

## Statutory consultation results: your feedback

We'd like to thank everyone who came to speak to us, completed the survey and met with the team on the estate and the Independent Tenant and Leaseholder Advisers (ITLAs) as part of the consultation, which closed on 26 January 2023.



We have analysed all your feedback on the options of refurbishment or demolition and rebuild. We've also looked at your feedback on the Tenant and Leaseholder/Freeholder offers.

**79% of you shared your views during a statutory consultation about the option to refurbish or demolish and rebuild homes within the consultation area at Regina Road.**

Here's how we engaged with residents during the consultation:



Visited **127 properties**, to speak to you in your home



Held **four design sessions** with the architects



**Regina Road Resident Support Group (RRRSG)**  
January meeting



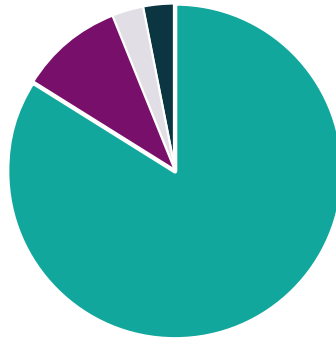
Appointed **Independent Tenant and Leaseholder Advisers**, who held five drop-in sessions during the consultation period



Ran **six engagement sessions**, which were a mix of online and face to face, either in the on-site office or at the Stanley Arts

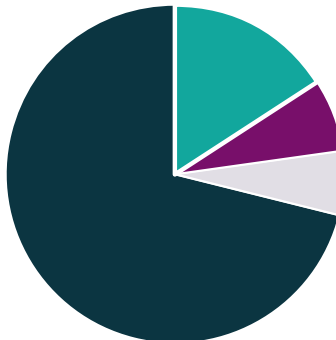
**Here's what you told us:**

How strongly do you agree or disagree with the option of the council demolishing the three tower blocks so that modern replacement homes can be built?



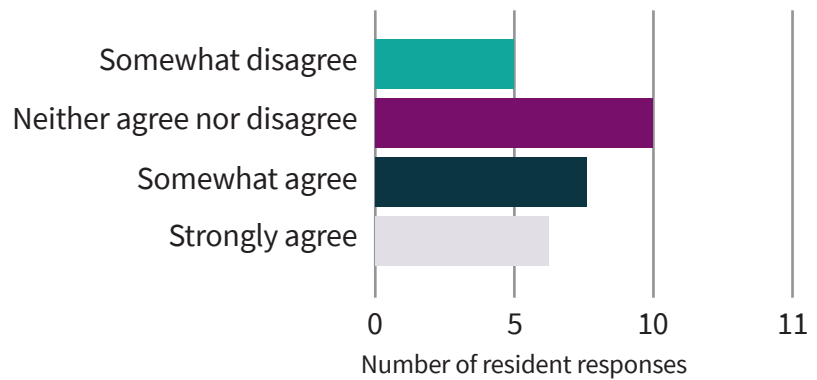
- **Strongly agree (84%)**
- **Somewhat agree (10%)**
- **Neither agree nor disagree (3%)**
- **Strongly disagree (3%)**

How strongly do you agree or disagree with the option of the council continuing to refurbish homes within the consultation area?

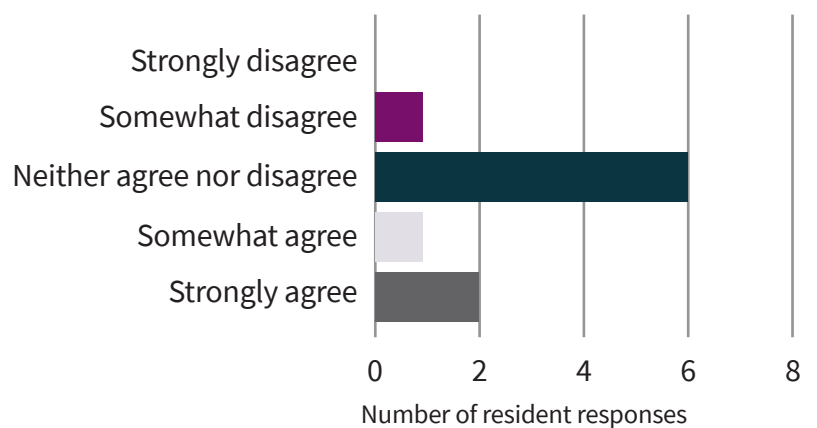


- **Strongly agree (16%)**
- **Somewhat agree (7%)**
- **Somewhat disagree (6%)**
- **Strongly disagree (71%)**

How strongly do you agree or disagree with the draft tenant offer?



How strongly do you agree or disagree with the draft leaseholder/freeholder offer?



## Important next steps

On 22 March 2023, the Executive Mayor will consider a report on the outcome of the six-week statutory consultation with tenants, leaseholders, and freeholders living within the consultation area at Regina Road.

Residents were asked for their views on the option to either refurbish or demolish and rebuild homes within the consultation area on the estate, and for their views on the draft 'Landlord Offer', the council's offer to tenants, leaseholders and freeholders, if a decision is taken to demolish and rebuild homes.

Most residents that took part told us they agreed with the option of the council demolishing the three tower blocks and homes within the immediate area and the Cabinet report will set out that this is the council's recommendation, along with proposed changes to the Landlord Offer, in line with feedback received by residents during the consultation.

A decision will also be taken as to whether a ballot should be held during April and May 2023. Residents would vote to approve the revised Landlord Offer to tenants, freeholders and leaseholders. The outcome of a ballot will be reported to the Executive Mayor and Cabinet. No decisions will be made on whether homes are demolished and rebuilt until Croydon Council's Cabinet has met and any ballot held shows that this is the preferred option by the majority of eligible residents who have voted.

Please also be reassured that the council's Section 114 Notice - which stops all but essential spending - will not affect or impact the funding for works to improve homes at Regina Road as it comes from a separate budget which is ringfenced to council housing.

## Where can I read the Cabinet report?

The report will be available at [www.croydon.gov.uk/regina-road-consultation/about-regina-road](http://www.croydon.gov.uk/regina-road-consultation/about-regina-road) and on Croydon Council's website from 14 March 2023. It will be presented to the Executive Mayor and Croydon Council's Cabinet at 6.30pm on Wednesday 22 March. After this meeting, we will write to you again to explain what decisions have been made, what this means for residents, and who you can talk to if you have questions.

## Design of any new homes

During the consultation, you told us you wanted more information on what the estate might look like, so you could make a more informed choice. We are working with residents, including the new Resident Steering Group, to develop architects' plans. These are on display at Flat 62, Regina Road and online at [www.croydon.gov.uk/reginaroad](http://www.croydon.gov.uk/reginaroad).

**Here's a summary of what residents have told us during design sessions. If you have ideas for how the estate might look in the future, come to one of our community events on 18 March and 2 April and meet the architects who are working with residents on how the estate might look in the future.**

### The wider neighbourhood:

- Good transport links
- Strong local community
- Many residents would like to stay in the area

### Security:

- Some parts of the estate do not feel safe
- Lighting is poor in parts of the estate

### Outside of your home:

- The open space and playground don't always feel safe to use and residents tend to go elsewhere
- There aren't enough activities for young people
- There is nowhere to sit outside

### Existing homes:

- Some owners of the lower blocks have invested in home improvements already

### Existing homes:

- Ongoing problems with damp and mould
- Lack of space and storage
- No private amenity
- Amenities in communal spaces
- Mobility barriers for elderly and disabled

### Parking:

- Shortage of parking spaces in some areas (eg Sunny Bank)
- It feels unsafe to leave my car on the main road

## Dates for your diary

Although the formal consultation has ended, we will continue to run events and drop-ins so you know what is happening and when, and so you can talk to us if you have any concerns or questions. If you or anyone in your household is struggling to attend events or you would like a 1 to 1 appointment, just let us know.

You can email us at [reginaroad@croydon.gov.uk](mailto:reginaroad@croydon.gov.uk), or call **020 8726 6100 ext. 44524**.

Your Independent Tenant and Leaseholder Advisers (ITLAs) are independent of the council and are here to support you and provide advice. Their contact details are provided below.

Title	Date & Time	Location
<b>Community Day:</b> an event for residents of all ages! A chance to talk to the project team, tell us about your ideas for the future of the estate and see an exhibition of the current designs. Refreshments will be provided and there will be activities for children	<b>Saturday 18 March</b> 2:30pm – 5:30pm	Socco Cheta Community Hub, 44b Portland Road, London, SE25 4PQ
<b>ITLA Surgery</b>	<b>Wednesday 22 March</b> 6pm – 8pm	Flat 62, Regina Road
<b>Estate meeting following outcome of Cabinet report</b> All residents welcome	<b>Monday 27 March</b> 6pm – 8pm	Stanley Arts, 12 South Norwood Hill, London, SE25 6AB
<b>Drop-in:</b> Dedicated session for residents living at the low-rise blocks	<b>Tuesday 28 March</b> 5.30pm – 8pm	Flat 62, Regina Road
<b>Tenant Drop-in:</b> Dedicated session for tenants to ask questions about the Landlord (Tenant) Offer	<b>Wednesday 29 March</b> 6.30pm – 8pm	Flat 62, Regina Road
<b>Community Day:</b> an event for residents of all ages! A chance to talk to the project team, tell us about your ideas for the future of the estate and see an exhibition of the current designs. Refreshments will be provided and there will be activities for children	<b>Sunday 2 April</b> 1pm – 4pm	Socco Cheta Community Hub, 44b Portland Road, London, SE25 4PQ
<b>Leaseholder Drop-in:</b> Dedicated session for leaseholders to ask questions about the Landlord (Leaseholder) Offer	<b>Tuesday 4 April</b> 6pm – 8pm	Flat 62, Regina Road
<b>Estate Drop-in:</b> (school holidays) All residents welcome	<b>Thursday 6 April</b> 12noon – 2pm	Flat 62, Regina Road
<b>Weekly Drop-in Tenancy Surgeries</b>	<b>Tuesdays &amp; Thursdays</b> 10am-2pm	Flat 62, Regina Road

### Do you have questions?

Contact your Independent Tenant and Leaseholder Advisers for impartial advice:

- **Rob Lantsbury:** 07961 532 761 or email [rob.lantsbury@publicvoice.london](mailto:rob.lantsbury@publicvoice.london)
- **Christine Searle:** 07764 421 981 or email [christine.searle@publicvoice.london](mailto:christine.searle@publicvoice.london)
- **Public Voice freephone:** 0800 169 8677 or email [info@publicvoice.london](mailto:info@publicvoice.london)

## UNDERSTANDING COMMUNICATIONS

If you, a family member, or neighbour would like us to provide this information in a different language, large print or audio format, please contact the team on [reginaroad@croydon.gov.uk](mailto:reginaroad@croydon.gov.uk) or call **020 8726 6100 ext. 44524**.