

London Tenants Federation

Refurbishment versus Demolition

LTF written submission to London Assembly Housing Committee

1. Introduction

- 1.1 London Tenants Federation (LTF) is an umbrella organisation. It brings together borough- and London-wide federations and organisations of tenants of social housing providers. Its membership includes the London Federation of Housing Co-operatives. The National Federation of Tenant Management Organisations is also an LTF member. Most of the LTF member organisations are council tenant organisations and some involve both council and housing association tenants.
- 1.2 LTF aims to facilitate a consensus voice for tenants of social housing landlords on strategic regional housing, planning and community related issues. It has had representation on the Mayor's Housing Forum since 2005 and its members have attended, by invitation, all Examinations in Public of the London Plan or alterations to the London Plan, since 2007.
- 1.3 Over the last 18 months LTF has also been carrying out some strategic policy work at the local level. With funding for project work from Trust for London it is bringing together tenants and other community groups in areas where large scale developments are taking place, including in Greenwich, Hackney, Newham, Park Royal opportunity area, the proposed opportunity area of Old Oak Common and other adjacent linked opportunity areas. With this grant funding we also continue to provide some support to residents and small businesses of the Carpenters Estate Newham in beginning to look to develop a Neighbourhood Plan; having supported them (with Just Space) to produce a community plan through a separate project funded by Antipode - an international geography journal. The Antipode funding was awarded to LTF, Just Space, Southwark Notes Archive Group and Loretta Lees, Kings College London.
- 1.5 LTF has strong links with other community and voluntary sector organisations in London that also have an interest in housing, planning and community related issues.
- 1.6 LTF's written submission on the issue of **demolition versus refurbishment** provides additional and supportive information to that presented to the London Assembly Housing Committee meeting 10.07.14. It proposes 10 key areas of strategic policy that LTF feels need to be changed to address some of the key concerns it has around what seems to be the promotion of a pro demolition agenda in London.
- 1.7 Broadly LTF is concerned that this agenda is being applied when there is a massive gap between need and supply of social-rented homes; when affordable housing grant is no longer being used to build social-rented homes and when refurbishment is generally a sounder option if fully considering the social, economic and environmental issues involved.
- 1.8 Academics, such as Anne Power, London School of Economics and building specialists such the Building Research Establishment and Arup are clear that there are few homes cannot be refurbished and that homes are seldom demolished because they are structurally unsound.

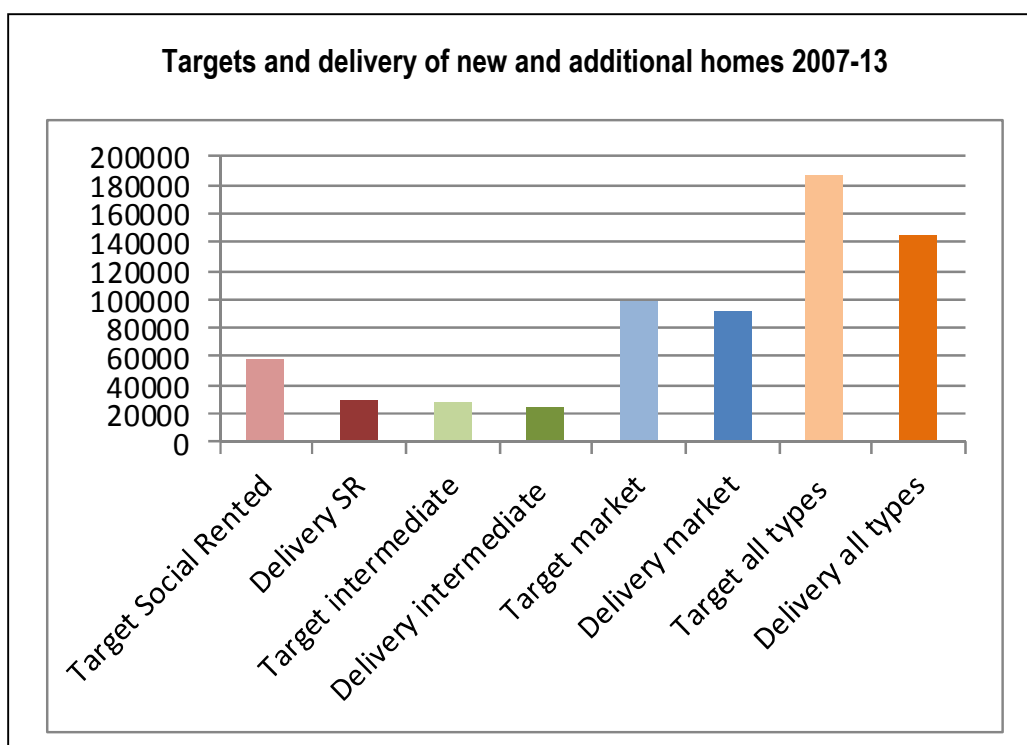
Anne Power has argued for some years that there is compelling evidence that estate or tower block refurbishment is both cheaper and less damaging to the local environment than

demolition and new build in all but the most extreme cases. She highlights that in other European countries, such as Germany that there has been a much greater focus on refurbishing social-rented homes than on demolition.

2 Annual data relating to the number of homes of different tenures being demolished should be recorded by the GLA and made publicly available to address the current lack of transparency about this issue. To assist in addressing the current lack of transparency - when speaking to the media, the Mayor and the GLA should refer to the number of homes delivered in London that are additional to supply rather than to numbers of ‘new’ homes built.

2.1 There is poor available public data around both the number of demolitions occurring in London and indeed why they are being demolished. This is of particular concern given the significant impact that demolition of perfectly good social-rented homes has on the delivery of London Plan targets for additional low-cost rented homes.

2.3 Delivery of additional social-rented homes (now also including unaffordable - but so called - ‘affordable rent’ homes) is consistently poor. LTF’s analysis of annual monitoring reports of the London Plan between 2007 and 2013 shows that only 50% of the London Plan target for social-rented homes was met, while 92% of the target for market homes and 83% of the target for intermediate homes were met.



2.4 Further analysis of the reports show that more than a third of the new homes delivered (as distinct to those that are additional to existing supply) were just replacement for others that been demolished. Had those homes not been demolished all new social rented (and a very small number of affordable-rent homes) would have been additional to existing supply and 75% of the London Plan target for social-rented homes would have been met. This would have resulted in there being 15,272 more social-rented homes in London than we currently have. This is significant given that alternatives that have been adopted are the placing of low income households in much more expensive private-rented homes in London or forcing them to leave the capital.

2.5 Further confusion or fudging of the actual delivery of additional homes in London as well as

the numbers being demolished come about as a result of the Mayor and the GLA referring to the number of new homes (rather than the number of homes additional to existing supply) that are being delivered in the media releases. Information on the number of new homes that are just replacements for others demolished must be taken into account in order to genuinely compare with levels of need.

3 Tenants and residents should be involved in discussions at early stages of decision-making about demolition or refurbishment. This should include provision of options (including tenant-led alternatives) and a full balance sheet analysis addressing all headline points covered in the LTF submission as set out below. Tenants and residents should have a right to a ballot prior to a final decision on demolition.

- 3.1 There appears to be is no serious analysis on why so many social homes are being demolished. It is clear that few are demolished because they are structurally unsound and most could be refurbished. It is often suggested that residents want demolition and delivery of new homes. While clearly in the past when existing council homes were demolished and were then replaced with new council or even housing association homes this may have some substance. However, it has certainly been the case for some years that social-rented homes are being cleared simply to deliver market and intermediate homes. This is generally not made clear at the start of conversations. At times tenants are given to believe that demolition and rebuild will resolve a whole range of existing problems and that all existing tenants will get replacement homes at social rents. Evidence is generally not provided around the overall loss of social-rented homes and often promises made at early stages of discussions are later retracted. Often residents are just told “this is what is going to occur”.
- 3.2 The example of the Market Road Estate in Islington, provided in the first session of the debate on this issue under investigation, Southern Housing Group made it clear that demolition had taken pace principally as a result of seriously neglected by the landlord, London Borough of Islington. The neglect included a failure to properly secure a metal security door on one flat (even though the failure had been reported to the borough by estate residents). This heavy door fell on a 12 year old boy and fatally injured him. It resulted in a legal case that went all the way to the High Court. Demolition was promoted here as a fait accompli, there was no discussion of possible refurbishment of homes that were structurally perfectly sound. No stock condition survey was ever produced to show that the homes needed to be demolished.
- 3.3 Residents of the West Hendon Estate, London Borough of Barnet have challenged and campaigned against the redevelopment plans for the estate through their residents association for 15 years.

From the start they were told that the council’s plans were for demolition of 680 council homes and construction of around 2,150 new homes, with more than two-thirds (1,500) being luxury homes in blocks of up to 29 storeys high. No discussions were held with residents before presenting them with the plans and no alternatives have ever been considered.

Despite social and environmental concerns being raised by the residents the council has been determined to push ahead with plans to develop a large numbers of luxury homes on land currently occupied by social-housing.

The key attractions for potential new wealthy replacement residents of the estate is that (i) it West Hendon estate is situated just 5-10 minutes from Hendon train station and from there is only 15 minutes to St Pancras; (ii) the estate is also situated adjacent to the Welsh Harp, a Site of Special Scientific Interest. It is a valuable wildlife habitat for water and rare birds

(250 different types), butterflies, bats, dragonflies, newts and more.

There is nothing wrong with the homes on the estate that proper management and maintenance could not address. The homes could be refurbished. Indeed some work, including window replacement on the west side of some of the blocks, has been carried out since the redevelopment plans were approved.

Fearing the potential loss of their homes for almost 15 years has been gruelling for residents. Any home move is anyway one of the most stressful things that can occur in a person's life, but having a threat of demolition (without any guarantees that you will get a new home that you can afford within the neighbourhood that you have had a stake in for decades) has impacted badly on resident's health and well-being. The council's suggestion that the loss of council homes and overdevelopment of luxury homes might benefit them, is described by residents as "an insult to common sense".

A loss of social-rented homes was always been intended here. Initially residents were told that their current homes would be replaced by a mix of social-rent and intermediate homes. Recently, LB Barnet and their partners, Barratt Homes and Metropolitan Housing Trust Limited Liability Partnership (BMLLP), have announced that there will be no replacement social-rented homes - but rather 548 affordable rent and 132 low cost ownership homes (so an actually loss of 680 social-rented homes).

3.4 At the London Assembly Housing Committee meeting on 10th July a statement from Eddie Richardson - and elderly resident from Woodberry Down Estate was also read out to support the LTF proposal under this section. The statement has been submitted separately.

4 **Social, health and well-being indicators should be incorporated into decision-making. The impact (on health and well-being) of proposed and actual displacement on residents should be routinely monitored. This should be through regular surveys carried out annually throughout discussions and at two years and five years post any displacement.**

4.1 At the 10th July London Assembly Housing Committee meeting, Roy Tindle who is a council tenant and community representative that LTF has worked with through our Trust for London project, spoke about the experience of his family members who live on the Morris Walk Estate in Greenwich. 1,060 social-rented homes of the Connaught Estate, Morris Walk, Maryon Road and Maryon Grove are to be demolished and replaced with almost 1,500 new homes (375 affordable-rent, 130 intermediate, 975 market and no social-rented homes).

About 10 years ago, Morris Walk tenants were told by Greenwich Council that the concrete of their blocks had reached the end of its life. Greenwich Industrial History Society says that while the estate has some design faults, "the outer faces of the concrete panels, finished with stone chippings are as good as when they were put up 40 years ago" and structurally the estate is "in good fettle".

Originally tenants were told they would have a right to return. This was later retracted. The displacement of residents is ongoing. Many estate residents are elderly and have essential friend, family and local support networks that have been built up over many years.

Roy's family are Vietnamese. They are linked into the support network within the Vietnamese community of this particular part of Greenwich. Roy noted that the stresses of having to move are extremely high particularly around potential loss of strong community support.

4.2 The following is a testimony from a tenant representative on the Aylesbury Estate. The interview was carried out by Loretta Lees, Kings College London

'...from the very first day that the demolition was announced, the social bond was affected, because people knew that ultimately within the framework of the next few years, they wouldn't be seeing each other on a daily basis again. They wouldn't be part of the same community. I've got a friend of mine – **** - he could only afford to move out of the area with what the council was offering him for evaluation and ended up moving into a home somewhere just outside Sidcup, in Kent. ****'s probably in his late 50s and he lives with his wife. He's lived here all his life. He's got people that would see him on a daily basis and his family lives here in the area. He's now living there isolated just outside Sidcup having broken all of his social ties, he's now suffering from severe depression. I think that is symptomatic of a lot of people. There's a lady...she'll come back and she'll come back because she had to move out to **** Heights....she walks the dog around the estate, she'll call into a few people in the neighbourhood who she knows. She says she hates it where she is now. She's probably again in her late 50s. It's not easy to build new social ties, especially the older you are...I think it's had a profound effect on people...I mean the number of people I've heard who've died during this decanting process. I mean okay, they being elderly and you could argue that they would have died anyway. But I couldn't count them on my hands because I haven't got enough fingers the number of people. I heard who've passed away as a result of having to move... I have no way of keeping track of this. But for me it's genocide'

It's going to be a misery when they sell...people will be suffering with depression when they've got to move out. We've got to get...there's got to be vans and everything that pick us up. It's going to be really, really bad. As I said to you I prefer to stay where I am...Before we were told that if we moved out of where we are living, we could have a right to return. That changed... over the last 10 years the council have changed its regeneration over and over again...They say one thing and they change it to the next. People don't know where they are. It's really bad. It really is. ... don't take it away from people who have lived here all their lives and move them away from their children. They've got nowhere to go. They're elderly people...some of these could have a heart attack and die. ... Why demolish spaces when they are ok?' (Interview 2011).

4.3 The following are sections of some interviews carried out with former residents of the Carpenters Estate (via the Antipode grant).

Sections from Interview A - "I lived on the Carpenters Estate for 16 years. I was decanted in December 2011. On the Carpenters, I had has a large one bedroom flat. A friend had lived with me there, but he passed away.

About two years before being moved off the estate I received a letter saying that there were to be a number of options and asking us to say which we preferred –

- to move to alternative council accommodation
- to stay on the estate
- to move to other accommodation (housing association)

I questioned this at the time. I didn't want to put anything in writing that they could hold me to legally. So really I ignored it. There were no follow up letters and no one came to speak to me. Eventually I got a letter saying there was no option; I had to go. I'd been very happy on the Carpenters Estate and didn't want to go. Then two or three ladies came knocking at my door saying I had to move. I felt I had no choice so I signed a paper to say that I would go. I

had friends there, but they and my neighbours were also going and everyone was moving to different places.

I moved in December 2011, but I haven't settled here in, 2 ½ - 3 miles away from Stratford. There are problems here. I'm in a block with 12 flights of stairs. I'm on the ground floor. There are no other blocks on the estate, although the block is connected to some maisonettes.

There are lots of problems here – people talk loudly outside my door; doors slam, I can hear talking at all hours of the day and night; there is drug taking and shouting some times. As well, the kids play football in the corridor and the ball bangs on my door. I went out to them recently and asked them not to kick the ball against me door. They said they were sorry, but when I went back indoors, they kicked the door.

People also come around the flat (as it is on the ground floor) and look through the windows. People often buzz my door when they want to get access to the block. This can happen at all times of the night as well – sometimes four or five times. I sometimes remember to turn it off, but then forget to turn it back on again and then when family come to visit I don't know they are there.

I have a lot of medical problems. I have diabetes (type 2) and arthritis and I find it difficult to get comfortable and sleep at night so if the buzzer goes off when I've just got to sleep, it's bad and I really don't sleep well.

I asked the council for a shower but they won't put one in. The adult social services team came to have a look but they didn't come back. I've had a few falls in the bath and I really do need support. I can't get out when I fall.

I want to go back to the Carpenters Estate.

My health problems are not as a result of my move here, but they have got worse. My mental health has got a lot worse. I from suffer panic attacks and anxiety attacks.”

- 4.4 Sections from Interview B - “I felt that I was forced to leave the estate. I was moved off in April / May 2006 having lived there for 15 years. I came originally from Ghana in 1987. I'm 48 years old and have two daughters and one son. On the Carpenters Estate I had a 4-bedrooms, but the council said they I would only get offers of a 3-bed home and that I didn't need a 4-bed.

I had been happy on the Carpenters. There it was a good community and I knew a lot of the other residents. But there were problems with the block – often the lift was not working and the general condition of the building was not good.

I thought we were going to get a new home, so at that time I was happy to agree to move, but I wasn't given the home that I felt I was entitled to or wanted.

One of my daughters is asthmatic and has sickle cell anaemia and really needs her own room. The council officers said they didn't care if my daughter was asthmatic or not, and that we only qualified for a 3-bed flat. The first offer I got was a three bed house. It was an old house and a 'dump' and the kitchen was very small.

Then, after a struggle with the council they came back with a second offer. I argued that my daughter should be given her own bedroom. She was 18 years old then and was asthmatic and needed her own room. Again I was told that I only qualified

for a 3-bed. I felt, if this was the case I would only move if it was to somewhere I really wanted and if property was in a good condition.

I was next offered a housing association home. The people showing us around said that they didn't want children sharing rooms – but that it was the council that had insisted that we would only get a 3-bed. The kitchen and living room were together in one room so I rejected this property.

The council then said that I couldn't have a further offer. I told the council officers what the housing association had said about the sharing of bedroom. They said again said (as if they hated me) that I would never get a 4-bed property.

I asked if they could provide my eldest daughter with a one bed flat and the rest of us with a 3-bedroom flat, if it was difficult to find 4-bedroom home for us.

I was so distressed ... I was often in tears and in the end went to see my MP and a solicitor. This did force the council to give me another offer. It took another 6 months, but eventually I was offered another housing association property and decided I had to take.

The bidding system is awful. I now have is a new home in Plaistow, near to the tube station, I'm not happy with the way I have been treated, I'm not happy that I didn't have the right to have a 4-bedroom home as I had had on the Carpenters Estate. I have three children – a daughter who is 21, a son who is 18 and another daughter who is 12. My adult children should have their own rooms. My daughters shouldn't be sharing a room. This has been bad for their studies; they both need separate spaces to work in and sharing has results in tensions. There are always arguments.

We wanted to move to a council home, but the officers made it clear that it would take a very long time to get a council home and said we should go for a housing association home. They didn't give any information about the differences between a council and housing association tenancy. The rent is higher.

They didn't really care about our needs – particularly my daughters' health problems Her medical problems have got worse. The council officers were horrible – and didn't want to know about her asthma problems and how sharing a bedroom could make the condition worse.”

4.5 Sections from interview C: “I moved from the Carpenters Estate in 2010 with my son who was in year 5 at Carpenters Primary School. He is now 12 years old. I'd lived there for seven years. It was a lovely community and I had good neighbours.

I made the decision to move because we were told that the estate since it was being sold off. I didn't really want to move. I don't like where we moved to and we are now in the process of doing a mutual exchange back to Stratford (on another estate).

Initially they told us that they would refurbish the tower blocks. Then later they said they couldn't refurbish them because of the asbestos in the building. The council had already moved people from one tower block and were then moving people from the other two tower blocks. They said we could make two bids only and if we rejected the second that the council would no longer have a legal duty to rehouse us. We were told that if you are a 'decant' you go to the top of the list.

I wanted to stay in the Stratford area, but had to put down two choices. I picked Elm Park as my second choice. I bid for a property that came there and it took six weeks before I could to look at the property. After I'd seen it and accepted it, the council gave me only two weeks to move.

The move was a nightmare. My son had a BMX bike. I asked the removal guys if they would be able to take the bike in the van. I wasn't sure that they would take it as it wasn't a piece of furniture. But they said they would. The bike never arrived at our new home. I lodged a complaint with the removal company, but they said that I didn't have a legitimate claim. I had taken a photograph of the bike on our balcony area a while before we actually moved, which I showed them. They suggested that the photograph was part of a fit up. I complained to the council who said they wouldn't take it up and that I should make a claim in the small claims court. I phoned the police who more or less laughed it off.

As well, pipes at the back of my washing machine were damaged. When I reported this to the council, they more or less said that I should think myself lucky that they had arranged and paid for my removal.

The flat I moved to had been lived in by an elderly woman who died in the July; I moved there in September. Between July and September, the council had fitted new kitchen units. They left spaces for a washing machine and a cooker. However, the measurements were wrong and so the space left for the washing machine was actually only wide enough for a cooker and my washing machine didn't fit. Again the council refused completely to do anything about it. The whole thing was a nightmare from start to finish.

I had another letter from them recently saying that places were being offered at the Olympic Park, but that people moving there would lose their security of tenure.

When we moved, we decided to keep my son at the Carpenters Primary School. He was doing well there, all his friends were there and he didn't want to move to a different primary school. I work in We decided that we would manage the travelling and get him into a secondary school near Elm Park when he left primary school. But, the travelling was exhausting and eventually we decided that it would be better to move him to a local primary school. We were leaving home at 6.30 so that he could be at the Docklands and Carpenters Centre breakfast club by a quarter to eight. He also went to the centre after school where I picked him up at 5.30 and then we had to travel home.

Once he moved schools he started to get into trouble and this has continued into secondary school. He was never in any trouble before – either at school or at the Carpenters and Docklands before and after-school clubs I had conversations with the primary school my son had moved to. They were supposedly going to provide him with additional support, but this didn't materialise.

We are going to move back to Stratford, although getting an exchange hasn't been easy either. The council's system is difficult, the council officers won't provide any help and in the end I put out an appeal for a move back to Stratford on face book, which has been successful.

Our current home is in a two storey block of flats and I'm the youngest person there. Everyone else is over 70 years old. You don't really get to know anyone. We are never there at weekends we always stay elsewhere with family"

- 5 **London-wide strategic policies should require boroughs to specifically resist the loss of social-rented homes, and/or require like-for-like replacement. At present, as long as there is no overall loss of housing, social-rented can be replaced by market,**

intermediate or affordable rent homes.

- 5.1 London Plan policy 3.14 Existing Homes says that loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities. In virtually all redevelopments of council housing estates, increased numbers of housing units and densities are achieved and there are high levels of loss of perfectly good social-rented homes. A further example to those already provided is the Heygate Estate in LB Southwark where the total loss is 1,181. The total the actual and/or proposed loss of social-rented homes from just West Hendon, Woodberry Down, Heygate, Morris Walk, Connaught Estates, Maryon Road and Maryon Grove Estates alone is more than 3,500.
- 5.2 Southwark council publicly gave many reasons for demolition of the Heygate Estate, but provided no evidence that the buildings were structurally unsound or that they could not have been refurbished. Some of the reasons they provided for the demolition were that:
- the bad design of the stairwells on the estate led to crime and anti-social behaviour;
 - the heating system kept breaking down;
 - the estate had an 'ugly and polluted environment and poor local transport';
 - "social housing generates people on low income which generates poor school performances [...] so middle class people stay away"
 - the estate was "full of the wrong sort of residents"!

In fact, while the estate was often portrayed as a crime den, its crime rate was less than half the borough average. The council had actually spent 250,000 on upgrading the estate's heating system in 2007, and the estate had a lot of green spaces and 450 trees. Situated at the Elephant & Castle, it is a key transport hub for trains, tube and buses. Poor transport links was clearly not a problem. Seemingly then the key reason for demolition was simply that the estate's social housing tenants were the 'wrong sort' of residents.

In the case of the Heygate Estate, surveys had demonstrated that the homes could have been refurbished. 1998, Southwark council carried out a stock condition survey of its housing estates which provided estimated costs for maintenance and repairs during the following 30-years. The Heygate came in at a below average figure for the borough; with the estimated cost of maintenance and repairs being at just £21,700 per dwelling over 30 years.

In 2012, Gensler Architects made a submission to the Building Trust International HOME competition to design homes that could be delivered at a cost of £20,000). They proposed a refurbishment of the 1,260 council homes on the Heygate Estate at a cost of only £13,955 per dwelling; £35m to refurbish the whole estate.

The cost of emptying the estate of existing tenants and leaseholders and progressing its redevelopment has been £65m. A further £15m will be spent on its total demolition. The new scheme for the Heygate will provide only 79 social -rented homes.

The 35% Campaign is making its own submission about the Heygate Estate to this investigation.

- 5.3 In terms of strategic policy, the demolition schemes mentioned here are also supported and justified by London Plan policy 3.9 Mixed and Balanced Communities. Part B of this policy says that "a more balanced mix of tenures should be sought in all parts of London, particularly in some neighbourhoods where social-renting predominates and there are

concentrations of deprivation.”

Desperately needed social-rented are then being demolished - to create more space for homes in areas that are more desirable to wealthier households; that is in areas near to public transport and adjacent to green spaces, the river Thames or canals. The majority of new homes are unaffordable to original tenants and residents. Tenants and leaseholders are being displaced away from the neighbourhoods they have strong connections with.

Policy 3.14 should specifically state that boroughs should resist the loss of social rented homes. Part B of policy 3.9 should be deleted.

6. Decision making relating to cost of demolition v refurbishment should include analysis of costs relating to: decanting and relocating tenants and leaseholders; loss of income relating to social-rented homes left empty (sometimes for years); additional benefit costs of housing families in more expensive private-rented homes rather than social-rented.

6.1 LTF, working with Just Space, supported residents and businesses of the Carpenters Estate to produce a Carpenters Community Plan, as an alternative to top-down demolition plans produced by Newham Council. In the detailed consultation carried out on the estate hardly any residents felt that the estate actually need to be demolished. The vast majority said that they wanted the council to look at all options around retaining all the estate's social-rented homes. More than half the homes are currently empty (some 350). There is little or no evidence that homes need to be demolished.

Leaseholders are at times sent letters suggesting that they would need to pay extraordinary sums of money for refurbishment of their homes (in comparison those carried out on other estates). Residents have not see a detailed breakdown of the work apparently required not a full assessment of the costs.

6.2 A stock condition survey carried out by LB Newham has recently been obtained by LTF through an FOI request. The survey is inadequate in terms of providing long-term detailed information and costing of what would be required to refurbish the estate. LB Newham says that the information cannot be published without their permission, so at present we are unable to forward its content.

6.3 Displacement of tenants and leaseholders has been occurring for some years. Initially residents were told that they would have a right to return. but whether this ever occurs is questionable. Local businesses and services have lost custom and through displacement of tenants and leaseholders and the shutting off of a key road through the estate.

6.4 LTF has worked with residents to asses approximate costs to the borough of relocating residents; the loss of rental and council tax income to the borough in leave the homes empty and the cost to the public purse of housing 350 households in private-rented homes in Newham rather than in social-rented homes on the Carpenters Estate.

Approximate cost to the borough of relocating residents thus far:

Tenants get £4,700 relocation grant plus £200 or if they are over retirement age £250
We have assumed that approximately a third were leasehold flats (London average)

- Total cost of decanting an approximate 230 tenanted households (**£4,920 x 153** estimated under retirement age) + (**77** estimated over retirement age x **£4970**) = **£1,135,450**
- Total cost of buying an approximate 120 leaseholder properties - **£230,000 x 120 =**
£27,600,000

TOTAL approximate cost of relocating tenants and leaseholders this far - £28,735,450

(NB Homeowners get the market value of their properties plus an additional 10% if they have reside in the property or 7.5% additional to the market value if they don't live in the property)

Approximate loss of income annual income in rent and council tax to the borough

- 350 x average social rent in London - £5,340 per year = **£1,869,000**
- 350 x approximate annual council tax bill - £1150 = **£402,500**

TOTAL = £2,272,500 per year

Approximate additional cost to the public purse of paying for the rent of 350 households in private rented accommodation rather than in social-rented homes.

- Average London social rent = £445 per month or £5,340 per year
- Average private monthly rent (in Q1 of 2014) = £1,000 or £12,000 per year
- Difference between the average private and social rent = £6660 per year

TOTAL (350 x £6660) = **£2,331,000 per year**

7 Strategic policy should support community-based alternatives to demolition, such as community housing associations and community land trusts in line with the intent of Localism.

7.1 Sally Taylor from Gibbs Green and West Kensington Estates provided very clear arguments around the need for support for community based alternatives relating to proposals for demolition of homes at the London Assembly Housing Committee meeting on 10th July.

Residents from these estates have been clear that they do not want demolition of their homes. There are no structural reasons for demolition being proposed. Tenants and residents have argued for a viable tenant led alternative.

7.2 Community-led alternatives to demolition should be supported in policy terms - we propose this should be set out in London Plan policies 3.14 Existing Homes and 3.8 Housing Choice.

8. Water efficiency should be considered in both designs for new homes and refurbishments, as well as waste from demolition.

8.1 LTF and Just Space have commissioned a report from the Civil, Environmental and Geomatic Engineering department of UCL which considers these and other technical issues. This report is being submitted separately.

8.2 We propose that changes should be made to policies 5.13, 5.14, 5.15, 5.16, 5.18 and 5.20 to include references to refurbishment and retrofitting schemes and, in 5.16, also to demolition. There is a need to promote the reuse of buildings as well as materials from any demolition.

9. London Plan policies on climate change and targets for reducing carbon emissions should require assessments of and targets for reducing embodied carbon emissions as well as operation carbon emissions.

9.1 Anne Power, LSE argues in her publication "Does demolition of refurbishment of old and inefficient buildings help to increase our environmental, social and economic viability?" that the environmental arguments for demolition of homes only ever stacks up because embodied carbon is ignored.

9.2 Currently carbon assessments and targets for reducing carbon emissions (including in the London Plan) are focused on operational carbon and exclude embodied carbon. As

operational emissions reduce with the creation of more efficient buildings, embodied emissions will become more important if Government targets for reducing emissions, supported in the London Plan, are to be met.

- 9.3 Embodied carbon is becoming increasingly high on the agenda for many organisations looking at climate change issues. This was highlighted by the first Embodied Carbon week being held in April this year by the UK Green Building Council, with British Land, Derwent London, Land Securities, Tishman Speyer and WRAP.
- 9.4 The London Plan should include a target for reducing embodied carbon emissions. A number of the London Plan policies could and should include a reference to embodied carbon - including policies 5.1, 5.2, 5.3, 5.4.

Yours sincerely

Michael Hewlett and Pat Turnbull
LTF Mayor's Housing Forum delegates
London Tenants Federation