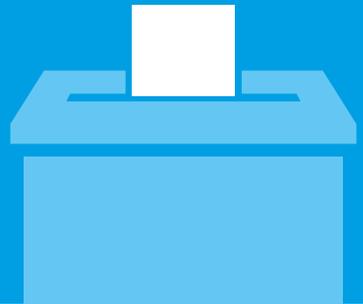


Camden's Community  
Investment Programme

# About the Resident Ballots



Estate Regeneration, Gospel Oak and Haverstock



### Balloting Residents for Estate Regeneration

In order to build as many new homes as we can, in some cases we need to demolish existing buildings on a housing estate. Camden recognises that demolition causes disruption to residents and we will only do this where demolition and new development can allow us to use space more effectively and build more homes than any other options; will enable us to provide better quality homes to existing residents; and will help us to improve the quality of local areas. The homes that we demolish to make way for more new homes will always be those that would require major investment to maintain.

Where a proposed development is over 150 new homes and we need to demolish existing homes, Camden commits to undertaking a ballot of Council tenants, resident leaseholders and others living on an estate who have been on the housing register for over a year (see details on voting eligibility below).

***The ballot will be the democratic process of asking residents to make a “yes” or “no” decision in writing on the issue of whether to proceed with an estate regeneration scheme.***

We will be working closely with residents if we have to conduct a ballot, but we have tried to set out some of the key questions residents might have about this process below.

#### **When will I know if the Council proposes to conduct a ballot?**

There is a long lead-in time to any ballot taking place. Firstly the Council needs to work with you and your neighbours to consider potential options for the future of your estate. We may, for example, look at options for redevelopment that include no, partial or full demolition of your estate. The Council then needs to formally confirm a preferred future for the estate that would be worked up in more detail for presenting to residents for a ballot. All this takes time and we will seek to provide as much clarity as we can to let you know when a ballot might take place.

In looking at the future for an estate, we will work with you to understand your priorities for your homes and neighbourhoods so that we can make a decision on which option we think can be built. We will only ballot you on an option that we are confident can be delivered.

If this preferred option, which the Council and residents think best meets your priorities, involves demolition of any Council homes and the construction of more than 150 homes, then we will need to conduct a ballot. We will make residents aware of precisely when we intend to conduct ballots at least three months before the ballot takes place.

Once a preferred future for your estate has been confirmed through a Cabinet decision, we will start preparing for a ballot. We will put the relevant information into a Landlord Offer to make it clear what you would be voting on. We will then issue the Landlord Offer to you at least two weeks before you have to vote.

### What is a Landlord Offer and what information will I get before I vote?

A Landlord Offer is a formal document setting out the Council’s “offer” providing you with the information you need so you can make an informed decision about whether you think the Council’s preferred scheme will be beneficial to you and your community. The Landlord Offer is additional to our commitments to you as part of the Camden People’s Regeneration Pledge.

This Landlord Offer will include:

- Information about the design principles for the proposed scheme
- A clear indication of how many homes will be built and what type they will be (replacement homes, new homes for sale, Council homes, Camden Living rent homes)
- Information about the associated social infrastructure that would be delivered with the scheme
- Information about the right



to stay and how you might access alternative housing in Camden for Council tenants whose homes are to be demolished

- Information about the offer for leaseholders whose homes are to be demolished
- The offer to local residents as part of a local lettings plan (e.g. identifying how new homes will be allocated and whether any new homes will be prioritised for particular groups in the local community)
- What the alternative will be if the decision is taken not to proceed with regeneration of your estate (e.g. whether there is an option for refurbishment)

Alongside the Landlord Offer we will continue to work closely with you and your neighbours as part of workshops, drop in events and other meetings to discuss the proposals and answer any questions you might have.

### **How will I know if I am able to vote in a ballot?**

The Mayor of London has set out clear guidance for who

is eligible to vote in an estate ballot. You must be 16 or over and meet one of the following conditions:

- If you are a social tenant of the Council and named as a tenant on a tenancy agreement dated on or before the date when our Landlord Offer to you is published
- If you are a leaseholder who has been living in your home on your estate as your only or main home for at least one year before the Landlord Offer is published. (You are not eligible to vote if you do not live as your primary home on the estate.)
- If you are a resident living on the estate AND have been on the Council's housing register for at least one year prior to when the Landlord Offer is published.

Adult children over the age of 16 of tenants and leaseholders will only be able to vote if they have been registered on the Council's housing register for at least one year prior to when the Landlord

Offer is published.

We will contact you in advance to discuss your circumstances and see whether you are eligible to vote and, if you are, register you with a Landlord Offer and ballot paper.

### **What will be the question I am asked as part of a ballot?**

We will discuss with residents how much design work should be done prior to a ballot taking place. This will inform how much information we can provide you with on the future of your estate and new homes. Design work costs money and we will therefore need to take a decision on what level of design work will provide sufficient information. This may vary from one estate regeneration project to another.

We will work with residents to determine the wording of the ballot question, but it will need to be a clear question about whether the preferred future for your estate as outlined in the Landlord Offer should proceed, to which you can answer only

“yes” or “no”.

### **Who will run the ballot and how can I vote?**

The Council will ask an independent body to undertake the ballot. They will be a separate organisation who will oversee the registration of voters, the distribution of the Landlord Offer, ensure votes are cast and recorded accurately, and ensure that the final vote tally is correct.

Voting will take place by postal vote and the ballot will be run over a period of a minimum of 21 days. We will provide you with more details prior to any ballot taking place.

We will be working with residents to understand how they want to be balloted and what is the best way to ensure that as many eligible residents can participate as possible.

### **What happens if the vote is yes?**

If the majority of the eligible voters vote “yes” we will proceed with our plans as set out in the Landlord Offer



document. This will not mean that we will stop engaging with you; there will still be a lot of work to do to finish the design for your estate, to secure planning permission for the project and ensure that we build the new homes and new spaces that residents voted for.

### **What happens if the vote is no?**

Without a 'Yes' vote on the ballot, the Council would not progress the preferred option as set out in the Landlord Offer. We will continue to be the landlord of your estate and will continue to work with residents to carry out reactive and responsive repairs as required. Investment in refurbishment would be considered against other Council priorities and programmed accordingly.

### **Getting more information**

This booklet is a continuation of our conversations with all residents – not the end. It does not provide all the details you will need to make an informed decision about your options and does not include the detail about the proposals for your estate.

We hope this booklet helps address some initial questions or concerns that you may have regarding the process of estate regeneration. If you have any further questions, please do not hesitate to contact the CIP development and community engagement team for your estate.

<https://www.camden.gov.uk/community-investment-programme>