

Seven reasons why we should beware of 'estate regeneration'

If your landlord is looking to 'regenerate' your estate, it will often result in the demolition of homes and the selling-off of all or parts of your estate to make room for expensive homes for sale or rent. It frequently results in - damage to existing communities, council tenants and leaseholders having to move elsewhere and loss of council homes for future generations.

1. **There are problems with our homes. The council says the only solution is to demolish and rebuild. Are there alternatives?** Yes, refurbishment is the best option. It is less expensive, disruptive and distressing for tenants and residents. Homes seldom need to be demolished unless they are structurally unsound.
2. **Our council says refurbishment is just not possible.** The [Mayor of London's Guidance](#) requires them to consider refurbishment first, but most are not thoroughly doing this. Ask for the evidence that they have assessed the cost of refurbishment v demolition and rebuild, the cost of moving tenants and leaseholders, possible increases in rents and service charges, loss of green, play and community spaces and the impact on CO2 emissions.
3. **The council says we will get new social rented homes. Will our rents, service charges and rights be the same?** No. The London Mayor's guidance says that you should get 'like for like', but rents will almost certainly be higher. Even councils charge higher rents for new-build social rented homes. If you are changing from being a council to a housing association tenant, you will have an assured rather than a secure tenancy, with less legal rights.
4. **How will this impact leaseholders?** Leaseholders will find immediately that their property loses value. Evidence shows that many leaseholders can't afford to buy a new home on redeveloped estates, nor any for sale in the locality.
5. **Will we get to hear all the arguments for and against demolition?** In all likelihood, no, unless your estate residents demand this. Your landlord will probably have already made up its mind about what it wants to do and will seek the path of least resistance. They might hold exhibitions of plans that they and their consultants have come up with. They may employ an 'independent' tenant and leaseholder adviser to carry out the consultation on their behalf. But it is important to remember that he who pays the piper calls the tune.
6. **The council says they must build more homes and that the land on our estate is needed to do this.** Councils do have targets to build more homes. Many are overseeing the construction of new homes, but, despite their targets, few are social rented homes. Once the public land is sold to the private sector, it is lost forever, making the possibility of building new social rented homes more unlikely.
7. **How many social rented homes have been demolished?** Since 1997, research suggests that 55,000 homes on 166 London council estates have either been demolished or are at threat of demolition.