

# St Raphael's Estate

## Demystifying Development

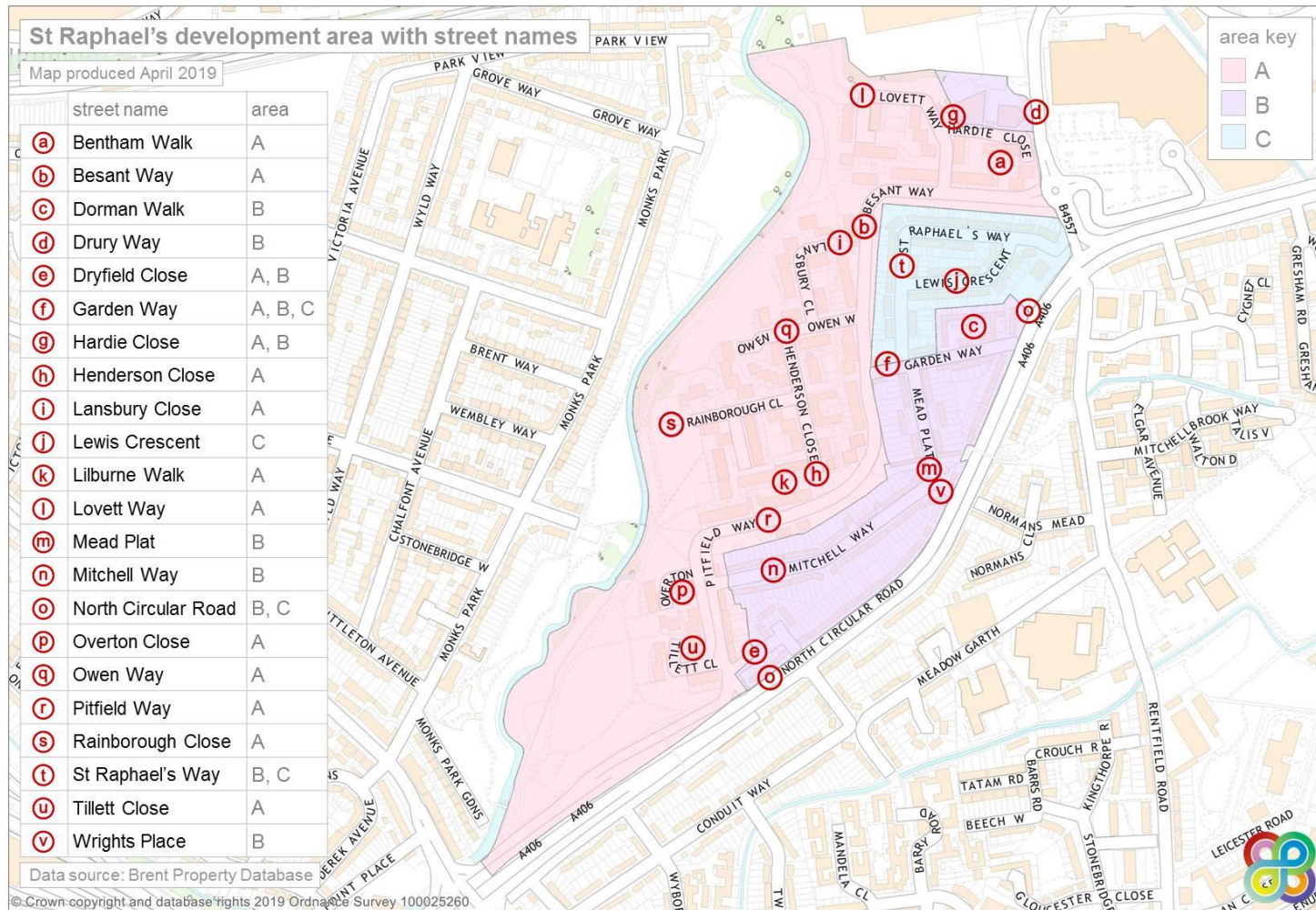
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## Addressing Common Myths

Changes to housing on your estate often gives rise to rumours, misinformation and misconceptions. Aim of this workshop is to:-

- Summarise Brent proposals
- Identify the most common myths and mysteries of development
- Identify misinformation and where it can come from
- 'Myth bust' with evidence and examples to refute incorrect perceptions
- Themes that redevelopment seeks to address and how
- Identify areas where residents can make a difference

# The St Raphael's Areas



## Housing Infill with Refurbishment

Brent Council have defined their approach for refurbishment with some infill development in open areas of the estate;

- No demolition of existing homes – residents remain in homes
- Refurbishment with limited new build
- Necessary improvements to Council owned properties
- Investment programme for retained homes aligned with building programme
- Refurbish Inside homes and blocks and improve landscaping

## Housing Redevelopment for St Raphael's Estate

Brent Council have defined their approach to redevelopment;

- Phased rebuilding of the estate – or parts of it - increase in mixed tenure housing provision of houses and flats
- Improvements to facilities and infrastructure
- Retention of secure tenancy and access to new homes
- Better use green spaces in and around the estate
- Resident Ballot required for options with positive result needed for redevelopment

## Myth 1 - Brent will demolish everything

“Brent Council can and will demolish all properties simultaneously forcing everyone to leave the estate. This will happen soon and without any resident input to the demolition”

- ❑ The Council own the property and land - but not all!
- ❑ Applying for funding from Mayor requires a Ballot before any demolition can take place
- ❑ Secure Tenants need alternative housing – 1985 Housing Act Section 10A
- ❑ Leaseholders and Freeholders – Compulsory Purchase powers under Town and Country Planning Act 1990
- ❑ Makes no sense to force everyone to leave as Brent have no supply of readily available housing

## Myth 2 - Brent will move residents to Manchester!

“Brent has the power to move residents out of their homes once demolished and place them all over the country – out to Luton or as far north as Manchester. Once moved, residents have to remain there with no right to return to London”

- ❑ Luton / Manchester have similar housing pressures to London
- ❑ Previous out of London emergency housing for those with no local connections
- ❑ Localism Act 2012 – increased powers for local allocations schemes, and allowed LA's to set residence criterion
- ❑ Reciprocal arrangements a thing of the past
- ❑ Brent Council stated commitment of Right to Return

## Myth 3 - Brent have decided what they want to do already

“Engagement with residents is pointless. The Council have decided what they want to do without any reference to residents. Opinions don’t count and there is no power to influence their decision. Just have to wait and see what happens”

- ❑ Leaving St Raphael’s ‘as is’ not an option
- ❑ Council want to provide more housing and deliver a range of improvements to the estate to benefit residents whichever option is preferred
- ❑ Resident Led – Council made the commitment and residents hold accountable
- ❑ Appointment of Independent Advisor to challenge the process and involve residents
- ❑ Architect selection – residents involved in the process and range of activities with Council and architects to work up the options



## Myth 4 - Brent Council is running down the estate to justify redevelopment

“Lack of investment in the estate has caused the estate to become run down. This gives justification for regeneration as the cost to bring properties up to standard is more than to redevelop the properties”

- ❑ Maintenance standards within tenancy agreement and implied - Landlord & Tenant Act 1985 s11
- ❑ Brent Housing Partnerships – previous Arms Length Management Organisation for Decent Homes awarded 5 stars for Health and Safety in 2012
- ❑ New roofs on blocks and new doors - some windows replaced.
- ❑ Refurbishment commitment set regardless of chosen option

## Myth 5 - Private Developers will drive out Council tenants

“St Raphael’s will be gentrified – all Council tenants will be driven out of the area. The parkland will be developed into high rise blocks - like those in Wembley – with blocks facing the river that will all be sold or rented to private owners. Housing Associations won’t want to rent flats to Council tenants”

- ❑ Wembley Area Action Plan 2015 - wider range of improvements including housing, highway, transport, public realm
- ❑ Mixed tenure communities with funding from sales invested into social housing
- ❑ Planning requirements to provide sufficient green spaces
- ❑ Woodberry Down Estate and Lower Lea regeneration – innovative design with wetlands
- ❑ Housing Associations bring expertise and market funding

## Myth 6 - I will lose security of tenure

“Brent Council will have private developers or Housing Associations build new homes. I will have to move to their property and no longer be a secure tenant and lose all my rights”

- Landlord mix in St Raphael’s – Network as existing and Peabody possible developers with 14B and First Wave developing for Brent Council
- Secure tenancies retained on South Kilburn estate regeneration
- Network Homes tenancy terms protected. Secure tenants transferring to another Registered Provider protected
- Rents in new build properties comparable and rise in line with target rents. Service Charges and Council Tax will be higher but lower bills for comparable property size
- Landlord offer for Tenants – you can shape this

## Myth 7 - Leaseholders and Freeholders will be priced out of St Raphael's

“Brent Council will build homes that are so expensive nobody can afford them in the local area. New wealthy people will move in and existing homeowners will be forced to move out of London to buy homes. Only flats will be built”

- ❑ New build / off plan homes are more expensive but usually government incentives offered Help to Buy
- ❑ Some costs increase - service charges, ground rents, Council Tax etc. but reduced running expenses
- ❑ Shared ownership / equity packages and other financial compensation / assistance provided
- ❑ Mix of flats and houses proposed for both options
- ❑ Landlord Offer for homeowners – you can shape this

## So, what will infill or redevelopment actually bring?



## New Homes and Improved Estate Environment

Brent Council want to improve the lives of residents on St Raphael's Estate through building new, high quality homes that meet resident housing needs and tackle housing shortage within the Borough.

- ❑ Homes built in accordance within National Planning Policy – Legislative and Regulatory Guidelines, The Mayor's London Plan and their own Local Plan
- ❑ Quality of the build governed through Building Control Regulations – detailed inspections and testing and latest space standards
- ❑ Mix of housing types and tenures from open market sale to genuinely affordable homes. Secure tenancies remain and access to a new home for all.
- ❑ Tenure neutral – unable to determine tenure from external appearance – although here may be different specification for open market sale
- ❑ Proposals for residents of all tenures to enable the community to stay together

## Community, Health and Wellbeing

Brent Council want to keep the St Raphael's community together. They recognise any form of development will be disruptive but want to support residents through this

- ❑ St Raphael's residents supported to stay on the estate if they wish to do so.
- ❑ Existing community facilities will be maintained or where funding is available improved . Green spaces given better use, made safer with lighting improvements etc.
- ❑ Your Tenants/Residents/Stakeholders Board encouraged to apply for community and government grants to provide or enhance community projects i.e. outdoor gym or bicycle hub
- ❑ Opportunity to improve health outcomes – partnerships with statutory service i.e. NHS where possible

## Job Opportunities and Training

Brent Council should offer job and training opportunities for St Raphael's resident regardless of infill or redevelopment proposal. Housing improvements need to deliver more than just bricks and mortar

- ❑ Apprenticeship offers through main contractors – part of the contract specification
- ❑ Continued support for existing community facilities i.e. Living Room, SUFRA, Children Centre, edible garden with voluntary or paid staff
- ❑ Exploring or expanding links to local colleges to offer training opportunities for residents of all ages to gain new skills
- ❑ Monitoring of outputs by residents and ensuring these are sustainable



## Safety and Security

Brent Council want to address issues with antisocial behaviour and crime to bring about a thriving, clean, crime free neighbourhood

- ❑ Improve walkways to ensure safety and accessibility especially for residents with limited mobility and parents with prams
- ❑ ASB tackled through enforcing tenancies and working with the neighbourhood police.
- ❑ Address lighting in the open spaces to make areas safe to walk after dark
- ❑ Discourage those whom live off the estate congregating in the area to commit crime
- ❑ Point out hotspots for the Council to address

## Infrastructure, Transport and Parking

Brent Council want to improve accessibility on the estate for residents and for their visitors. On estate parking provision should be consulted on and improved

- ❑ Parking should work for all members of the community. Wembley Event Day parking and transportation needs consultation and improvement
- ❑ Options for reducing car ownership should be explored – e.g. car Clubs, bicycle parking etc. may result in a reduction of vehicles per household improving environmental impact.
- ❑ Frequency and reliability of local bus services improved in consultation with Transport for London
- ❑ Possibility of establishing a bicycle hub to encourage use by all ages

## More Information.....

PPCR encourage you to look at the following sources of information to gain more insight on what development on St Raphael's Estate could mean for the community

- ❑ [www.brent.gov.uk/straphs](http://www.brent.gov.uk/straphs)
- ❑ <https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners>
- ❑ <https://www.gov.uk/leasehold-property>
- ❑ <https://www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration>

