

# Information to help you respond to the formal consultation



During this six-week consultation, we are asking for your views on refurbishing or demolishing and rebuilding properties within the **Regina Road** estate, as shown in the map of the consultation area. We want to hear from all council tenants, leaseholders and freeholders with properties within the area.

We are also asking for your views on a draft **Tenant Offer** and a draft **Leaseholder & Freeholder Offer**, which explain what you can expect from the council if your homes are refurbished or rebuilt. Information leaflets about these draft offers are included in your consultation pack.

Your feedback will help us to further develop our offers. We will then write to affected tenants, leaseholders and freeholders in spring 2023 with the updated offers and details of the next stage of the consultation.

This leaflet outlines what refurbishment or rebuilding would mean for you.



## REFURBISHMENT

The three tower blocks are nearly 60 years old. They were built to a Large Panel System (LPS) that requires regular inspection, strengthening and licensing under the new Building Safety Act. The Building Research Establishment advises they have a limited life without major structural investigations. They also don't meet modern space standards and are expensive to heat.



### Key points to consider about refurbishing the tower blocks:

- There will be invasive structural examinations and strengthening
- The building will still be more prone to condensation and mould than other types of building
- No guarantee that problems with condensation, damp and mould can be completely eradicated
- Further fire safety works will be needed in the future
- Refurbishment, on the experience of other councils for LPS buildings, is generally more expensive than rebuilding and residents express disappointment at the end result
- Residents will need to move out during the refurbishment
- Tower blocks will need recladding in a more robust material.

Different considerations apply to medium and low rise blocks. These will be explored in design workshops during consultation.



your **VOICE** matters



## DEMOLITION AND REBUILDING

The plans for rebuilding homes would be shaped by the Resident Steering Group, a dedicated group of residents from across Regina Road and Sunny Bank. Their role is to represent residents, influence decisions and shape how we engage with you during the consultation.

Different considerations apply to medium and low rise homes. These will be explored in design workshops during the consultation. An independent architect has been appointed to support the residents and outline the number of homes, type and tenure, (whether the homes are social housing, shared ownership or some private homes).

### Key points to consider about demolition and rebuild:

- We will work with you to consider options for full or partial demolition and rebuild
- Any new build option will provide modern sized homes which are energy efficient and more environmentally sustainable
- New designs for the open areas around the home, such as balconies, play areas and gardens
- Disruption will be kept to a minimum
- Eligible residents will have the right to return to the new homes
- Financial support to help eligible residents move.





## HOW CAN I HAVE MY SAY?

You can take part in the consultation in different ways.

You can provide your views and feedback by scanning in the **QR code** or by completing an online survey at [getinvolved.croydon.gov.uk/regina-road-residents-survey](https://getinvolved.croydon.gov.uk/regina-road-residents-survey) from **13 December 2022**.

You can also contact Independent Tenant and Leaseholder Advisers (ITLAs), who are independent from the council. Their role is to make sure you understand the options available and to support you to give your views in the consultation; here are their contact details:

**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)

Or you can write to **Public Voice** at:

Public Voice CIC, Tottenham Town Hall, Town Hall Approach Road, London N15 4RX

Two drop-in sessions have been arranged at **Flat 62, Regina Road, SE25 4TT**, where you can speak to the Independent Tenant and Leaseholder Advisers to ask any questions you might have and formally give your views. There's no need to book, just turn up:

**Thursday 15 December, 5pm-8pm** | **Wednesday 21 December, 5pm-8pm**

Other workshops and meetings will be organised to give you more opportunities to have your say, and we will share details of these.



You can also view these offer documents online at [croydon.gov.uk/reginaroad](https://croydon.gov.uk/reginaroad)

## UNDERSTANDING COMMUNICATIONS

If you, a family member, or neighbour would like us to provide communication materials in community languages, 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**.