

# The Estate Regeneration Pathway for the Council's Engagement with Social Landlords



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# 1. Introduction

## 1.1 The need for the Pathway for the Council's engagement in estate regeneration programmes

The Council is committed to providing well designed and creative solutions to the development of new homes, local economies and living environments that Residents are proud to live in. This can only be achieved through effective partnership working between social landlords, local communities and the Council that is transparent and embraces best practice principles.

In July 2018, the Greater London Authority (GLA) published the Resident Ballot Requirement funding conditions which forms part of the Mayor's Affordable Housing Capital Funding Guide. The document requires any landlord undertaking major estate regeneration schemes involving the demolition of social homes and the construction of 150 or more homes (of any tenure) to have the backing of existing residents before they can receive City Hall funding.

Delivering estate regeneration requires collaboration from the outset. Social Landlords are the major landowner and developer; however, the Council plays a key role in supporting the decant and allocations process, delivering planning permission, undertaking Compulsory Purchase (if required) and, in many cases, including council assets and/or services within the programme.

Whilst the GLA funding conditions set out the process for obtaining financial support, the document does not make reference to how the interface between Local Authority departments and Social Landlords should be managed. This paper sets out a 'pathway' for estate regeneration schemes led by Social Landlords in the borough. It outlines the key stages of engagement, the roles of each party and the resulting outputs.

## 1.2 Background

Following the introduction of resident ballots and the experience of the borough's first ballot, the Council's Regeneration Board requested the Regeneration team develop a standardised process for estate regeneration programmes intended to structure engagement with the Council. Although initiated as a result of regulatory changes, there is considerable merit to adopting a standardised process irrespective of the need for a resident ballot. The Council will therefore apply this approach to all social landlord led regeneration schemes.

The draft approach to the Council's engagement with Social Landlords in estate regeneration programmes has been developed in consultation with Housing Regeneration, Affordable Housing, Housing Options, Planning and Legal colleagues. The Regeneration Board commented on the draft at the session on 21<sup>st</sup> November 2019.

There is no statutory requirement for Social Landlords to undertake this route; however it is prudent for the Council and Social Landlords to work collaboratively for the benefit of local communities. The Pathway will significantly reduce risks to the development programme, and ensure efficient co-operation between Social Landlords and the Council.

As part of the consultation process comments and endorsement for this approach have been sought from the following partnership forums:

- Tower Hamlets Housing Forum (THHF) Executive (26<sup>th</sup> January 2020)
- THHF Common Housing Register (11<sup>th</sup> February (2020)
- THHF Development sub group (5<sup>th</sup> March 2020)
- The Housing Management sub group (10<sup>th</sup> March 2020)

Representations were received from the following parties: THHF Executive and Common Housing Register forum; Southern Housing Group; Tower Hamlets Homes; Tower Hamlets Community Housing; Clarion Group; Poplar HARCA; One Housing Group; Gateway Housing Association and the GLA.

The comments have been reviewed by the Regeneration team, who after further consultation with the Housing Regeneration team, have amended the document to reflect the observations received.

## **2. Principles of the estate regeneration pathway for the Council's engagement with Social Landlords**

### **2.1 Objectives**

The main objective of the guidance is to ensure a transparent and organised process is in place with sufficient clarity and agreement in advance of a public ballot (if applicable). It is intended to provide assurance that the regeneration proposal presented to residents is one which could reasonably be supported through the Council's statutory and landlord functions.

The GLA's funding condition requires that once a scheme is agreed by the ballot, the scheme should not materially change, which reduces the risk to the Social Landlord of having to re-run the ballot.

Early joint working will also meet the requirements for the Council to endorse and manage any supporting CPO, through early scrutiny of proposals and collaborative working and will enable orderly progression from ideas to delivery. This will avoid abortive work, and allow a more efficient use of resources.

It is expected that all Social Landlord led Estate Regeneration Schemes, where a resident ballot is being undertaken, should follow the process outlined below. Not all stages will be required for all schemes – this will depend on the nature of the Council's role in the scheme.

### **2.2 Role of the LBTH Regeneration Board**

The Regeneration Board was established in 2018 to steer the development of a strategic approach to regeneration across the Borough. The Board meets every six weeks and is composed of senior political and management representatives in the London Borough of Tower Hamlets:

- Executive Mayor
- Deputy Mayor and Cabinet Member for Adults, Health and Wellbeing
- Statutory Deputy Mayor and Cabinet Member for Housing
- Cabinet Member for Work and Economic Growth
- Cabinet Member for Planning and Social Inclusion
- Chair of Strategic Development Committee
- Cabinet Member for Work & Economic Growth
- Chief Executive
- Corporate Director Place
- Head of Regeneration
- Divisional Director Planning & Building Control
- Divisional Director Work & Economic Growth
- Divisional Director Housing & Regeneration
- Head of Strategic Policy, Performance, Place Directorate
- Divisional Director Public Realm
- Head of Mayor's Office

The purpose of the Board is to coordinate regeneration delivery within the Council, ensuring that there is a joined up / 'no silo' approach; and to steer a strategic approach to securing funds for regeneration. The Pathway guarantees Social Landlords a number of opportunities to receive formal feedback from the LBTH Regeneration Board.

### **2.3 Confidentiality**

The Council will not automatically publicise any confidential information received during any stages of the Estate Regeneration Pathway; however, if the Council receives a request to disclose information, under the Freedom of Information Act (FOI) or Environmental Information Regulations (EIR), it may be obliged to do so unless the disclosure is exempt and, the public benefits of maintaining the exemption outweigh that of disclosing the information.

The information may only be withheld from the public if its disclosure could prejudice commercial interests; inhibit the free and frank provision of advice or exchange of views during the process, or could prejudice the effective conduct of public affairs. Submission of confidential information for discussions with officers or presentation to the Regeneration Board should be accompanied by a statement setting out the reasons why the information falls into these exempt categories and why the public benefits of maintaining the exemption would outweigh those of disclosure.

Generally, the public interest in maintaining confidentiality of the information provided would reduce with time and/or as the proposals advance through the stages of the Estate Regeneration Pathway. For example, once residents have been notified of the ballot and the Landlord's Offer is in the public domain, information submitted and advice given would no longer be treated as confidential although the exemptions are likely to continue to apply with respect of any commercially sensitive information. The Council retains absolute discretion on disclosure of any information it holds.

### **2.4 The Process**

The guidance has been developed for estate regeneration programmes with the core option for those involving residents' ballots which takes into account cases where Council's assets are involved. A simplified version applies for schemes not requiring residents' ballots.

There are seven stages identified that have been organised around a number of key events/activities to be undertaken within the consultation process. Progression from one stage to the next is dependent on the satisfactory completion of applicable activities within each Stage. It is envisaged that some events within each stage may occur in parallel. Schemes not requiring ballots are primarily informed by the planning procedures.

## Stage 1: Initiation

**Objective:** To assist The Social Landlord in establishing the realistic scope and scale of the proposed options for estate regeneration, identify any implicated Council assets or operations and initiate the joint strategic approach to key elements of the programme. This should include: consultation and resident involvement, decants, and acquisition arrangements for all tenures and land interests; tenants, home owners (i.e. resident / investor numbers), retail or other business occupiers. At this stage the likely need for a CPO should be established, together with any proposed development partnership, and a broad timetable for the programme.

### Inception meeting

**Process:**

- i. The Council is open to informal early engagement with Social Landlords. In such instances the Head of Regeneration and the Divisional Director for Housing will lead the process. Due regard should be given to the efficient use of officer time. The focus of these discussions should be around the scope of the Inception Meeting (details below) and on addressing the following regeneration outcomes:
  - 1. INFRASTRUCTURE AND PLACEMAKING  
New development is designed to promote inclusivity and enhance quality of place, and is matched by timely delivery of social, transport and services infrastructure in order to support sustainable growth.
  - 2. REDUCING INEQUALITIES & ENHANCING WELLBEING  
Health and other inequalities between people from different communities and different areas are reduced, and air quality improved.
  - 3. MAKING COMMUNITIES SAFER AND MORE COHESIVE  
Communities are safer and more cohesive through ensuring the accessibility of spaces, places and facilities; enabling community participation & strong relationships, and promoting culture and leisure opportunities.
  - 4. PUBLIC REALM AND THE ENVIRONMENT  
The local environment is improved – cleaner and more attractive streets, open and green spaces.
  - 5. AFFORDABLE HOUSING  
More high quality, affordable housing which meets the needs of residents is provided.
  - 6. EMPLOYMENT  
More local people are in work and progressing to better paid employment.
  - 7. ENTERPRISE  
Locally owned businesses and those that employ local people are starting, growing and staying in the borough.
  - 8. TOWN CENTRES AND MARKETS  
Well-functioning town centres and markets provide existing and new residents with access to a range of local shops, services, leisure and community facilities that meet their needs.
- ii. In order to initiate engagement with the Council, the Social Landlord provides a briefing note to the LBTH Regeneration Team covering the draft scope and scale of the regeneration area incorporating the following subject matters:
  - Social Landlord's options and business rationale for regeneration

- Options to include: decant and proposed land use and acquisition arrangements for all tenures and land interests, including tenants, home owners, retail of other business occupiers
  - Full disclosure of actual and planned consultation / engagement with the affected community and land interests
  - Social landlord's governance in decision making about the scheme
  - Any restrictions in Transfer Agreements
  - Any implicated Council assets or operations;
  - The need for a Compulsory Purchase Order (CPO)
  - Any Council involvement expected and what form it should take.
- iii. The LBTH Regeneration Team to organise and invite the Social Landlord to an inception meeting to discuss the proposals with the following senior Council officers:
- Head of Regeneration
  - Divisional Director Planning & Building Control
  - Divisional Director Work & Economic Growth
  - Divisional Director Housing & Regeneration
  - Head of Strategic Policy, Performance, Place Directorate
  - Divisional Director Public Realm
- iv. Council officers to provide initial verbal comments on the proposals at the meeting.
- v. The Regeneration Team will liaise with appropriate internal departments for comprehensive comments before drafting recommendations on the submission for the Regeneration Board.

**Output:** The LBTH Regeneration Team to produce a briefing note to the Regeneration Board with recommendations on the Council's engagement in the proposed estate regeneration programme.

The LBTH Regeneration Team to inform the Social Landlord of the date of the presentation to the Regeneration Board within 10 working days from the meeting.

## Presentation to the Board

**Purpose:** To receive formal Council feedback on the proposed estate regeneration programme

**Process:**

- vi. Details of officers' recommendations will be sent to the Social Landlord, together with an agenda at least 3 days prior to the Regeneration Board meeting.
- vii. The Social Landlord to present their proposals and discuss the options with the Regeneration Board.

**Output:** The Regeneration Team will provide the Social Landlord with written comments from the Regeneration Board within 10 working days of the meeting, detailing key issues and actions arising from the proposals and confirmation of the dedicated Project Manager from the Regeneration Team who will be responsible for co-ordination throughout the Programme . If required, the Council's provisional view on support for the principle of making a CPO will be included (subject to Mayor in Cabinet approval).

## Stage 2: Landlord Offer Development

Stage 2 is composed of three base elements: Pre-application (spatial principles); workshop with Councillors and Decant requirements. If applicable, appropriate legal agreements should be drafted at this stage. All three elements can proceed in parallel.

**Objective:** To assist the Social Landlord in developing viable and realistic options for an estate regeneration programme.

### Pre-application - spatial principles

**Purpose:** To provide the Social Landlord with detailed understanding of the key planning policy and design considerations (including scale and massing) and requirements for the site. To provide greater certainty regarding the acceptable capacity of sites and ensure holistic development is achieved. The developing Social Landlord will be expected to use their understanding of key resident requirements from ongoing consultation to inform these discussions.

**Process:**

- i. Social Landlord to follow the normal LBTH Planning Pre-application process for Major/Strategic Applications.
- ii. The Social Landlord should ensure residents and other affected stakeholders have been consulted as early as possible on the key parameters of the proposals. It should be demonstrated how the concerns of respondents have been addressed.
- iii. They should also demonstrate that where residents/stakeholders with land interests will not have the right to return on completion of the re-development programme, they have had the reasons fully explained to them and with any right to compensation.
- iv. The Social Landlord to provide evidence of their rationale for the proposals brought forward – i.e. why demolition and redevelopment (including CPO) are considered to be the preferred option.
- v. Where a CPO is required, the Council expects the Social Landlord to make every effort when considering regeneration to relocate existing tenants, resident owners and active businesses within their proposed scheme where they express a wish to remain. This will assist in making a CPO more viable.
- vi. Pre-application engagement should proceed until positive recommendations have been achieved from LBTH Development Management.

**Output:**

Pre-application letter outlining agreed elements and outstanding minor and resolvable issues will be issued to the Social Landlord within 10 working days of each of the pre application meetings.

The principles of the spatial concept for the redevelopment, including a broad approach to phasing are established, although not fixed.

### Workshop with Councillors

**Purpose:** To brief Councillors from the affected wards about the planned estate regeneration and obtain their feedback.

**Process:**

- i. The Regeneration Team, in cooperation with the Councillors Support Office to organise (schedule, arrange bookings and invitations) a workshop with the Lead Member, relevant Ward Councillors and the Social Landlord.
- ii. The Social Landlord to provide all information required for the workshop and a presentation at least two weeks prior to the planned session.
- iii. The meeting will be chaired by the Lead Member.

**Output:** The Project Manager from the Regeneration Team will create formal Minutes outlining the feedback from the Ward Councillors. The Ward Councillors will be updated regularly by the Lead Member throughout the program.

## Decant Requirements

**Purpose:** To provide the Common Housing Register (CHR) Forum with advance notice that decant status will be required on the development at a later stage. This will avoid decant status being agreed too early, resulting in the premature loss of social rented accommodation.

**Process:**

- i. Social Landlord to follow existing agreed guidance between LBTH and the CHR on acquiring decant status.
- ii. The Social Landlord should formally advise the Chair of the Common Housing Register (CHR) Forum of the proposals once the broad parameters of the programme have been agreed through the pre-planning process.
- iii. The forum should be provided with regular updates from the Social Landlord on the planning process where decant status will be required at a later stage. Intervals to be agreed with the Chair.
- iv. The developing Social Landlord to update the CHR on whether a ballot will be undertaken and the timing for distribution.
- v. The CHR will monitor progress of the planning application at agreed intervals, the timetable for issuing the formal ballot (if required) and provide feedback to the Social Landlord.

**Output:** CHR creates a formal Minute that Decant Status is pending and monitors progress of the planning process.

## Legal Agreement (if required)

**Purpose:** Where a CPO is required or the scheme impacts on council assets or operations, the legal process will commence with a Letter of Undertaking followed by a Partnership or Indemnity Agreement. The type of legal agreement entered into between the Social Landlord and the Council will be one which best suits the nature of the scheme and each parties' involvement.

### Legal Letter of Undertaking

The parties agree a Letter of Undertaking to inform future collaboration agreements, define the area and assets in scope and the roles and responsibilities of each party. This will also set out a projected budget for the reimbursement of Council officer time in evaluating the proposal for a CPO, drafting an Indemnity Agreement (IA) and bringing all necessary decisions, including the IA to the Mayor in Cabinet.



When Mayor in Cabinet approval has been obtained, the Council will seek a full Indemnity Agreement to be entered into with the Social Landlord to provide clarity over roles and responsibilities. It will also ensure all reasonable costs (i.e. officer time, professional and legal services etc.) incurred by the Council in facilitating the scheme and particularly in the making of a CPO (if required) are borne by the developing Social Landlord.

**Process:**

- i. The council will supply the Social Landlord with an indicative draft Letter of Undertaking based on previous regeneration schemes for consideration.
- ii. Social Landlord to make required amendments to the draft Letter of Undertaking and provide this to the Regeneration team for internal officer discussions.
- iii. Agree revised wording either through email and/or officer level meetings.
- iv. Final Letter of Undertaking to be agreed by the Tower Hamlets Regeneration Board. This presentation to the Regeneration Board could be combined with Stage 3 below.

**Output:** Letter of Undertaking signed by all parties involved. Council officer time (Housing Regeneration, Asset Management, and Legal) can then be dedicated to supporting the project and working up the Indemnity Agreement and the necessary Mayor in Cabinet Report.

### **Draft Partnership / Indemnity Agreement (if required)**

**Purpose:** To draft a legal agreement based on the Letter of Undertaking that will address detailed areas of co-operation, the roles and responsibilities of each party and cost implications of Council officer time commitment outside the normal planning process.

The parties will work together to review the scheme implications and draft a further legal agreement to be agreed by the Mayor in Cabinet. This can take the form of a draft Partnership or Indemnity Agreement depending on the nature of the scheme.

**Process:**

- i. The Housing Regeneration Team will liaise with the Social Landlord to provide example agreements and indicate the Council's key requirements for entering into the legal agreement.
- ii. Social Landlord to consider and provide draft agreement to the Housing Regeneration Team for internal discussion. A briefing note including recommendations will then be drafted by the Housing Regeneration Team and issued to the Regeneration Team. This should include:
  - Objectives / purpose of the regeneration scheme
  - Land within the site
  - The approach to securing necessary consents
  - The approach to CPO (if relevant)
  - The approach to land acquisition / consolidation (if relevant)
  - Management of any affected services (if relevant)
  - Financial considerations
  - Timescales
  - The approach to community engagement
  - Establishment of a governance structure / project board

- Details of funding by the Social Landlord to cover the Council's costs in respect of the co-ordination and management of the CPO process and associated costs, which will be set out in the Indemnity Agreement.
- Dispute resolution
- iii. The Regeneration Team to inform the Social Landlord and the Housing Regeneration Team of the date of the presentation to the Regeneration Board. This could be presented together with the Landlord's Offer (Stage 3).
- iv. The Regeneration Team issues the briefing note to the Regeneration Board and the Social Landlord at least 3 days prior to the meeting.
- v. Social Landlord to present and discuss the draft with the Regeneration Board.

**Output:** Confirmation letter from the Regeneration Board confirming the agreed text of the Draft Partnership/ Indemnity Agreement within 10 working days from the meeting.

### Stage 3: Landlord Offer Co-ordination

Stage 3 is composed of two base elements: Presentation of the draft Landlord Offer to the Regeneration Board; agreeing a joint publicity strategy if applicable. Both elements can proceed in parallel.

**Objective:** To assist the Social Landlord in preparing for the ballot.

#### Presentation to the Regeneration Board

**Purpose:** To ensure that the Landlord Offer presented to residents could be supported by the Council's regulatory and landlord functions. It is expected that this document will be in keeping with the Council's Allocations Policy and the principles explored in the pre-application process.

**Process:**

- i. Social Landlord to provide a draft Landlord Offer document to the Regeneration team for internal officer discussions. The document should include proposed decant and acquisition arrangements for all tenures and land interests; including tenants, home owners (including resident / investor numbers) retail, community use or other business occupiers. The social landlord will also be expected to provide details of their Publicity Strategy including how they envisage the Council should be involved in it.
- ii. The Regeneration Team will liaise with relevant internal departments and services and draft recommendations to the Regeneration Board. Details of the recommendations will be sent to the Social Landlord, together with an agenda for the Regeneration Board meeting.
- iii. Any formal endorsement or foreword should be requested at this stage.
- iv. Social Landlord to present to the Tower Hamlets Regeneration Board.
- v. Any joint publicity between the Council and the Social Landlord to be agreed at the meeting. This includes formal Council endorsement of the Landlord Offer and any quotes in related publications.

**Output:** The Regeneration Board will provide written comments to the Social Landlord regarding the Offer Document within 10 working days of the meeting. Council Officers to check there are no competing community engagement events scheduled by the Council at the same time.

## Stage 4: Ballot Outcome

**Purpose:** To provide an update to the Council and the CHR on the outcome of the ballot.

**Process:**

- i. Social Landlord to contact the Head of Regeneration and the Chair of the CHR with the result of the ballot.
- ii. Head of Regeneration to inform relevant Council departments and the Regeneration Board.

### YES vote

- iii. If the resident ballot results in a YES vote, supporting the estate regeneration option, the Social Landlord proceeds to the Stage 5 of the Pathway.

### NO vote

- iv. If the resident ballot results in a NO vote, and the Social Landlord intends to proceed with the estate regeneration, they should review the potential issues that gave rise to the result, and draft a revised strategy. The revised programme should be submitted to the Regeneration Team.
- v. The Regeneration Team will liaise with appropriate internal departments for comprehensive comments before drafting recommendations on the submission for the Regeneration Board.
- vi. The LBTH Regeneration Team to produce a briefing note to the Regeneration Board outlining recommendations regarding the Council's engagement in the proposed estate regeneration programme.
- vii. The LBTH Regeneration Team to inform the Social Landlord of the date of the presentation to the Regeneration Board within 10 working days from the meeting.
- viii. Details of officers' recommendations will be sent to the Social Landlord, together with an agenda at least 3 days prior to the Regeneration Board meeting.
- ix. The Social Landlord to present their proposals and discuss the options with the Regeneration Board. Regeneration Board to advise on which Stages of the Pathway should be repeated.

**Output:** Council Departments and CHR informed of the outcome of the ballot.

In the event of a NO vote, and if an additional presentation to the Regeneration Board takes place, The Regeneration Team will provide the Social Landlord with a written letter from the Regeneration Board within 10 working days of the meeting, detailing key issues and actions arising from the proposals.

## Stage 5: Detailed Design

**Objective:** To assist the Social Landlord in developing a viable and deliverable spatial concept for the estate regeneration.

### Pre Application: Detailed considerations

**Purpose:** To provide greater certainty regarding the detailed design of the overall scheme immediately prior to submission of the planning application

**Process:**

- i. Social Landlord to follow the normal LBTH Planning Pre-application process for Major/Strategic Applications.
- ii. The Social Landlord should ensure residents and other affected stakeholders have been party to ongoing consultation, preferably through participatory design workshops.
- iii. The Social Landlord to discuss any issues likely to impact on the decant process with the CHR and agree the next steps.
- iv. Pre-application engagement should continue until positive recommendations have been achieved from LBTH Development Management.

**Output:**

Formal letter to be issued to the Social landlord within 10 working days of the meeting to confirm the positive conclusion of the pre planning discussions.

## Initial Demolition Notice

**Purpose:** Legal notices to be served on the secure tenants affected by the regeneration programme to inform them of the landlord's plans to demolish the homes within the programme. The Initial Demolition Notice enables the Social Landlord to suspend the Right to Buy for qualifying tenants.

**Process:**

- i. On concluding the ballot, and where a positive ballot result has been achieved, the Social landlord should serve an Initial Demolition Notice on all relevant residents.
- ii. Inform the Regeneration Team when the notices have been served.
- iii. The Regeneration team will inform relevant Council departments and the Regeneration Board.

**Output:** The Initial Demolition Notice is served by the Social Landlord on all residents affected by the programme. The properties included in the estate regeneration programme have the Right to Buy suspended.

## Stage 6: Planning Permission

Stage 6 is composed of two base elements: Planning Permission and Decant Status approval. If applicable, formal Mayor in Cabinet approval for a CPO, Council assets and operational arrangements should take place at this stage. All three elements can proceed in parallel.

**Objective:** To conclude the formal processes related to the Council's involvement in the estate regeneration programme.

### Planning Permission

**Purpose:** To deliver planning permission for the proposed scheme.

**Process:**

- i. To follow the normal LBTH application process for Major/Strategic Applications.

- ii. Application to be decided at Strategic Development Committee.

**Output:** S106 agreement signed and Planning Permission issued.

## **Decant status**

**Purpose:** To enable the commencement of the re-development programme.

**Process:**

- i. When Planning Permission has been obtained, the Social Landlord should inform the Chair of the CHR. The Regeneration Team will inform relevant internal departments.
- ii. The CHR will only consider awarding decant status prior to securing planning permission where pre-planning advice has concluded positively, a planning application has been submitted **AND** where previously agreed guidelines on exceptions between the CHR and the Council apply. Confirmation of the exceptions and the decision on whether individual schemes meet the criteria must be obtained from the CHR. The CHR approves the request for Decant Status and the Chair agrees with the Social Landlord the frequency with which they should provide updates to the forum on the progress of the decant programme.
- iii. Demolition Notice to be served by the Council on the Social Landlord.

**Output:** CHR to create a formal Minute that Decant Status is approved and monitor progress of the planning process.

## **Formal Mayor in Cabinet approval: CPO, council assets and operation arrangements (if required)**

**Purpose:** to secure formal Mayor in Cabinet approval regarding the initiation of the CPO process, the involvement or disposal of Council assets, any relevant agreement between the parties, and any necessary operational changes.

**Process:**

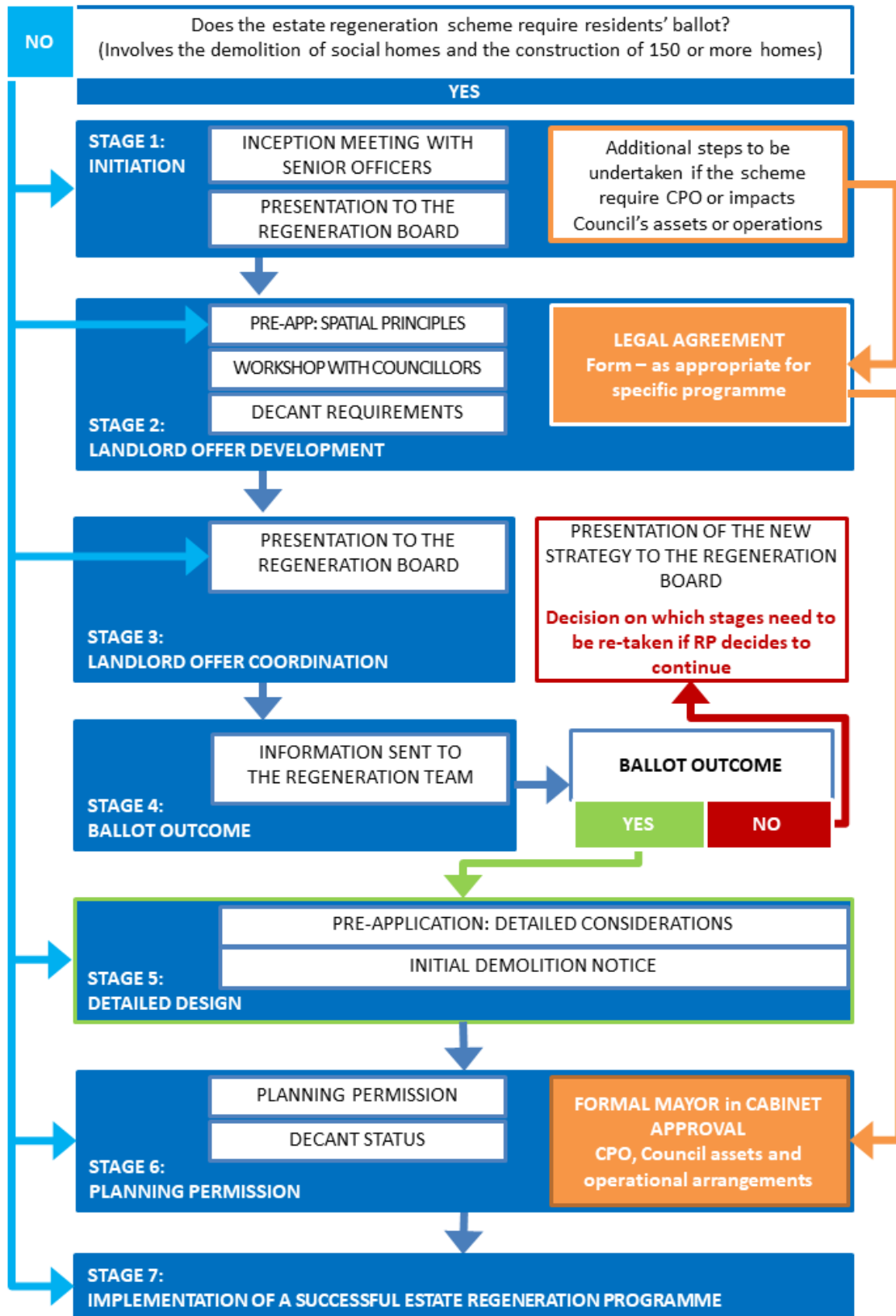
- i. Process to commence once resolution to grant permission has been made by the Strategic Development Committee.
- ii. Housing Regeneration team to draft CPO Mayor Cabinet report for joint sign off by the Council and the Social Landlord.
- iii. Social Landlord to provide any information required to enable the drafting of the report
- iv. Report to proceed through internal decision management stages
- v. Draft Partnership / Collaboration Agreement to be approved alongside the report
- vi. Council assets approved in principle for inclusion may be subject to negotiation in tandem with the CPO being prepared. This element is managed by the Council's Asset Management Team
- vii. Agreement secured by Mayor in Cabinet

**Output:** All assets involved in estate regeneration are in control of the Social Landlord or relevant partnership.

## **Stage 7: Successful implementation of the Estate Regeneration Programme**

The Estate Regeneration Programme delivery begins. At this stage a timetable will be implemented for drafting and making the CPO, and if necessary, once made, to prepare for a Public Inquiry if required by the Secretary of State.

## Appendix 1: Council's engagement in estate regeneration programmes – the process



## **Appendix 2: Council's engagement in estate regeneration programmes – the teams' input flowchart**

Key:

AM = Asset Management / contact: Head of Asset Management

CC = Corporate Communications Team / contact: Divisional Director Communications

HR = Housing Regeneration / contact: Head of Housing Supply

DM = Development Management / contact: Development Manager

PBC = Planning & Building Control / contact: Divisional Director for Planning and Building Control

RT = Regeneration / contact: Head of Regeneration

THHF = Tower Hamlets Housing Forum / contact: Chair of THHF



