

## Ownership and Stewardship Panel

This section of the report provides a summary of the current status of our vacant possession position on the six regeneration estates. It also provides an update on the Liveability commitment actions taken, and planned, in relation to ensuring those households who continue to live on the regeneration estates experience the highest living standards possible.

### Residential vacant possession update

- 1.1. The table below provides a summary of our current residential vacant possession position on each of the six regeneration estates. It shows:
- 1.1.1. The total number of households on the estates (homeowners and secure tenants)
  - 1.1.2. Of the homeowners, how many of these properties have either been acquired by the Council (or that we are in negotiations to acquire), and how many remain.
  - 1.1.3. Of the secure tenants, how many have been decanted and how many remain.
  - 1.1.4. Finally, of the total households, how many we have secured vacant possession of / are in progress (homeowners and secure tenants combined), and how many remain

**Table 1 – Summary of overall vacant possession position**

Estate	Total households – original position			Homeowners		Secure tenants		Total households – current position	
	Home-owners	Secure tenants	All	Total secured / in progress	Remaining	Total secured	Remaining	Total VP secured/ in progress	Total remaining
Central Hill									
Cressingham Gardens									
Fenwick									
Knights Walk									
South Lambeth									
Westbury									
Total									

- 1.2. For clarity, please note that the data for homeowners above includes both completed and in progress cases. However, the secure tenant figures only include completed cases.
- 1.3. Future reporting will include figures for secure tenant cases in progress; for example, where a tenant is actively bidding on Band A or has confirmed they wish to return / are engaged with the Housing Delivery decant team. The inclusion of *in progress* cases for secure tenants will provide a more accurate picture of the current vacant possession position.

1.4. As well as supporting residents in their buyback or decant, officers are spending considerable time working to ensure that those residents who choose to remain on the estate, or return to the estate, are supported both in terms of information but also in the identification of their new homes in the future phases.

### **Liveability Commitments**

1.5. As per the 30 March 2020 Cabinet Member Delegated Decision Report, in response to residents' concerns regarding the potential impact of the regeneration programme on their day-to-day lives, a set of draft Liveability commitments were produced.

1.6. The commitments were drawn up by officers having consulted previous resident feedback on the areas that were of most concern to them, acknowledging the challenges that living through substantial change brings.

1.7. The Council is committed to consulting affected residents on these commitments. Officers are currently undertaking a benchmarking exercise to ensure that our Liveability commitments represent a best practice approach when compared to our local authority and housing association peers.

1.8. Once this benchmarking is complete, the draft commitments will be presented to the Resident Engagement Panels on each of the six estates for comment. We will also undertake and promote wider consultation with all residents living on these estates.

1.9. In tandem with this consultation process, officers are working to ensure the most appropriate resources are in place to support the Council in delivering against these commitments. For example, Neighbourhood Housing has been examining how we deliver housing management services on these estates, acknowledging the particular challenges faced. To this end a new 'Estates Liveability' team will be established within a new specialist housing services division, comprising of a manager, four housing officers, a repairs surveyor and potentially a rent officer.

1.10. This team will work closely with the newly appointed Estates Transition Manager within the Housing Delivery team and also the Homes for Lambeth team, ensuring a more holistic approach is taken to supporting these residents and addressing their concerns.

1.11. A previous report gave a timeline of April – May for the consultation to take place, this has not been possible due to the impact of COVID-19 but is now scheduled to take place as per the key milestones table below.

**Table 2 - Key milestones**

<b>Action</b>	<b>Date</b>
Benchmarking	October 2020
New housing management structure	October 2020
Consultation	November 2020
Liveability Commitments signed of and published	December 2020 – January 2021