

Committee: Strategic Housing and Planning Committee

Meeting Date: 19 March 2019

Report Title: Cambridge Road Estate Resident Ballot

Report of: Assistant Director of Law and Governance

Relevant Portfolio Holder - Councillor Emily Davey - Portfolio Holder for Housing (including the regeneration of Cambridge Road Estate)

Purpose

Following the resolution at 8 November 2018 Strategic Housing and Planning Committee, this report seeks the Committee's approval to the specific arrangements for consultation and a ballot of Cambridge Road Estate (CRE) residents on the proposal for the future of the estate.

It is Recommended that the Strategic Housing and Planning Committee :-

1. Approves the arrangements set out in Paragraphs 19 of this report for the appointed independent body, the Electoral Reform Services, to hold a resident ballot at the Cambridge Road Estate in accordance with Greater London Authority (GLA) Guidance relating to the council's proposals for the future of Cambridge Road Estate.
2. Approve the form of the ballot question set out in Paragraph 41.
3. Authorise the Director of Growth in consultation with the Portfolio Holder, Opposition spokesperson, and affected CRE residents, to issue the Landlord Offer document in accordance with Greater London Authority (GLA) Guidance as set out in Paragraph 46.

Benefits to the Community:

The CRE redevelopment proposal provides a once in a generation opportunity to deliver new modern homes for our current residents as well as deliver much needed additional homes. The development will also deliver new community facilities, improved public spaces, parks and accessibility, and maximise opportunities for social connections to reduce isolation and promote inclusion. The redevelopment also seeks to design out crime, improve health outcomes, and use an environmentally sustainable approach to development.

Key Points

- A. This report follows the resolutions passed at 8 November 2018 Strategic Housing and Planning (SHAP) Committee to seek approval for the arrangements relating to the resident ballot in respect of the council's proposals for new homes at the Cambridge Road Estate.

- B. At its meeting on 17 April 2018 Full Council resolved to carry out its own voluntary ballot of CRE residents. This resolution was further debated and confirmed unanimously at Full Council on 17 July 2018 in response to a petition requesting that the views of CRE residents are at the heart of decision-making.
- C. It is a key priority of the council to ensure that residents are at the heart of the regeneration plans. Once proposals for the new homes including detailed designs and the new landlord offer have been developed and consulted upon with residents, the council intends to undertake a voluntary ballot on its proposals.
- D. On the 18th July 2018 the Greater London Authority (GLA) published guidance on the requirement to hold a ballot on proposals for regeneration of social housing estates where the landlord is obtaining funding from the GLA. Although the council is already in contract with the GLA for funding, and therefore would be able to apply for exemption from this requirement, the council has decided to carry out a voluntary ballot for CRE.
- E. Following the SHAP Committee meeting on the 8th November 2018 officers have undertaken further work to progress arrangements to hold a resident's ballot. This has included the appointment of Electoral Reform Services, (ERS), as the independent body who will administer and oversee the ballot. ERS were appointed following an open tender process. Bids were assessed by a panel comprising of officers and members of the CRE Residents Steering Group.
- F. Consultation on the ballot has also included a questionnaire of CRE residents undertaken between 1 and 15 February 2019 and door-knocking by council staff. This was to provide local residents with the opportunity to comment on the ballot arrangements and the outcomes from the residents workshops held in October 2018, and identify any individual issues or concerns relating to the ballot.
- G. On the 28th February a follow-on meeting was held with CRE residents to consider the proposed arrangements and the feedback from that meeting and a summary of this is included in this report under consultation in the body of this report.
- H. Subject to SHAP agreeing the proposed arrangements as set out within this report it is intended that a ballot will take place during Autumn 2019. This will be subject Full Council agreeing the CRE contract award on 24 April 2019.

Context

1. Cambridge Road Estate is a council estate of over 830 homes in Norbiton Ward, built in the 1970s and now in need of major investment. Over the last two years the council has been preparing the ground for a comprehensive phased regeneration of the estate.
2. At committee in March 2017 the council agreed a proposal to seek a developer joint venture partner to help it bring forward the redevelopment. More detailed background and context about CRE and the regeneration proposals are contained in 18th March 2019 [report](#) to the Finance & Contracts Committee recommending the council enter into a joint venture agreement with Countryside Properties UK Ltd following the conclusion of the procurement process.
3. The project is supported by the GLA who have provided support to the council from its Housing Zone programme and the Building Homes for Londoners Fund

in the form of grant and loans. This funding is linked to the council achieving milestones around the CRE regeneration project.

4. The final GLA Guidance was published on 18 July 2018 within the *GLA Affordable Housing Capital Funding Guide: Section 8*. The GLA Guidance now requires any landlord to hold a ballot of local residents as a condition of funding for regeneration schemes that:
 - involve the demolition of *any* social housing
 - the building of 150 or more new homes
5. There are a number of exemptions including cases where there is already a funding agreement in place with the GLA, which is the case with the Cambridge Road Estate regeneration projects in Kingston. However, for reasons stated earlier the council is still committed to holding a resident ballot.

Proposal and Options

6. The guidance that has been published by the Mayor of London and provides a useful template and structure for the Council to use. The following sections set out the council's considerations and conclusions under different aspects of the GLA Guidance.

Summary of GLA Guidance on resident ballots

7. The GLA Guidance covers three key areas:
 - i) **Who will be eligible to vote**
 - ii) **How the ballot should be run**
 - iii) **What should be covered as the 'landlord offer' on which people are asked to vote.**

i) Who will be eligible to vote

8. GLA Guidance sets out three categories of eligible voters and states that there is no discretion for landlords (the GLA calls them 'Investment Partners' or 'IPs') to set their own vote eligibility criteria. It also states that:
 - voters must be living on 'an existing social housing estate' - e.g. CRE
 - voters must be over 16
 - the term 'social tenants' includes (as well as council tenants) residents of 'affordable housing' e.g.
 - low cost home ownership such as shared ownership
 - low cost rental - sometimes called 'intermediate' market rent
9. It only includes 'social tenants' of the 'Investment Partner' (i.e. Kingston council for CRE) and not of any other landlord. It excludes anyone who isn't a social tenant unless they fall into one of the other categories.

10. The GLA Guidance sets out three categories of eligible voters. These are identified below with the number of potential votes from the information currently available to the council. This number is subject to further verification and is likely to fluctuate as people's individual circumstances change. This means that the numbers are likely to change up to the date the landlord offer is published (targeted Autumn 2019). The numbers quoted in this report are as of 21 January 2019 and are as follows:
 - i) Secure social tenants named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published. For CRE this is Kingston Borough Council secure social tenants. There are 587 social tenants identified as potentially eligible to vote, of which 401 are single tenancies and 93 are joint tenancies.
 - ii) Resident leaseholders or freeholders who have been living in their properties as their only or principal home for at least one year prior to the date the landlord offer is published. This excludes buy to let landlords as they are not residents. There are 149 resident leaseholders or freeholders identified as potentially eligible to vote of which 100 are joint and 50 single leaseholders or freeholders.
 - iii) Any resident whose main home is on the estate and who has been on the local authority's Housing Register for at least one year prior to the date the landlord offer is published. For CRE this will include most people in temporary accommodation who live on the estate. There are 161 residents identified as potentially eligible to vote by virtue of being on the council's Housing Register
11. Accounting for the above criteria, it is estimated total of 897 residents are potentially eligible to vote based on the GLA criteria on the Cambridge Road Estate.
12. In addition to the above in Paragraph 10 the GLA Guidance criteria also states people that live on the estate who are not tenants of Kingston Council are not eligible to vote. This will include tenants of Registered Social Housing Providers (RSHPs). For example, the Ely Court households that are owned and managed by the Clarion Housing Association and will not qualify for the vote if those properties are within the final masterplan for new homes . As of the 21 January 2019 there were 26 Ely Court households with 28 tenants. One additional Ely Court property was void. There are also six other households who are tenants of three other RSHPs on the CRE who are not eligible to vote under the GLA criteria. The council proposes to consult with all of these households and with their landlords and to take into account any feedback and comments, but it does not propose go outside the GLA Guidance and provide votes to social tenants where the council is not the landlord.
13. In the context of this guidance from the GLA, the council has carefully considered whether there are categories of residents who who would be unreasonably excluded and if such an exclusion existed, whether that would warrant deviating from the guidance.
14. In addition to following the GLA Guidance, the council will be ensuring all residents regardless of their voting status will have the opportunity to shape the future of homes and the estate. There will be a wide-ranging and extensive programme of engagement over the coming months, which will build on and

expand current activity to ensure everyone has a range of opportunities to give their views and be part of the master planning. This will include face to face and drop in sessions, activity to engage young people, attending many of the groups that take place across the estate as well as permanent information and plans on display on CRE and people to talk available to talk through them. We will also work to ensure that the council will make plans and options accessible to everyone in a range of languages and formats.

15. The Equalities Impact Assessment (EIA) (See **Annex 2**) does not identify any particular group of residents who are adversely impacted by not being included as potential voters therefore there is not an overriding equalities reason for looking at widening eligibility.
16. The Council has also had regard to legal advice which advises that deviating from the GLA Guidance gives rise to significant risks of legal challenge (**see Exempt Annex 4**). The council also acknowledges the GLA Guidance that ballots should be consistent across London and therefore does not allow for discretion to set different voter eligibility criteria for ballots.
17. In conclusion the council does not consider that there is good reason to depart from the GLA Guidance on voter eligibility. The council has considered whether there is evidence that any category of resident aged over 16 not eligible to vote under the GLA Guidance is being treated unreasonably. It does not consider this to be the case for the reasons outlined in this report.
18. The council is proposing to follow the GLA Guidance relating to: residents being entitled to one vote each even if they meet more than one of the eligibility criteria; there is no limit to the number of eligible voters per household; and that only residents aged 16 or above are eligible to vote.

How the Ballot will be run

19. The GLA Guidance says landlords, in this case the council, must appoint an 'Independent Body' (IB) to undertake the ballot. The IB must:
 - review the arrangements for voter registration and identification
 - undertake or oversee the distribution of the Landlord Offer
 - advise IPs on the ballot question
 - ensure votes cast are recorded and counted accurately
20. The GLA Guidance requires the IB to confirm that the ballot is held in accordance with a checklist which includes the following:
 - were there robust process to identify voters in place?
 - did a simple majority vote "Yes or No" to an unambiguous and direct question?
 - was the question posed to eligible residents in the ballot unambiguous and direct?
 - were an appropriate range of ways to vote offered and sufficient time (minimum 21 days) for casting votes?
 - was there sufficient time between the distribution of the Landlord Offer and the start of the ballot period?

- were the ballot papers delivered under separate cover from any consultation material and/or the landlord offer and did the landlord offer explain the arrangements for casting votes?
 - did the ballot take place less than 6 months after the landlord offer was published?
21. The council appointed the Electoral Reform Services, (ERS), as the Independent Body, (IB), to carry out the ballot. ERS have a strong track record in holding ballots and will take the lead in undertaking the CRE resident ballot. The CRE Resident Steering Group, (RSG), have been involved in the appointment of ERS. They were consulted on the drafting of the tender specification; and three RSG representatives formed part of the procurement panel.
 22. The GLA Guidance has no minimum turnout requirement, however it is the council's objective to achieve the highest possible turnout of residents to ensure they are at the heart of decision making, with the appointment of the Electoral Reform Commission so this will help maximise participation in the vote.
 23. ERS experience is extensive in this field with over twenty years of working with local authorities on ballots. In 2018, ERS worked closely with the GLA advising on the ballot section on the guidance. ERS has been appointed as Independent Body for seven local authorities of which three ballots have been carried out and completed successfully without challenge. ERS has advised on the content of this report and its comments are included.
 24. The Council's governance arrangements for the ballot are set out in the **Annex 3**. In summary, the Assistant Director of Law and Governance, who is also the Council's Monitoring Officer, is responsible for the ballot arrangements. The Director of Growth is responsible for the Landlord Offer.
 25. Electoral Reform Services (ERS) provides a fully managed in-house balloting service. As the Independent Body, ERS has been appointed to ensure that the ballot is administered securely and independently. ERS will mail the ballot papers to residents, receive and count the votes through multi-channel response methods, verify that they have been cast legitimately, and issue the result.

The Voting Process

26. The ballot is administered in the form of a hard-copy ballot paper, securely posted to residents via Royal Mail 1st class.
27. Voting documents are assembled into mailing packs using ERS' in-house automated mailing equipment fitted with weight and thickness sensors to detect and eliminate miss-fills.
28. Prior to this, the names and address details of eligible residents, provided to ERS securely by the council, are mail-sorted to obtain postal discounts.
29. Once in receipt of their ballot paper, residents have the option to vote by post or online. Additional voting methods are available.
30. To vote by post, residents return the hard-copy ballot paper to ERS' secure facility in the pre-paid reply envelope provided.

31. To vote online, residents use their unique security codes to access the dedicated Cambridge Road Estate voting platform. To prevent duplicate votes, each unique security code may only be used once.
32. Throughout the balloting period, the ERS Results Analyst and Project Manager undertake regular audits of returned ballot papers. In addition, robust procedures are in place to audit online votes. For example, ERS can review votes against IP addresses and actively monitor for unusual activity from one account or address. If a resident has voted both by online voting and by post, only the first vote received will be counted.
33. Ballot papers are scanned digitally into the ERS system to be counted and verified against residents' unique security codes.
34. All votes received by ERS are stored in the voting database and routine data queries are performed by the Results Analyst to ensure the integrity of the data. The voting database sits behind a visible platform which is not accessible by the council, resident or any non-authorized ERS personnel.
35. Towards the end of the balloting period it is recommended that additional voting packs are posted to non-voters. This process often takes place around 7 days before the close of ballot and encourages increased turnout. Other additional services designed to further improve turnout are also available.
36. Voting closes at 5pm on the chosen day. Any votes received after this time will not be counted.
37. Final audit and collation of the result is performed by the ERS Results Analyst and Project Manager within 48 hours of the close of the poll.
38. Only when the project manager is entirely happy that all votes have been suitably audited and counted, the result will be issued in the form of a written Result of Vote.
39. ERS is also able to declare the result in person if required.

The Ballot Question

40. The Electoral Reform Services have advised that the appropriate wording for the CRE ballot 'question' to residents based off previous ballots they have undertaken on housing estate redevelopment. The question is normally within the context of the Landlord Offer document (see paragraph 42) being received by eligible residents in advance of the formal ballot period.
41. Two proposed draft questions were shared with residents for comment at a meeting on the 28th February 2019. Following this meeting, ERS have confirmed the below question reflects best practice and the wording used in similar ballots held to date. Therefore it is recommended the committee agree the wording as follows:

“Do you support the Council's proposal for new homes on your estate?”

The Landlord Offer

42. The ballot paper and question will be accompanied by a landlord offer and some of the details are set out below which will be further developed through the masterplan process. The GLA Guidance defines the 'landlord offer' as:
- The broad vision, priorities and objectives for the estate regeneration, including information on:
 - Design principles of the proposed estate regeneration
 - Estimated overall number of new homes.
 - Future tenure mix
 - Proposed associated social infrastructure.
 - Details of the full right to return or remain for social tenants living in homes that are to be demolished.
 - Details of the offer for leaseholders and freeholders of homes that are to be demolished.
 - Commitments relating to ongoing open and transparent consultation and engagement.
43. The council has already set out its commitments and the processes it will put in place to protect the position of existing residents which will affect those eligible to vote and their affected household through policies that were adopted by the council's Housing Sub Committee in March 2018. Some of the key aspects and principles of the council's Landlord Offer document are listed below:
- Secure council tenants will have a 'right to return' to a new home in the redevelopment. Alternatively if tenants prefer to leave CRE they will have the option to move to a council home off the estate if one is available that meets the needs of their household.
 - Secure tenants will also be entitled to compensation in acknowledgement of the inconvenience and disruption in having to move. The statutory Home Loss payment for council tenants is currently £6,300 (this is set by the government) and tenants will also be reimbursed for the costs of moving. In addition they will be provided with assistance with the move itself, with additional support offered to vulnerable residents or those with a disability.
 - In order to minimise disruption the council is aiming to ensure that a majority of residents only have to move once within the Borough.
 - Leaseholders and freeholders affected by the redevelopment, and living on the estate, will be offered the full market value for their homes plus 10% home loss in line with the compensation code.
 - In acknowledgement that the new flats will be more expensive than the current flats and houses, the council is offering shared equity and shared

ownership options to owner occupiers to make staying more affordable if they wish.

44. In addition, residents have access to independent advice and information to help make informed decisions and will be able to get involved in the design of the new homes and the estate as a whole and all residents who stay on the estate will benefit from good quality, energy efficient homes, which are well-designed, adaptable and tenure blind.
45. Secure tenants who currently live on CRE and who choose to remain on the estate following the regeneration, will pay an equivalent rent for an equivalent property.
46. As part of the ballot process, it is proposed that, the Director of Growth in consultation with the Portfolio Holder holder, the Opposition spokesperson, and affected local CRE residents will devise the final version of the Landlord Offer document to be circulated to all eligible persons.

Consultation to date

47. Since September 2015, there has been extensive and comprehensive resident engagement and consultation to inform and shape the proposed regeneration of Cambridge Road estate as set out in paragraph 49-63 of the [SHAP report](#) dated 8 November 2018.
48. In line with the commitment at July's 2018 Council meeting there has been an inclusive and collaborative approach taken to the preparation and arrangements for the residents ballot. This has involved working closely with the Three Chairs (the Chairs of Cambridge Road Estate Residents Associations (CRERA), Cambridge Road Estate Social Tenants (CREst) and One Norbiton) and the local community representatives including three resident workshops and a survey of CRE residents. Two of the workshops were held in October 2018 prior to the 8th November 2018 Strategic Housing and Planning Committee (SHAP), with a survey of residents and a third workshop held in February 2019, prior to this report being finalised.
49. At its meeting on 8 November 2018, the committee heard how the council had worked closely with the CRE community in helping with two resident led workshops held in on 4 and 17 October 2018. These were organised by the Three Chairs supported by officers and ward members and were attended by over 70 CRE residents, with circa 20 of these attending both events, and circa 50 attending one or the other. There were also around 20 guests.
50. Details of the October 2018 resident workshops were included in the 8 November 2018 SHAP report. In summary the agreed objectives for the resident workshops were to share the GLA Guidance, work together with local residents to get the best for Cambridge Road Estate and to listen to views and questions to make sure that the ballot is run fairly and gives CRE residents a chance to understand the issues and get their voice heard.
51. Since January, the council has held a number of workshops with residents to explain the design process that sits behind the plans and proposals for the estate and how people can feed into this. The first session to demonstrate a 3D approach to planning was held with a number of residents including the Three Chairs. The feedback was that these are helpful and more sessions are planned.

52. The council have recently provided every resident on the estate with an update on key facts about the council's proposals, the timeline to the ballot and how to find out more information. This was put through the door of every home of the estate. The latest edition of the newsletter produced with the Three Chairs as well as further factual updates will be delivered before the end of March. There will also be posters on the notice boards on the estate with facts and contacts.
53. The council has recently organised for CRE residents to visit Woodberry Down housing estate in the London Borough of Hackney on 9th March to talk to residents and view a similar scheme. A visit to Acton Gardens, Acton in the London Borough of Ealing built by Countryside Properties, will take place on 6th April 2019.
54. The follow up ballot questionnaire was undertaken over 2 weeks from Friday 2 to Friday 15 February 2019 with residents able to complete it either in paper form or online. A small team of council staff also door-knocked during this time to help ensure that residents were aware of the survey and where needed helped to complete it. There were 142 respondents and in summary:
 - 87 (61%) of respondents gave comments, views and feedback about the ballot, which also included comments about the regeneration as the subject of the ballot.
 - 54 (38%) respondents gave no response to this question or stated that they had no views or comments about the ballot.
55. Across the questions there are some key themes and observations that emerged. Primarily, respondents had a varying level of knowledge about the ballot and regeneration with a range of responses from some very basic questions to more informed and detailed questions and comments. All the feedback from the survey work and recent residents meeting held on 28th February 2019, will inform the comprehensive communications and engagement approach.
56. As a result of this feedback and to build on the activity that is already happening, the council has increased engagement with residents on CRE. This will continue to expand as we help all residents play a role in shaping homes and the future of the estate. This will include face to face conversations (on an individual and group basis), continue to provide factual updates, especially on the areas that residents have highlighted as important to them. The council produced a fact sheet as an immediate response to the feedback and this has been delivered to all homes on the estate. A newsletter produced with the Three Chairs is imminent and there will be further more detailed factual updates the content of which will be determined by the resident feedback.
57. The council is in the process of establishing a drop in area where residents will be able to come and look at plans and talk to people at any time. Officers will attend regular residents groups and events so that they are able to reach out to as many people as possible in surroundings where they are comfortable. This includes the young and the elderly. In addition there will also be a range of community events to provide an opportunity for residents to give their views and be updated on latest developments. This will also include ensuring residents have access to independent advice.

58. To meet the needs highlighted in the feedback, the council will provide updated information in a range of digital and paper formats to ensure people have access to information they can keep for reference. The council is also working with translators to provide information in a number of relevant languages. The council is ensuring that we are building resource and capacity to ensure we can deliver an extensive and far reaching programme of engagement.
59. It was felt overall that the larger residents meetings are not useful for getting people's views and that smaller sessions would be more beneficial. There are a number of smaller sessions and conversations planned over the coming months - to help people gain information and give their views in ways that feel comfortable to them.

Timescale

60. As reported to the Strategic Housing and Planning Committee, (SHAP), on the 8th November 2018, it remains the council's intention to follow this timescale for the ballot and is on track in meeting these dates:
 - **Spring-Autumn 2019** - engagement with residents on regeneration proposals and landlord offer.
 - **September/October 2019** - landlord offer published and voter registration undertaken.
 - **October/November 2019** - ballot period.

Resource Implications

61. As reported to the 8 November 2018 Strategic Housing and Planning Committee the intention was for the council to scope the resource implications of administering the ballot and with these costs being met within existing regeneration budgets earmarked for the Cambridge Road Estate. At the date of this report the projected requirements of the ballot this is estimated as follows:
 - Up to £20,000 for the Independent Advisory Body, namely the Electoral Reform Services appointed through an open competitive process to administer the Ballot.
 - Up to £30,000 for legal advice, to ensure the council is compliant with legislation appointed through an open competitive process
62. This gives a current projected total budget of up to £50,000 and may be subject to further downward or upward forecasting within reasonable limits. These costs are to be funded from existing HRA budgets already committed to enabling the Cambridge Road Estate regeneration project so no additional resourcing requirement is needed to fund the cost of the ballot.

Legal Implications

63. Section 105 of the Housing Act 1985 requires consultation with secure tenants on any proposals to improve or demolish any properties let under secure tenancies. The adoption of the GLA Guidance including the Landlord Offer, other engagement with residents (including that which has taken place already) and the ballot itself will satisfy the requirements of section 105. This has been

confirmed by the external solicitors instructed by the Council to give advice on the ballot.

64. Legal advice obtained has confirmed that the Council is able to carry out this ballot under local government powers (including the General Power of Competence) and there are no legal issues arising from the Council restricting its legal capacity to arrange and undertake a ballot in accordance with the GLA Guidance. The Council has appointed the Electoral Reform Services (ERS), who are experienced in this field, to oversee the ballot process.
65. Under the Equality Act 2010 the Council has undertaken a full Equality Impact Assessment, (EIA), in respect of a ballot to be undertaken in accordance with the GLA Guidance. (see **Annex 2**) which includes consideration of the Public Sector Equality Duty under section 149 of the Equality Act 2010.
66. No specific issues arise under the Human Rights Act 1998 and any issues of potential discrimination under Article 14 have been considered by the EIA addressed above.
67. As with any function undertaken by the Council, it must ensure it does so in accordance with public law principles.

Risk Assessment

68. If a voluntary ballot is **not** undertaken there would be a risk that the council could not evidence that the community was at the heart of the redevelopment, as resolved unanimously at Full Council on 17 July 2018.
69. If a ballot **is** undertaken, and this results in a “No” vote, the risks depend to some extent on the next steps taken by the council and other agencies at that point.
70. However they can be examined under the following key headings:
 - *Investment in CRE is delayed for residents*

If there is a No vote there will be a delay in delivering the new homes and improvements and that are needed on the estate while next steps are considered.
 - *Payment of costs of masterplanning*

In the event of a “No” vote the council will be liable for 50% of the costs of the masterplanning and engagement activities that are to be undertaken between April 2019 and the date ballot condition is satisfied. The total cost is estimated to be £3m and therefore the risk is payment of an estimated £1.5m.
 - *Loss of external funding for new council homes*

In return for significant funding from the GLA the council has committed to achieving key milestone by specified dates. If there is a No vote the council will be unable to meet these dates. As a consequence it is expected the

council will have to repay the £26.6m Housing Zone loan being used for the early buy back of leasehold property. It is expected the council will also have to hand back its allocation of around £20m of Housing Zone Grant as it will be unable to meet the start on site milestone date. In addition the council will have to hand back a large proportion of its £67m Building Council Homes for Londoners (BHfL) grant allocation which is specifically for new build council homes only.

There is no guarantee that the council would be supported by the GLA to the same extent should another redevelopment plan emerge at a later date.

- Loss of developer partner

In the event of a No vote there is a risk that the council will lose its developer partner due to delay, cost and availability of competing opportunities in other boroughs. The council's inability to proceed with this high profile scheme may result in reputational damage such that other developers become reluctant to take part in similar competitions in the future

Equalities Impact Assessment

71. An Equalities Impact Assessment has been undertaken and is included as an Annex. (**Annex 2**)
72. In summary the ballot arrangements are expected to affect 897 eligible voters.
73. The council has identified that the different types of tenure have tenants with different needs, we have not identified that not being able to vote in the CRE estate ballot would be detrimental to any of the protected groups but care would need to be taken in the event of any regeneration to assess their needs.
74. There is no reason to believe that either gender will be particularly affected by the ballot. In January 2019 on our Housing Database there were 426 females and 334 males who are named tenants, resident leaseholders/freeholders and there were 13 female partners and 23 male partners who are not named tenants, resident leaseholders/freeholders. There was also 5 gender unknown partners who are not named tenants, resident leaseholders/freeholders.
75. There are a number of actions that will be taken to minimise the impact on protected characteristics within the ballot:
 - The number of ways in which people can vote should be maximised
 - The time available to vote should be a minimum of one week
 - Material published should be clear and easy to understand.
 - Translations should be available on request
 - Communication should be available in a variety of formats
 - The ability to cast a vote privately and without other assistance must be considered when looking at how people can cast their vote

76. The Council anticipates by the appointment of ERS it will mitigate inequality issues by ensuring the above recommended action in paragraph 66 are considered and therefore the overall impact of the ballot should be positive.

Health Implications

77. Implications for people with disabilities and mental health implications have been considered as part of the EIA.

Road Network Implications

78. There are no specific road network implications.

Environmental and Air Quality Implications

79. There are no specific environmental and air quality implications.

Annexes -

Annex 1 - Ballot Arrangements - Electoral Reform Service

Annex 2 - Equalities Impact Assessment (EIA)

Annex 3 - Governance Arrangements for Cambridge Road Estate Residents Ballot

Annex 4 - Exempt Legal Advice

Background papers -

- [GLA Guidance - Better Homes for Local People](#)
- [Affordable Housing Capital Funding Guide - Section 8 - Resident ballots for estate regeneration](#)

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