


<p><b>Cabinet</b></p> <p>15 December 2021</p>	 <p><b>TOWER HAMLETS</b></p>
<p><b>Report of:</b> Ann Sutcliffe – Corporate Director of Place</p>	<p><b>Classification:</b> Unrestricted</p>
<p><b>Title: Harriott, Apsley &amp; Pattison (HAP) Houses Regeneration Scheme</b></p>	

<b>Lead Member</b>	<b>Cllr Danny Hassell</b>
<b>Originating Officer(s)</b>	Rupert Brandon/Jane Abraham
<b>Wards affected</b>	Stepney Green
<b>Key Decision?</b>	Yes
<b>Forward Plan Notice Published</b>	Yes
<b>Reason for Key Decision</b>	Approval of over £5m in capital expenditure
<b>Strategic Plan Priority / Outcome</b>	<p><b>1. People are aspirational, independent and have equal access to opportunities</b></p> <p><b>2. A borough that our residents are proud of and love to live in</b></p>

## 1. Executive Summary

- 1.1 This report seeks agreement to deliver a regeneration project at Stepney for the redevelopment of Harriott, Apsley, Pattison Houses (the Site) and seek approval for the specific recommendations set out below that will enable the project to progress.
- 1.2 Approval of this report's recommendations will facilitate the delivery of the regeneration described (the scheme) and, more broadly the delivery of a regenerated estate, providing a great place for residents to live with high-quality new homes and a new community centre.

## RECOMMENDATIONS

The Cabinet is recommended to:

1. Approved the budget allocation of £86.000m to fund the first three years of the delivery programme, to include land assembly costs and settlements, such as leaseholder buy-backs, tenant decants and relocation of non-residential interests; fees associated with design, procurement and legal activities; and

delivery of the first phase of the development comprising in the region of 100 new council homes and a new community centre, subject to planning.

2. Note that approval will be sought from the Common Housing Register Forum for decant status for tenants be granted to allow secure tenants that want to move off the estate the opportunity to do so, via the Choice Based Lettings system.
3. Agree a Demolition Notice be implemented across the estate to allow land assembly and to ensure there are no further Right-to-Buy applications, as acquisitions of the existing leasehold properties takes place.
4. Agree to the payment of Home Loss payments and other good practice compensation for decanting tenants and for leaseholder buy-back purchases, ahead of any CPO process being progressed by the council (these are statutory payments under CPO legislation).
5. Delegate to the Corporate Director of Place the authority to appoint external consultants to assess and agree any compensation due to the neighbouring residents or interests; and thereafter to enter into any documentation to extinguish and/or to settle compensation for any infringement by the development of property rights benefitting neighbouring properties (including Rights to Light).
6. Delegate authority to the Director of Place and the Director of Legal Services to agree the terms of and enter into any documentation required to settle any property matters necessary to progress the regeneration scheme
7. Note the intention to bring a further report to Cabinet in 2022 on the use of Compulsory Purchase Order (CPO) powers, which will empower the Council to acquire all land and property interests within the Order Land necessary to facilitate the delivery of the scheme, the use of s203 of the Housing and Planning Act 2016 and the use of s19 of the Land Acquisition Act 1981
8. Agree the principle of relocating the Redcoat Community Centre and Mosque in accordance with the approach set out in section 7 of this report and to delegate the terms of an agreement for lease of a new facility to the Corporate Director of Place, with terms agreed to be included in the scheme's next report to Cabinet in 2022
9. Agree the relocation of Vibrance to the proposed Pritchards Road site and the associated fit-out works required to make it fit for purpose. Delegate the terms of an agreement for the lease to the Corporate Director of Place, with terms agreed to be included in the scheme's next report to Cabinet in 2022
10. Agree the proposed procurement route to secure a suitable developer partner or build contractor to deliver the scheme through an open negotiated tender route, as set out in section 9.

11. Delegate authority to the Corporate Director of Place and the Corporate Director of Resources to ensure the HRA Business Plan can support the delivery of the scheme before any development agreement or build contract are entered into.

## **1. REASONS FOR THE DECISIONS**

- 1.1 The decisions sought in this report are to enable the delivery of more than 400 new homes and a new community centre, subject to planning approval, on council-owned land currently occupied by seven housing blocks (known collectively as Harriott House, Apsley House and Pattison House), comprising 100 flats and maisonettes, and two community buildings.
- 1.2 The proposed regeneration of the site was subject to a resident ballot in March/April 2020, where residents voted in favour of the redevelopment of the estate and the provision of new well-designed, energy efficient homes set in a high-quality environment.
- 1.3 The regeneration of HAP (Harriott, Apsley and Pattison Houses) has been identified as a priority in the new council homes programme, subject to funding being identified and allocated, as set out in this report.
- 1.4 The scale and value of the project means that Cabinet approval is required on a number of matters, without which the development will not be able to proceed.

## **2. ALTERNATIVE OPTIONS**

- 2.1 The alternative approach would be to not to develop the site, retain the existing housing blocks and continue to maintain them as part of the cyclical programme, including fire and building safety works, major works and net zero carbon improvements. Following the positive ballot outcome, the expectation of the local community is that the redevelopment will proceed, subject to funding being identified and allocated, as set out in this report.

## **3. DETAILS OF THE REPORT**

- 3.1 In July 2019, the council started to talk to residents of Harriott, Apsley and Pattison Houses (HAP), the Redcoat Community Centre and Mosque and other stakeholders about the potential to regenerate this estate.
- 3.2 A Resident Ballot was held between 18<sup>th</sup> March and 9<sup>th</sup> April 2020. The majority of residents voted in favour of redevelopment. The boundary of the site, which includes the land occupied by Harriott, Apsley and Pattison Houses and the community buildings, is shown in [Appendix 1](#).
- 3.3 As part of a comprehensive consultation process, local residents and stakeholders have contributed to the vision for the future development and the

emerging design proposals. Details of the consultation process are set out in Appendix 2.

- 3.4 In September 2020, the report to Cabinet on the capital programme, confirmed that the regeneration of HAP was the next priority for funding as part of the new council homes programme. At that time, funding was identified and allocated to the first 1,000 homes programme and capacity within the HRA for the next phase was being assessed. The review of the HRA Business Plan by Savills has established that the HAP redevelopment can be afforded. Confirmation of the funding available for the remainder of the housing capital programme will be included in the annual budget setting report to Cabinet in January 2022.
- 3.5 The total scheme costs for the entire redevelopment are estimated to be in the region of £215.000m. A budget of £86.000m is required for the first three years of the scheme, to be funded from Right-to-buy receipts, s106 contributions and borrowing. Regulations associated with the use of Right-to-buy receipts and s106 contributions mean that there is also a need for borrowing to be used.
- 3.6 Approval will be sought from the Common Housing Register Forum at their next meeting in February 2022 for decant status to be granted for secure tenants living in Harriott, Apsley or Pattison Houses to allow those who want to move off the estate the opportunity to do so, via the Choice Based Lettings system, if that is their choice.

#### **4. THE PROPOSED SCHEME**

- 4.1 The site is situated in the Stepney Green ward, has an overall area of approximately 1.79 hectares and comprises three housing blocks and two community buildings. Built in 1954, the three mid to high rise housing blocks, comprise 100 flats and maisonettes, of which 36 are social rented homes, 34 are owned and occupied by resident leaseholders and the remainder owned by non-resident (investor) leaseholders. The community provision includes the Redcoat Centre, a single storey building from which Adult Services are delivered and Redcoat Community Centre (mosque), comprising 4 connected single-storey portacabin structures. All buildings are within the Council's freehold ownership. In total, there are 58 car parking spaces.
- 4.2 The proposed development comprises the phased demolition of all of the existing buildings and structures on the site and redevelopment in the anticipated form of up to 12 new housing blocks, ranging from 3-8 storeys in height, to provide at least 400 new homes and a community building, subject to planning.
- 4.3 The proposed new homes are arranged within two perimeter blocks, with a new central green street between them. Each has its own secure private internal courtyard. The proposed scheme will provide an improved accessible,

well-connected and sustainable network of open space and high-quality public realm.

- 4.4 Each building within the perimeter blocks will have its own secure entrance and the right-hand perimeter block will have podium parking for the wheelchair-accessible homes. All the buildings will have separation distances of at least 18m to maintain good levels of privacy and prevent any unreasonable overlooking.
- 4.5 The new homes are being designed to meet the planning policy requirements for sustainability, aiming to achieve an estimated site-wide CO2 emission reduction of at least 45% over the Target Emission Rate (TER) using the SAP 10 emission factors, through a combination of energy conservation measures, renewable heat, and electricity generation technologies, such as Photovoltaic solar panels (PV) and Air Source Heat Pumps (ASHP)
- 4.6 As will all new developments, this scheme will be car-free, with the exception of the provision being made for accessible car parking on site. Existing tenants will be able to retain their rights to apply for a parking permit after transferring into one of the new homes in the proposed development, but this will be for general on-street parking only (CPZ permit). Provision will be made for cycle parking in accordance with planning policy requirements.

## **5. JUSTIFICATION FOR ESTATE REGENERATION**

- 5.1 There are more than 21,000 households on the Housing Register in need of an affordable home, of which more than 2,000 households are living in temporary accommodation. Although more new homes were built in Tower Hamlets in 2018 than anywhere else in the UK, the average price is more than 20 times the average salary, meaning that many local residents are unable to afford to buy them.
- 5.2 At just 8 square miles, space to build in Tower Hamlets is in short supply. The council is making the most of land that it already owns, including buildings no longer used as they once were. The council is also looking carefully to see if it can redevelop existing estates to replace older buildings with ones that are modern, better designed and crucially, that provide more council homes for local residents.
- 5.3 In addition to the site having potential to increase the supply of new homes by building more than 400 new homes to replace the 100 existing homes, redevelopment will provide the opportunity to address some of the issues related to the age and design of the existing properties, including:
  - Poor thermal and acoustic insulation in comparison to current building regulation requirements resulting in a higher fuel cost.
  - Poor quality public realm including inadequate refuse disposal and collection facilities and poor-quality external amenity provision.

- Inadequate security to the area leaves individual homes vulnerable to anti-social behaviour (ASB) and low-level crimes.
- 5.4 The principle of estate regeneration delivering qualitative and quantitative improvements to the existing housing stock to meet local housing need, improve social facilities and environmental amenity is supported at all levels of current planning policy.
- 5.5 Although the site is not allocated for development in the Local Plan, it was identified through the 2016 estate capacity studies as having strong potential for regeneration and intensification, to increase the amount of affordable housing in the local area and create a new and mixed sustainable community.
- 5.6 The first 1,000 new council homes programme is fully funded to enable the delivery of genuinely affordable homes, of which one in ten is wheelchair accessible. Sites have been identified for the delivery of the next phase of the new council homes programme. As a priority scheme, funding is being identified and allocated to the HAP regeneration scheme ahead of others in the next phase.

## **6. COMMUNITY ENGAGEMENT AND BALLOT**

- 6.1 The council embarked on a two-stage community engagement process in 2019. Between July and September 2019, there were a series of pre-ballot consultation events to identify a vision for the future development. Focus groups ensured that the whole community had an opportunity to contribute to the process.
- 6.2 Prior to the ballot, the council issued the Landlord Offer, setting out the rights for secure tenants and the options for leaseholders and private tenants. This is available on the council's website and attached at [Appendix 3](#).
- 6.3 The promise to residents included in the Landlord Offer was to:
- keep the community together
  - provide more council homes for social rent
  - reduce crime and anti-social behaviour through better design
  - new homes at social rents for all existing council tenants
  - options to suit every leaseholder
  - addressing overcrowding on the estate through the provision of new affordable homes
  - one move to a new home, wherever possible
  - financial compensation and all reasonable moving costs paid
  - current street parking permits guaranteed
  - Residents' Panel representing residents in decision making and shaping the future of their estate
  - Door-to-door moving support for older and vulnerable resident

- 6.4 All elements of financial assistance promised to non-resident and resident leaseholders have since been enshrined in the Leaseholder Guides issued to all leaseholders in November 2020 and these are available on the scheme's website. Since the commencement of the scheme, non-resident leaseholders were also promised that they would receive the full market value for their property, along with statutory home loss compensation, reasonable disbursements and all eligible fees and taxes reimbursed to ensure they can acquire a replacement property. The council confirmed it would meet the costs of appointing a surveyor/valuer to represent them and negotiate with the council.
- 6.5 A Resident Ballot was held between 18<sup>th</sup> March and 9<sup>th</sup> April 2020. Of the 132 eligible voters, 123 votes were cast, a turnout of 93%. 121 residents voted in favour of regeneration (98.4%) and 2 (1.6%) residents voted to reject the council's proposal, demonstrating strong community support.
- 6.6 Following the successful ballot outcome, residents were asked if they wanted to be part of the Residents' Panel, in line with the promise in the Landlord Offer. The panel is the representative residents' voice for Harriott, Apsley and Pattison Houses and has been involved throughout the process, ensuring that proposals for the estate's future are community-led. The panel comprises a mix of secure tenants and resident leaseholders from the three buildings on the estate.
- 6.7 In addition to the involvement of the Residents' Panel in the design process, further consultation with the local community and stakeholders took place. As a result of the pandemic, there were changes to the consultation approach, including virtual events and online consultation.
- 6.8 The scheme design is being finalised and the planning application is due to be submitted in December 2021.
- 6.9 Community engagement will continue throughout the lifetime of the project.
- 6.10 Details of the consultation process are set out in [Appendix 2](#).

## **7. COMMUNITY BUILDINGS**

- 7.1 The site is currently occupied by two buildings. The Redcoat Centre, a single storey building used by Health & Adult Services and the Redcoat Community Centre and Mosque (RCCM).
- 7.2 The hospital social work team were displaced from the St Barts Life Sciences development site in Whitechapel in August 2021 and will occupy part of the Redcoat Centre until they move to the new town hall. St Barts needed a clear site to take their development forward. The hospital social work team's occupation of the Redcoat Centre does not represent a risk to the HAP project.

- 7.3 Vibrance have been in occupation of the Redcoat Centre since November 2018 following the relocation from the William Brinson Centre due to redevelopment. They hold a 15-year lease on part of the Redcoat Centre. Under the terms of the lease, the Council are obligated to provide similar new accommodation for Vibrance. The Council has worked with Vibrance to find suitable space on the ground floor of Prichards Road and works to adapt the space are expected to be completed by the Summer 2022. Members are asked to delegate authority to the Director of Place to finalise the terms for the lease with Vibrance.

### **Redcoat Community Centre and Mosque (RCCM)**

- 7.4 RCCM have occupied this site since 1998. The RCCM currently occupy the site on a 25-year lease from March 2011. The accommodation comprises of roughly 631 sq. meters in the form of several portacabins. In 2017, the mosque secured planning permission to redevelop their space and build a purpose-built mosque providing 970m<sup>2</sup> of space. Whilst the planning consent was not implemented, over the past few years the HAP project team has agreed to incorporate the RCCM vision in the broader regeneration plans for the estate.
- 7.5 The proposed development includes a new community space below one of the new residential blocks, comprising approximately 1,150m<sup>2</sup> (12,378 sq. ft). The council have worked closely with RCCM to design a space which meets their needs and the needs of those who will be using the building. RCCM will occupy the new space on the basis of a long lease of 125 years. Members are asked to delegate authority to the Director of Place to finalise the terms for the lease with RCCM.

## **8. FUNDING**

- 8.1 In July 2019, Cabinet approved a budget of £2.000m to deliver the design and consultation stage for this scheme, increased to £2.753m in November 2021. This has funded the pre-development stage from initial consultation to planning submission.
- 8.2 The review of the HRA Business Plan has established that there would be sufficient capacity in the HRA to fund HAP regeneration scheme but this is subject to cost reductions elsewhere and trade-offs with other schemes within the capital programme. On this basis, approval is sought in this report for a budget allocation of £86.000m for the period 2022-25. The budget will cover land assembly costs and settlements, such as leaseholder buy-backs, tenant decants and relocation of non-residential interests; fees associated with design, procurement and legal activities; and delivery of the first phase of the development comprising in the region of 100 new council homes and a new community centre, subject to planning.
- 8.3 Based on a planning compliant scheme providing 35% affordable homes, based on habitable rooms (replacement homes are excluded from the 35%



calculation), the proposed development of at least 400 new homes will provide 180 new affordable homes. 56% of additional affordable homes are family-sized homes. There may be potential to amend the tenure mix, depending on the chosen delivery model, for which options are currently being considered.

8.4 As proposed, the 180 affordable homes will comprise of:

**Replacement homes:**

- 36 replacement social rented homes (on a like for like basis)
- 34 leasehold replacement homes sold on a shared equity basis

**Additional homes:**

- 22 homes for hidden households, to be let at London Affordable rents
- 68 affordable rented homes at Tower Hamlets Living Rents
- 20 homes for shared ownership

8.5 The funding sources identified for this scheme are set out below:

Scheme	No. of new homes being delivered	Budget required for 1 <sup>st</sup> 3 years (£m)	Funding sources (£m)			
			Total GLA grant	Total s.106	RTB receipts	HRA borrowing
HAP Regeneration	Total: 412 180 (affordable)	86.000	0	4.482 <sup>1</sup> 9.456 <sup>2</sup>	17.280	54.790
<b>Sub-total</b>		<b>86.000</b>	<b>0</b>	<b>13.938</b>	<b>17.280</b>	<b>54.790</b>

**Notes**

<sup>1</sup> s106 available for affordable rent

<sup>2</sup> s106 available for intermediate housing

8.6 The budget allocation for which approval is being sought, includes provision for the costs set out in the Landlord Offer, such as Home Loss payments.

**9. PROCUREMENT**

9.1 It is proposed that the procurement of a build contractor or developer partner will be through a negotiated open tender route, rather than through the council's Dynamic Purchasing System (DPS) because of the size of the project.

9.2 The delivery route has yet to be agreed. Options are currently being considered. A further report will be presented to Cabinet in 2022 seeking authorisation for the preferred approach.

**10. PROJECT TIMETABLE**

- 10.1 The scheme will be developed over 2 phases. Phase 1 will be constructed on the site of the current Health & Adult Services building. No residents will be expected to move to enable Phase 1 to be completed; they will be able to remain in their current homes until their new homes are completed. All residents will move into their new homes approximately 2½ years after construction starts.
- 10.2 The second phase of construction will begin in 2025 for a duration of approximately 3 years. Phase 1 will comprise the community building and about 100 new homes.
- 10.3 The table shows an indicative programme for start on site and phasing of the construction programme.

Strategic Development Committee	April 2022
Start on site (Phase 1)	March 2023
Completion (Phase 1)	End 2025
Decant existing residents	3-6months
Start on Site (Phase 2)	Mid 2026
Completion of build and sales (Phase 2)	2029

## **11 NEXT STEPS**

- 11.1 The planning application will be submitted in December 2021. As a major application, the aim will be for a planning decision to be reached in 13 weeks from the date the application is validated.
- 11.2 Once a planning decision has been reached, a further scheme report will be brought to Cabinet to seek approval for the delivery approach, options for which are currently being considered.
- 11.3 A further report will be required to seek approval on the use of Compulsory Purchase Order (CPO) powers to empower the Council to acquire all land and property interests within the site boundary ('Order Land') necessary to facilitate the delivery of the scheme and s203 of the Housing and Planning Act 2016.

## **12 EQUALITIES IMPACT ASSESSMENT**

- 12.1 As part of the regeneration scheme, the council has been working closely with residents to ensure they are consulted on all aspects of the new development. Working closely has ensured that residents are listened to and their needs understood.
- 12.2 The appended EQIA report (appendix 4) has highlighted some of the aspects that will impact the protected characteristics of residents from HAP, which are

likely to be concentrated through the protected characteristics of disability, age, health, socio-economic inequality and language. The report also notes that the impact of the scheme will have greater bearing on Leaseholders, both resident and non—resident. However the assessment has also listed how the council will mitigate and reduce these impacts and officers will ensure the mitigation actions proposed are implemented fully throughout the different stages of the project.

12.3 Working in close collaboration between council departments, the ITLA and residents themselves will ensure we reduce or even eradicate these impacts.

12.4 The EqlA has been compiled on a basis of assuming compulsory acquisition will form part of the buy-back process, which is a standard precautionary approach in regeneration schemes. The EqlA therefore anticipates a CPO being considered by Cabinet in 2022/3 and ensures that Cabinet is made fully aware of all possible impacts on those with protected characteristics at this stage of the scheme's evolution.

### **13 RISK MANAGEMENT IMPLICATIONS**

13.1 The risks associated with this project are monitored through a Risk Register and include:

- Operational risk
- Reputational risk
- Housing market fluctuations
- Build cost fluctuations

### **14 COMMENTS OF THE CHIEF FINANCIAL OFFICER**

14.1 The report is seeking approval to progress the delivery of a regeneration project at Stepney for the redevelopment of Harriott, Apsley, Pattison Houses which, if approved, will deliver more than 400 new homes of which 180 will be affordable housing.

14.2 The total cost of the scheme is estimated in excess of £200m, with this report seeking approval for £86m to fund the first three years of the delivery programme including land assembly costs and settlements, such as leaseholder buy-backs, tenant decants and relocation of non-residential interests; fees associated with design, procurement and legal activities; and delivery of the first phase of the development comprising more than 100 new council homes and a new community centre.

14.3 A variety of funding sources will be utilised to meet the £86m cost, including approved s106 income, 1-4-1 right to buy receipts and borrowing within the HRA. Details of this funding is outlined in para. 8.5.

14.4 The HRA business plan has modelled the latest HRA capital programme which includes the H.A.P. scheme. Total costs of £215m have been modelled

for the delivery of this scheme in full. The HRA business plan operates within agreed thresholds to ensure its long-term viability and reductions will need to be made to the capital programme to deliver this project within the overall financial envelope of the HRA.

- 14.5 There are various options available to the Council to reduce cost within the HRA business plan, an example being reducing the investment in the existing housing stock by 2.5% per annum. This equates to £23.7m over the 30-year business plan or an average reduction of £0.8m per annum. Other options include reducing the pipeline capital programme to a similar value or identifying alternative ways of funding the H.A.P. scheme. The impact of these changes would need to be modelled to ensure the continued viability of the HRA business plan.
- 14.6 The current H.A.P. scheme has a negative Net Present Value (NPV). Although work is ongoing to reduce this deficit, this NPV should not be considered in isolation, but against the option of doing nothing and the future investment required in the stock to maintain it and meet the requirements for net zero carbon.
- 14.7 The progress of this scheme and accompanying budget request must be subject to alternative savings or cost reductions being identified to ensure that the HRA business plan cashflow and reserve balances are not compromised and remain within the approved threshold limits.

## **15 COMMENTS OF LEGAL SERVICES**

- 15.1 Section 1(1) of the Localism Act 2011 introduced the “general power of competence” for local authorities, defined as “the power to do anything that individuals generally may do” and which expressly includes the power to do something for the benefit of the authority, its area or persons resident or present in its area”. The generality of the power conferred by subsection (1) is not limited by the existence of any other power of the authority which (to any extent) overlaps the general power. Therefore, this power may be relied on to carry out the regeneration as recommended in this report.
- 15.2 In addition to the general power, Section 111 of the Local Government Act 1972 enables the Council to do anything which is calculated to facilitate, or is conducive to or incidental to, the discharge of any other of its functions, whether involving expenditure, borrowing or lending money, or the acquisition or disposal of any rights or property. This further supports the lawfulness of the recommended approach. The Council has powers under the Housing Act 1985 (by Section 9) to provide housing accommodation and therefore is a legitimate function to which section 111 would attach.
- 15.3 Cabinet members should consider whether resultant expenditure (and other financial consequences) is prudent, having regard to the Council’s general fiduciary duties. It must also reach a decision by reference to all relevant

considerations, disregarding irrelevant ones, and be satisfied that the recommended course of action is a rational course of action for the Council.

- 15.4 With regard to Procurement where applicable, the Council, as a contracting authority, must adhere to the rules set out in the Public Contracts Regulations 2015 (the Regulations). The threshold above which the award of public services contracts must comply with the full rigour of the Regulations is £189,330 and for works contract the sum is £4,733,252. For over-threshold contracts, contracting authorities must, among other things, publish a contract notice and thereafter follow the Regulations.
- 15.5 Section 123 Local Government Act 1972 Local authorities are given powers under the Local Government Act 1972 (LGA) to dispose of land held by them 'in any manner they wish' (s123(1) LGA). The only constraint on this is imposed by s123(2) which states that the disposal must be for the best consideration reasonably obtainable unless the authority gets consent from the Secretary of State. A 'disposal' under s123 includes sale of a freehold interest and the granting of a lease.

### **Linked Reports, Appendices and Background Documents**

#### **Linked Report**

#### **Appendices**

Appendix 1 – Harriott, Apsley, Pattison (HAP) Houses - Boundary Plan

Appendix 2 – Detail of community engagement

Appendix 3 – HAP Landlord Offer (Feb 2020)

Appendix 4 – Equalities Impact Assessment

#### **Background Documents – Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012**

Rehousing guide for resident leaseholders of Harriott, Apsley and Pattison House – selling your property to the council (November 2020)

A guide for non-resident leaseholders of Harriott, Apsley and Pattison House – selling your property to the Council

A guide for Council Secure Tenants - Harriott, Apsley and Pattison House (November 2020)

#### **Officer contact details for documents:**

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SITE PLAN



## APPROACH TO CONSULTATION

### Community engagement

- 1 The community engagement plan was a two-stage process, one for the pre-ballot community consultation and the second stage for the design stage, following a successful ballot outcome. Liaison and engagement will continue with residents throughout the lifetime of the project.
- 2 Community engagement with residents began in Summer 2019 and the first two events were held on 10 and 13 July 2019 at the Stepney City Farm. The consultations were attended by 70 residents across the two dates. This was an introductory event to introduce the project team and architects.
- 3 In addition to the consultations with the whole estate, Council officers held tenure specific online (zoom) workshops to go through the rehousing guides. On the 14<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> December 2020, officers organised workshops for secure tenants, private tenants including waiting list applicants, resident and non-resident leaseholders respectively.
- 4 One week prior to the workshop, all residents were issued with their own tenure specific rehousing/housing options guide. At the online work workshops, Council officers presented the housing options for residents and residents were offered the opportunity to discuss and ask any questions.
- 5 Below is the consultation programme which indicates all the resident consultation and engagement that has taken place to date.

**Table 1: Resident Consultation & Engagement Programme**

<b>Consultation Date</b>	<b>Purpose</b>	<b>Attendance</b>
10 <sup>th</sup> & 13 <sup>th</sup> July 2019	Initial design consultation with local residents.	70
28 <sup>th</sup> & 31 <sup>st</sup> August 2019	Design consultation	45
25 <sup>th</sup> Sept 2019	Women's 'session	15
26 <sup>th</sup> Sept 2019	Older People & Vulnerable Adults	9
28 <sup>th</sup> Sept 2019	All residents' consultation	15
2 <sup>nd</sup> & 7 <sup>th</sup> Nov 2019	Residents' feedback on infill or regeneration as preference	32
5 <sup>th</sup> & 7 <sup>th</sup> Dec 2019	Design consultation	33
9 <sup>th</sup> & 12 <sup>th</sup> Sept 2020	Design consultation	40
1 <sup>st</sup> , 3 <sup>rd</sup> & 5 <sup>th</sup> Dec 2020	Design consultation	22
18 <sup>th</sup> & 20 <sup>th</sup> March 2021	Online consultation	25
20 <sup>th</sup> & 22 <sup>nd</sup> May 2021	Online consultation – first face to face consultation since the pandemic	34
22 <sup>nd</sup> & 24 <sup>th</sup> July 2021	Design consultation	16



## Ballot process and outcome

- 6 From 18<sup>th</sup> July 2018, the Mayor of London required any landlord seeking Greater London Authority (GLA) funding for estate regeneration projects which involved the demolition of social homes to show that residents have supported their proposals through a ballot. This was to make sure that GLA funding only supported estate regeneration projects where residents have had a clear say in plans and they support the proposals put forward. A ballot is triggered when a regeneration project involves the demolition of any social homes and the construction of 150 or more homes (of any tenure).
- 7 On the 27<sup>th</sup> February 2020, the Council issued all residents who were eligible to vote a cover letter along with a 'Landlord offer' guide and a consultation timetable. The landlord offer guide was an official comprehensive document which was approved by the Greater London Authority (GLA), and provided all the outcomes of a regeneration scheme if there was a successful ballot.
- 8 The official ballot opening was on 18<sup>th</sup> March 2020 and the closing date was 9<sup>th</sup> April 2020. The consultation plan was to offer residents the opportunity to engage with officers throughout the ballot period. Officers organised a local venue (Harford Street Centre) along with a consultation bus which was located inside the estate as a base to consult with residents.
- 9 The bus had signposts, posters and offered a place to residents to come inside and talk about any issues or concerns they may have about the regeneration proposal. The bus along with the Harford Street Centre was available to residents during the week and even on occasional weekends. However due to the Covid-19 pandemic and the national lockdown, the Council decided to cancel all face-to-face consultations.
- 10 On 18<sup>th</sup> March 2020, residents were advised of new arrangements. As an alternative, officers from the Council were available by email and telephone for residents to contact. The Independent Tenants and Leaseholder Advisor (ITLA), PPCR were also available to liaise with any residents.
- 11 Below is the comprehensive ballot consultation timeline which was programmed to provide residents with information and responses to any questions they may have had relating to the landlord offer and also the ballot process. As explained previously all in-person consultations had to be postponed indefinitely due to the pandemic and the national lockdown.
- 12 Due to the positive and encouraging response the project had from residents during the consultation process, it was deemed that the ballot should continue as planned. This was reflected in the strong ballot turnout and the result showed that the scheme had received the community mandate to proceed with the regeneration proposals.

**Table 2: Ballot Consultation programme**

Tuesday 3 March	Resident consultation event - LBTH Bus	11am - 4pm
Thursday 5 March	Resident consultation event - LBTH Bus	11am - 4pm
Saturday 7 March	Resident consultation event - Harford Street Centre	10am-1pm
Tuesday 10 March	Resident consultation event - LBTH Bus	11am - 4pm
Thursday 12 March	Resident consultation event - LBTH Bus	11am - 4pm
Tuesday 17 March	Resident consultation event - LBTH Bus	11am - 4pm
Thursday 19 March	Resident consultation event - LBTH Bus	11am - 4pm
Saturday 21 March	Resident consultation event - Harford Street Centre	10am-1pm
Tuesday 24 March	Resident consultation event - Harford Street Centre	11am - 4pm
Thursday 26 March	Resident consultation event - Harford Street Centre	1pm - 6pm
Tuesday 31 March	Resident consultation event - LBTH Bus	11am - 4pm
Thursday 2 April	Resident consultation event - LBTH Bus	11am - 4pm
Saturday 4 April	Resident consultation event - Harford Street Centre	10am-1pm
Tuesday 7 April	Resident consultation event - LBTH Bus	11am - 4pm
Thursday 9 April	Resident consultation event - LBTH Bus	11am - 4pm

- 13 Civica Election Services were appointed as the independent body to organise and run the ballot. They wrote to and provided all eligible voters with their ballot papers.
- 14 The official ballot result was, 121 (98.4%) residents voted in favour of regeneration and 2 (1.6%) residents voted to reject the council's proposals. There was a turnout of 93.2% out of all the eligible electorate.

**Table 3: Breakdown of the official ballot result**

Number of eligible voters		132
Votes cast online	83	
Votes cast by post	19	
Votes cast by telephone	21	
Total number of votes cast:		123
Turnout:		93.2%
Number of votes found to be invalid or blank:		0
Total number of valid votes to be counted:		123

- 15 Prior to the lockdown, each consultation was held in a local community facility which was easily accessible to residents from the estate. However, since the lockdown based on government advice we had to cancel all face to face meetings and instead we held online consultations via the zoom platform. The consultations were also promoted via the Residents Panel who informed local residents of the dates and times of each consultation session. Where possible, we also publicised any events through newsletters.
- 16 For each consultation, officers wrote to residents and provided an invitation letter with details on how to access the consultation and materials. The letters were sent at least 10 days prior to any consultation event. Consultations were always held on a weekday and a weekend. We provided residents with various times throughout the day to attend the consultation sessions. Residents were issued with a pack for each consultation which contained planning and architectural drawings along with a survey for their feedback.
- 17 At the consultation event, residents were shown videos and after each consultation officers ensured these were available on the Council's webpage. The project has a dedicated webpage where all relevant materials are uploaded

### **Role of Residents' Panel**

- 18 Following the successful ballot outcome, as part of the regeneration scheme a residents' panel was set up. Residents were asked to volunteer to become panel members. The panel is made of a mixture of secure tenants and resident leaseholders from the three buildings on the estate.
- 19 The Residents' Panel is the representative residents' voice for Harriott, Apsley and Pattison Houses and it has been involved throughout the process, ensuring that proposals for the estate's future are community-led.
- 20 One of the first duties of the Residents' Panel was to appoint an Independent Tenant, Leaseholder Advisor (ITLA). Three organisations were shortlisted and were asked to be interviewed by the panel members and an organisation by the name of PPCR was selected to represent the residents of HAP.
- 21 The Panel attended regular evening design meetings with Council officers and PRP architects. They were shown designs of the new proposals and they provided valuable feedback before going out to the wider estate for public consultation.

