



Living in Hackney Scrutiny Commission 22nd March 2023 Item 4 – Resident Engagement for Estate Regeneration Schemes	Item No 4
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Outline

The Living in Hackney Scrutiny Commission is keen to hear about how the Council engages with residents affected by estate regeneration schemes in Hackney.

The Commission recognises that estate regeneration can offer existing tenants and leaseholders better homes, more new and affordable housing, and improvements to the local environment. However, when residents are not at the heart of proposals for regeneration on their estates, it can leave residents feeling they have not been properly consulted, social housing being lost, and displaced tenants and leaseholders getting a bad deal.

The [Government's Estate Regeneration National Strategy](#) outlines the importance of landlords, developers and local authorities engaging with residents throughout an estate regeneration scheme and ensuring their rights and options are made clear.

Similarly, the Mayor's [Good Practice Guide for Estate Regeneration](#) sets out good practice and principles in regards to ensuring resident support for proposals based in full and transparent consultation and meaningful ongoing involvement of those affected.

The [Hackney Residents Charter](#) outlines the Council's commitments to all tenants and leaseholders during an estate regeneration scheme, as well as the rights and guarantees they are entitled to throughout the regeneration process.

This discussion is seen as timely due to the recent publication of the [Housing Services Resident Engagement Strategy](#), which outlines proposals to improve

the Council's approach to engaging with residents who live in council managed homes, and the ongoing refresh of the Housing Strategy.

As part of the scrutiny process, Commission Members held a focus group with residents living in council managed estates that have been affected by estate regeneration schemes to understand their experiences and what they may like to see happen additionally or differently in the future.

Discussion

To look at how Hackney Council engages with residents affected by estate regeneration schemes.

Particular focus to be given to:

- How residents are given sufficient opportunity to be involved in shaping any proposals that will affect their homes throughout the planning and design process
- Where estate regeneration schemes involve the demolition of existing homes, the approach to temporary rehousing and how displaced social tenants are supported to understand their options and rights
- The approach to providing assistance and guidance for leaseholders, freeholders and private tenants on regeneration estates to ensure they are aware of their options and rights
- The approach to strengthening community cohesion on regeneration estates through engagement activity

Report(s)

To support this discussion the following written submissions were included for background information:

- Item 4a. Presentation from Housing Regeneration and Delivery
- Item 4b. Report of Members' Focus Group with Residents Affected By Estate Regeneration Schemes (*to follow*)

Invited Attendees

- Councillor Guy Nicholson, Deputy Mayor and Cabinet Member for Delivery, Inclusive Economy and Regeneration
- James Goddard, Strategic Head Strategy, Assurance and Private Sector Housing
- Rachel Bagenal, Strategic Head Housing Regeneration and Delivery

Invited External Attendees

- Paul Watt, Professor of Urban Studies, Birkbeck University

Action

Members are asked to consider the written submissions and ask questions of those in attendance.