

Estate Renewal in London

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Estate renewal/regeneration - context



- Continued pressure for housing in London
- Quality of stock
- Disparate ownership
- Under occupancy (and over occupancy)
- Maintenance costs
- Social issues
- Residential densities (too low/too high)
- “Mixed and balanced communities”

Clem Attlee Estate



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Policy context

- NPPF
 - Silent on estates, but see Housing White Paper
- Estate Regeneration National Strategy
- London Plan
 - Housing SPG
 - Homes for Londoners – draft Good Practice Guide
- Local plan?
 - SPDs?

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Housing White Paper: NPPF changes



- “encourage local planning authorities to consider the social and economic benefits of estate regeneration when preparing their plans and in decisions on applications, and to use their planning powers to help deliver estate regeneration to a high standard”
- Amend Green Belt boundaries “only when they have examined fully all other reasonable options... including... making effective use of... the opportunities offered by estate regeneration”

London Plan



- Policy 3.4 – resisting loss of AH
- Policy 3.9 – Mixed and Balanced Communities
- “there should be no segregation of London’s population by housing tenure. London’s legacy of mono-tenure estates has in some cases contributed to concentrations of deprivation and worklessness”
- “Infill schemes in predominantly social housing estates should primarily be targeted for intermediate and market housing. New social housing development should be encouraged in areas where it is currently under represented”
- “Comprehensiveness” in the Opportunity Areas (e.g. Earl’s Court)

Housing SPG



- Estate Renewal considered at 5.1.13-18
 - AH loss may be calculated on habitable rooms
 - Replacement of social/affordable rented units by intermediate provision is acceptable where it can be robustly demonstrated that this would achieve a more appropriate range and contribute to mixed and balanced communities.
 - Replacement of social rent by affordable rent provision may be necessary
 - “development at significantly increased density may be necessary to generate sufficient value from market development to support replacement of affordable housing provision”
 - Effective engagement should be an integral part of the process
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Draft Good Practice Guide



- Does not purport to replace LP/SPG policy
 - Aims and objectives of estate renewal:
 - Maintaining good quality homes
 - Supporting supply of new housing
 - Improving social, economic and physical environment
 - Consultation and engagement
 - “A fair deal for tenants and leaseholders”
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Decision-making: key issues



- “Knock it down or do it up?” (London Assembly, Feb 2015)
- Corporate decision-making
 - The “property deal”
- Planning decision-making
- CPO: powers/decision-making
- Managing change
 - Rehousing
 - Blight and discretionary schemes
 - Equalities and welfare issues



Implementation: rehousing offer



- Effect on different tenure types
- Particular issues with long leasehold interests
 - Resident
 - Non-resident
- Suitability of offer; temporary accommodation; construction impacts





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Aylesbury Estate

Aylesbury – lessons learned

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- Timing and effect of leaseholder offer
 - Human rights and equalities issues
 - CPO risks
 - High Court challenge
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Key legal risks

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- Consultation
 - General duties
 - Specific statutory duties
- Corporate decision-making and predetermination
- The property deal: procurement/state aid
- Planning decision-making
 - Policy challenges e.g. West Kensington Estate TRA v Hammersmith and Fulham LBC [2013] EWHC 2834 (Admin)
 - Viability
- CPO



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West Kensington Estate/Earl's Court

The future



- An ideological battle?
- Land values and viability
- Delivery in a falling market?



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