**Appendix X**

Summary of Case for Regeneration and Residents Engagement

**Case for Regeneration**

As required by London Plan Policy H8, and the Mayor’s Good Practice Guide to Estate Regeneration (February 2018), a full and thorough review of the differing levels of physical intervention was undertaken prior to any pre-application consultation and engagement with LBS LPA and GLA Officers or the wider community. This considered the refurbishment of the existing homes within the Estate; partial redevelopment; and full redevelopment options. The analysis took account of the scope for increasing the number of homes across the Site in contributing to identified needs; access and on-site constraints; and whether that intervention option would significantly enhance the living accommodation of existing residents on the Estate and enable the delivery of wider regeneration benefits to the surrounding area.

The options were also considered against a backdrop of adopted planning policy where there is support for boosting the supply of both good quality affordable (and market housing) to meet current and future housing needs of different groups in the community.

The Options Appraisal (May 2021), prepared by Savills as the Applicant’s Commercial Advisor, confirmed that the existing homes are no longer fit for purpose in terms of environmental performance; space standards and accessibility; and, as such do not meet current living standards. The Appraisal identified that the full redevelopment scheme would significantly improve the quality of stock for a longer period of time whilst also boosting the overall volume of units which is considered preferential in satisfying the requirements of London Plan Policy H8 to include the re-provision of existing affordable housing plus an uplift in new affordable housing. This option was also identified to be likely to generate significant socio economic benefits for both residents and the wider area through a more comprehensive approach to the regeneration of the Estate to include holistic redesign to achieve significant improvements to the energy performance of dwellings and deliver sustainability enhancement. Together these benefits justify this scale of intervention.

The Options Appraisal for the Estate was presented to the Council’s Housing, Economy and Business (“HEB”) Committee on 28 September 2021 and the full redevelopment option was approved as the preferred approach for the Estate, subject to resident support and a financially viable and deliverable business case. Alongside the Options Appraisal, the Residents’ Charter and Community Charter for Elm Grove was also presented. This was similarly approved by the Committee and sets outs the Estate specific commitments and priorities as identified through engagement with existing residents.

As the existing Estate is home to 73 households, a key priority for LBS has been to consider the views of existing and returning residents in making any decisions about the future of the Estate. Therefore, in parallel with the above options appraisal exercise, between 2017 and 2022, LBS has undertaken extensive consultation and engagement with the existing residents of the Estate in accordance with Section 105 of the Housing Act 1985 to understand their aspirations. The engagement took the form of the following with the full redevelopment of the Site ultimately identified as the preferred option.

* **Workshops** - A total of 18 Resident Workshops with local residents and 6 workshops with Market House (216-220 High Street) tenants were hosted. Physical events included the use of workshops for focused stakeholder groups for both residents and commercial tenants and drop-in exhibitions for larger groups of stakeholders and the wider public / local community with invites distributed typically 2 weeks prior to each workshop or exhibition.
* **Regular Booklets and Newsletter Drops** - Newsletters were issued to Estate residents at regular intervals throughout the engagement process to summarise feedback received after engagement events and to provide project progress updates between events.
* **Public Exhibitions** – A total of two public exhibition events were held at the Salvation Army building located directly opposite the Site on the corner of Throwley Way and Benhill Avenue, with other events held at the LB Sutton offices.
* **Social Housing and Research Virtual and Drop-in Events** – five dedicated events for Elm Grove Estate residents which were led by Public Participation, Consultation and Research (PPCR), an Independent Resident Liaison consultant, employed by LB Sutton to support existing residents.

In March 2022, following design development work on the full redevelopment option of the existing Estate, to include pre-planning pre-application advice from LBS LPA Planning Officers, LBS held a residents ballot. In accordance with the GLA’s requirements, the proposals and re-housing offer were set out in a written Landlord Offer (as approved by the Council’s HEB Committee in January 2022) and eligible residents were provided with an opportunity to vote yes or no to the regeneration proposals. There was a high resident turnout of 82% and 79% voted ‘YES’ for the full redevelopment of the existing Estate.

In January 2023, the business case and delivery strategy for the redevelopment of Elm Grove Estate was approved by the Council’s HEB Committee.

**Local Residents, Community & Key Stakeholders**

Following on from the above, consultation and engagement with existing residents has continued in support of the developing proposals and as part of the formal pre-application process. This has resulted in over five years of resident consultation pre and post ballot alongside engagement with the wider local community and key stakeholders. The key events and milestones post-ballot and as part of the form pre-application process over the last nine months are summarised below and provided in more detail in the submitted Statement of Community Involvement (SCI).

1. **Resident Newsletters:** Newsletters were issued to Estate residents at regular intervals throughout the engagement process to summarize feedback received after engagement events and to provide project progress updates between events.
2. **Resident Workshop 17 (June 2023):** The 17th resident workshop, and first undertaken as part of the formal pre-application process, was held after a break following the resident ballot process. It focused on recapping on the resident offer principles and ballot stage masterplan principles for the site alongside revised masterplan proposals developed since the ballot. This included proposals for Market House (216-220 High Street) for the first time. It was attended by 20 Estate residents and other stakeholders. 10 x A1 boards illustrating the previous and proposed new masterplan were presented.
3. **Resident Workshop Event 18 (October 2023):** The 18th resident workshop focused on the revised masterplan proposals developed since the ballot along with additional detail on the design of the new streets and homes. It was attended by approximately 20 Estate residents with 12 questionnaires received from Estate residents. 15 x A1 boards illustrating the previous and proposed new masterplan were presented.
4. **Public Exhibition Event 3 (October 2023):** The 3rd public exhibition, and first public event as part of the formal pre-application process, focused on the revised masterplan proposals developed since the ballot along with additional detail on the design of the new streets and homes. It was attended by approximately 75 Estate residents as well as members of the public and local residents from the wider area. 15 x A1 boards illustrating the previous and proposed new masterplan were presented.
5. **216-220 High Street Workshop 1 (October 2023):** The workshop focused on potential redevelopment of the rear of the existing building and internal alterations to retained office and commercial areas. A 13-page A3 presentation of the masterplan and market house proposals were presented to aid discussion.
6. **Public Exhibition Event 4 (December 2023):** The 4th and final public exhibition, prior to submission of the outline planning application (OPA), focused on the revised masterplan proposals developed in response to comments received at the 3rd public exhibition. It was attended by approximately 30 Estate residents as well as members of the public and local residents from the wider area. 9 x A1 boards illustrating the proposed new masterplan were presented.
7. **216-220 High Street Workshops 2 and 3 (December 2023):** The workshop focused on potential redevelopment of the rear of the existing building and internal alterations to retained office and commercial areas. A3 plans of the proposals were presented to aid discussion and showed the changes made since the previous workshop(s), this include a reduction in the height and massing of the new build element.
8. **216-220 High Street Workshop 4 (January 2024):** The workshop focused on potential redevelopment of the rear of the existing building and internal alterations to retained office and commercial areas. A 13-page A3 presentation of the masterplan and market house proposals were presented to aid discussion and presented changes made since the previous workshop with discussion centring around internal layout details and understanding operational requirements.
9. **216-220 High Street Workshops 5 and 6 (February 2024):** The workshop focused on potential alterations to Sound Lounge, the current tenant of the ground floor commercial space, as part of any redevelopment of the wider Elm Grove Estate. A1 plans of the existing Sound Lounge layout along with proposed plans at the same scale were presented to aid discussion. The meeting largely focused on potential storage options.

The full details of the resident and public consultation and engagement process is set out in the submitted SCI as part of the OPA at the time. This includes information on the extent of engagement that has taken place; the feedback received from residents and members of the public; and, how the comments have been addressed to include a summary of design responses and confirmation of how they have been integrated where it has been feasible to do so.