

Item No. 9a	Classification: Open	Date: May 19 2009	Meeting Name: Executive
Report title:		Addendum to: Strategic Vision for Elmington Estate	
Ward(s) or groups affected:		Camberwell Green Ward	
From:		Strategic Director of Regeneration and Neighbourhoods	

PURPOSE

1. To update executive on the outcome of consultation with the 15 tenants rehoused from Phase 1 and who still have the option to return. (See paragraphs 42 and 52 of the "Strategic Vision for Elmington Estate" report).
2. To update executive on the release of guidance for the Challenge Fund to build new council homes.

BACKGROUND

3. On May 5 2009, letters were sent to the 15 households explaining the proposal under consideration to pursue the next stage of the Elmington scheme with a RSL providing the new affordable housing rather than the council. The letters also requested that the tenants respond to the following questions:
 - a. Do you still wish to return to a new home on the Elmington Estate?
 - b. Would you be interested in returning to a new home at Elmington if it was provided by a housing association?
 - c. I would like to discuss this idea with the council before answering the questions.
 - d. Do you have any other thoughts that you would like the council to know as we develop our proposals to redevelop the vacant Elmington sites?
4. The letters were followed up with phone calls. The majority of responses to the questions were received via the telephone follow up.
5. As many of the respondents' concerns were about the scope of the proposal and difference between housing associations and the council, a second letter was sent with a housing association fact sheet attached and offering to make available copies of the report. The letter also encouraged initial or additional responses and comments before the consultation concluded on May 15 2009.

CONSULTATION OUTCOME

6. Nine out of the 15 tenants responded to the questionnaire.
7. All of the respondents wished to return to the estate. However, only 3 were willing to return as housing association tenants, whilst 3 wanted to remain council tenants and 3 were unsure.
8. Eight of the respondents want to discuss the idea further before committing to an option and, of the eight, 5 requested additional information.
9. Additional comments from the respondents are summarized as follows:

- a. Didn't sign up for returning to a housing association home, wants to retain the Right to Buy.
- b. Wants more information on housing associations. Is not happy on current estate, wouldn't mind moving to another council property if it had 4 bedrooms as have just had new granddaughter and current property is too small. Has concerns about rents.
- c. Would like to know more about disturbance payments (only got £1,500 when others got £3k); also what housing options are available if not returning to the site.
- d. Would not mind not returning to the Elmington; want a house with a garden, storage space and amenities
- e. Feels very let down by the entire process - returning to a Housing Association home is not what he agreed to. Wants to know what other options are.
- f. Wants further information about options - bed need has increased since was moved off the Elmington.

BUILDING COUNCIL HOMES

10. Since the report was finalised, the HCA have issued the guidance on the Challenge Fund. The two bidding rounds have extremely challenging timescales, with submission required by 31st July and 30th October respectively. These do not compare favourably with the development timetable for Elmington outlined at paragraph 30 of the report, and would require that a twin track process was put in place for part of Site A, ie a competitive funding bid, and inclusion in the disposal process for the wider sites. This may be a further unwelcome degree of complexity for a scheme that is already relatively complicated. If it is felt appropriate to make a Challenge Fund bid to build new council homes, it is not likely that the best chance of success would lie with Elmington. It is recommended that efforts should be concentrated on other suitable council-owned sites.
11. It is proposed that Recommendation 3 be amended to:

That executive agree that consideration is given to preparing a Challenge Fund bid to the Homes and Communities Agency (HCA) to build new council homes on alternative suitable council-owned sites but not on the Elmington estate.

AUDIT TRAIL

Lead Officer	Patsy Aduba, Head of Housing Strategy & Regeneration	
Report Author	Maurice Soden, Regeneration Initiatives Manager	
Version	Final	
Dated	May 14 2009	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director for Legal and Democratic Services	Yes	No
Finance Director	Yes	No
Head of Property	Yes	No
Executive Member	Yes	No
Date final report sent to Constitutional/Community Council/Scrutiny Team	May 15 2009	