council commitments for Secure Tenants under the Regeneration Rehousing and Compensation Scheme?

What else would you like to see in the Residents' Charter for Elm Grove?



RESIDENTS' CHARTER - RESIDENT HOMEOWNERS

THE COUNCIL'S EXISTING OFFER AND COMMITMENTS TO ALL HOMEOWNERS LIVING ON THE ESTATE UNDER THE REGENERATION REHOUSING AND COMPENSATION SCHEME**In collaborating with residents, the Council will implement the following practices...**

- Be open and honest, with regular communication
- Engage residents at an early stage and co-produce a Residents' Charter
- Jointly appoint an Independent Residents Advisor with residents
- Produce a Rehousing and Compensation Advice Booklet

If residents are asked to move home, these are the measures that will be followed...

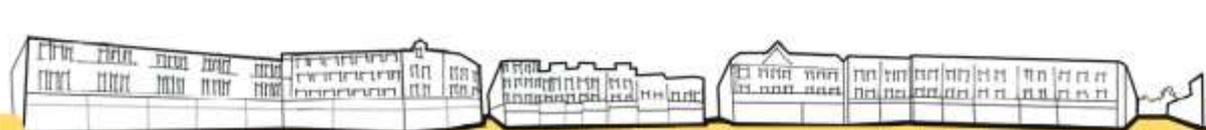
- We'll buy current homes at open market value
- New homes to be provided on site that meet resident needs, and that are safer and of a better quality
- Where possible, residents will only be asked to move once, or temporary accommodation will be made available in a council property
- A range of options that enable homeowners to:
 - A. Buy a new home outright
 - B. Buy a share of a new homes with the remaining share gifted to you if you stay for 10 years
 - C. Buy a share of a new home with the Council as a silent shared equity partner
 - D. Part buy / part rent a new shared ownership home
 - E. Buy a home on the open market with the Council as a silent shared equity partner
 - F. Buy a new home on another Council regeneration site
 - G. Take up an offer of affordable rented accommodation

Additional support will be provided to those who need it in the following ways...

- Help with new or altered benefits claims
- Help with changing utility providers
- Other general forms of housing advice
- Full-time handyperson service to assist with moving

Compensation will be paid to any resident that moves to a different home in the following ways...

- Statutory home loss payment at 10% of the open market value of your current home
- Disturbance payments to meet removal and out of pocket expenses, including Stamp duty and professional fees



RESIDENT HOMEOWNER FEEDBACK

Do you have any views on, or questions about the existing Council commitments for Resident Homeowners under the Regeneration Rehousing and Compensation Scheme?

What else would you like to see in the Residents' Charter for Elm Grove?



RESIDENTS' CHARTER - NON-RESIDENT HOMEOWNERS**THE COUNCIL'S EXISTING OFFER AND COMMITMENTS TO ALL NON-RESIDENT HOMEOWNERS UNDER THE REGENERATION REHOUSING AND COMPENSATION SCHEME**

If your property is going to be regenerated and residents are asked to move home, these are the measures that will be followed...

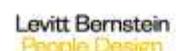
- We'll buy the current property at open market value
- We'll pay a statutory home loss payment at 7.5% of the open market value of your current property
- We'll pay disturbance payments to cover reasonable legal costs, Stamp Duty on a replacement investment property (bought within 12 months up to the value of your existing home, mortgage redemption fee, and other actual costs linked directly to the purchase of a new property.



NON-RESIDENT HOMEOWNER FEEDBACK

Do you have any views on, or questions about the existing Council commitments for Non-Resident Homeowners under the Regeneration Rehousing and Compensation Scheme?

What else would you like to see in the Residents' Charter for Elm Grove?



RESIDENTS' CHARTER - NON-SECURE TENANTS

THE COUNCIL'S COMMITMENT TO ALL NON-SECURE TENANTS

The Regeneration Rehousing & Compensation Scheme does not include a specific offer or set of commitments for Non-Secure Tenants. The Council will work with Non-Secure Tenants at Elm Grove over the course of the upcoming consultation programme to understand their priorities and requirements, and to establish types of support that might be provided. The Council team are excited to build relationships with this group of residents in the coming months and to ensure their needs and priorities are considered.



AGENDA ITEM 4 – NEXT STEPS & TIMETABLE

Workshop 2, Residents' Charter (Part 1)
16 November 2020



Workshop 4, Residents' Charter (Part 2)
7 December 2020



Workshop 6, Residents' Charter (Part 3)
12 January 2021

Morning session 10.30am : Evening session 7.00pm :

Workshop 3, Community Charter & Estate Options (Part 1)
30 November 2020



Workshop 5, Community Charter & Estate Options (Part 2)
15 December 2020

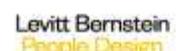


Workshop 7, Community Charter & Estate Options (Part 3)
19 January 2021

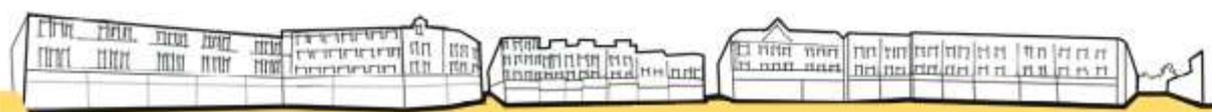


Workshop 8, Final workshop
9 February 2021

Morning session 10.30am Evening session 7.00pm



AGENDA ITEM 5 – QUESTIONS & FEEDBACK



AGENDA ITEM 6 – RESIDENTS SESSION WITH PPCR



Janet and Christina, your Independent Resident Advisors, are holding one to one Zoom virtual drop-in sessions on

- **25 November 2020: 5-7pm**
- **2 December 2020: 5-7pm**
- **16 December 2020: 5-7pm**
- **20 January 2021: 5-7pm**

About using ZOOM

1. Visit website: <https://ZOOM.us>
2. Sign up (for new users) or sign in (return users);
3. click on "join a meeting";
4. enter the 10 digit meeting code **6204091157**

Alternatively send us your email so we can send you the link

or you can dial into the meeting: 0203 901 7895 followed by the meeting code **6204091157##**

Please contact Janet on freephone 0800 317066, office 0207 407 7452, or by email jedwards@ppcr.org.uk

