



Resident engagement for estate regeneration schemes

Living in Hackney Scrutiny Commission
20 April 2023

Hackney is building

Programme of over 3,400 Council-led homes across more than 30 sites, alongside partnerships such as at Woodberry Down

1,984 new homes started, completed or received planning permission between May 2018 and May 2022

A mix of large and small brownfield sites - including estate regeneration and infill development

Social rent, shared ownership, Hackney Living Rent, and outright sale to pay for it

Plans for 1,000 new Council rent homes by 2026



King Edwards
Road

Our commitments

Not for profit

Building homes for outright sale to pay for social housing

Council-led

Without private developers or by selling off Council land

Council land

Making the most of the land we have available

First dibs for local people

Right to return and local letting policies

Working together

Collaborating with local residents



Frampton
Park Estate

Consultation principles

Informed by the Residents' Charter and Resident Engagement Strategy:

Timely

Allowing maximum time for engagement

Meaningful

Ensuring input informs changes

Inclusive

Including under-represented groups

Direct

Working directly with our residents

Collaborative

Giving community members a leading role



Mandeville
Street

Case study: Colville Estate

Resident Steering Group

Colville Estate Tenants and Residents Association - monthly meetings on areas such as developing and agreeing brief for new community centre

Independent tenant and leaseholder adviser

Impartial support and advice to individual residents and Steering Group

Consultation with residents to be allocated new homes on internal layouts, windows and balconies - through surveys, workshops and in-person exhibitions

Estate wide consultation on public realm and landscape proposals



Case study: De Beauvoir Estate

Pre-covid

In-person consultations, workshops, door-knocking sessions and youth engagement

During lockdown

Online consultation events, a dedicated consultation phone line, printed material and 1,300 e-newsletter subscribers

Resident Steering Group

Residents working with design team to put residents' views at the heart of the process

Independent tenant and leaseholder adviser

Impartial support and advice



Case study: New homes programme

Our plans

- Programme of 15 Council-owned sites to help towards building 1,000 new Council homes for social rent
- Repurposing underused land without demolishing homes
- Direct Council investment to build 75% for social rent

Early engagement

- Locations informed by a borough-wide survey
- Early resident engagement - before any design work
- Online survey and in-person engagement - 445 written responses - feedback summarised in a published report

Next steps

- Ongoing engagement throughout the design process
- Collaboration with local residents for new developments - more than just housing



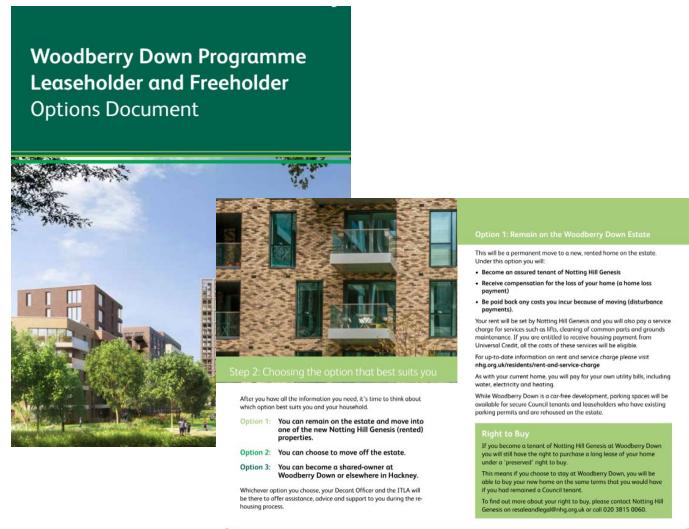
Case study: Woodberry Down

Commitments

- Direct move to a new social rent home for every Council tenant
- Shared equity and ownership offers for freeholders and leaseholders
- Community facilities and social infrastructure to bring new and old residents together

Community cohesion

- Local community is a formal regeneration partner through the Woodberry Down Community Organisation (WDCO)
- Extensive engagement on masterplan, design of each phase and rehousing process
- Resident drop-ins, neighbourhood office, translation services, Independent Tenant and Leaseholder Adviser, fun days and Winterfest



**Woodberry Down Programme
Leaseholder and Freeholder
Options Document**

Option 1: Remain on the Woodberry Down Estate

This will be a permanent move to a new, rented home on the estate. Under this option you will:

- Become an assured tenant of Notting Hill Genesis
- Receive compensation for the loss of your home (a home loss payment)
- Be paid back any costs you incur because of moving (disturbance payments)

Your rent will be set by Notting Hill Genesis and you will also pay a service charge for services such as lifts, cleaning of common parts and grounds maintenance. If you are entitled to receive housing payment from Universal Credit, all the costs of these services will be eligible.

As with your current home, you will pay for your own utility bills, including water, electricity and heating.

For up-to-date information on rent and service charge please visit [nhg.co.uk/leaseholders-and-service-charge](#)

While Woodberry Down is a car-free development, parking spaces will be available for secure Council tenants and leaseholders who have existing parking permits and are rehoused on the estate.

Right to Buy

If you become a tenant of Notting Hill Genesis at Woodberry Down you will still have the right to purchase a long lease of your home under a 'protected' right to buy.

This means if you choose to stay at Woodberry Down, you will be able to buy your new home on the same terms that you would have if you had remained a Council tenant.

To find out more about your right to buy, please contact Notting Hill Genesis on renewandregain@nhg.co.uk or call 020 3815 9000.

Step 2: Choosing the option that best suits you

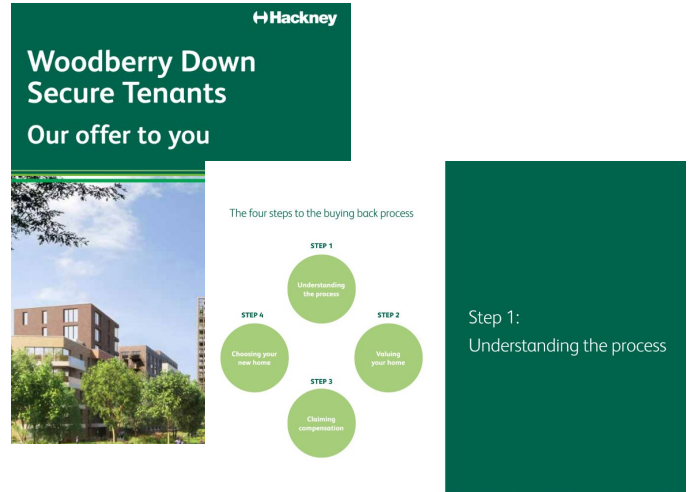
After you have all the information you need, it's time to think about which option best suits you and your household.

Option 1: You can remain on the estate and move into one of the new Notting Hill Genesis (rented) properties.

Option 2: You can choose to move off the estate.

Option 3: You can become a shared-owner of Woodberry Down or elsewhere in Hackney.

Whichever option you choose, your Decant Officer and the ITLA will be there to offer assistance, advice and support to you during the rehousing process.



Hackney

**Woodberry Down
Secure Tenants
Our offer to you**

The four steps to the buying back process

STEP 1
Understanding the process

STEP 2
Valuing your home

STEP 3
Choosing compensation

STEP 4
Choosing your new home

**Step 1:
Understanding the process**