

Love Lane Management Plan

1. Introduction

- i. This Management Plan sets out the Council's approach to managing the Love Lane Estate Renewal Programme during the rehousing phases leading through to demolition.
- ii. The plan ensures the Council meets its statutory duties in relation to housing management, health and safety, and community safety whilst progressing redevelopment.
- iii. The plan relates to all 11 blocks on the Love Lane Estate. The 11 blocks are as follows
 - Charles House (High Rise)
 - Ermine House (High Rise)
 - Moselle House (High Rise)
 - Orchard Place (Low Rise)
 - 2-32 Whitehall Street (Low Rise)
 - 3-29 Whitehall Street (Low Rise)
 - 31-61 Whitehall Street (Low Rise)
 - 63-89 Whitehall Street (Low Rise)
 - 3-39 White Hart Lane (Low Rise)
 - Kathleen Ferrier Court (Low Rise)
 - Brereton Road (Low Rise)
- iv. The estate is made up of 297 flats of which, 142 are void. Vacant flats are equally distributed across all blocks, aside from 2-32 Whitehall Street which is now empty.

2. Objectives

- i. The key objectives are to:
 - Ensure the safety and wellbeing of remaining residents
 - To work in partnership with the community and residents
 - Secure and manage vacant homes and blocks
 - Minimise anti-social behaviour and criminal activity
 - Maintain cost control during phased rehousing
 - Ensure investments decisions are supported by a clear business case
 - Enable safe and efficient demolition

3. Working with residents

- i. Throughout the delivery of the management plan, we will continue to work closely with residents to ensure they inform and guide our work.
- ii. The estate has a dedicated Residents' Association with whom we will work closely on the management of the estate
- iii. There is a dedicated rehousing team and engagement officer that provide ongoing support and serve as the main point of contact for residents' concerns.
- iv. Through regular liaison with the association we ensure that their views are considered in decision making processes related to service delivery, planning, and community initiatives

4. Communication

- i. The Council will provide clear and timely communication to residents throughout the rehousing, decommissioning and demolition phases.
- ii. Where there are major changes on the estate (demolition work or changes to access or block management) we will use a mix of communication methods to make sure residents are aware. This will include;
 - Letter to household for formal updates
 - Direct contact via the rehousing team where needed
 - Updates shared through Residents' Associations
- iii. Where issues arise on the estate we will work with Community Safety, Housing and the Metropolitan Police to ensure a coordinated response and clear communication with residents.

5. Programme Phasing

- i. For the purposes of the management plan, the Love Lane blocks are divided into two distinct categories. These two categories are the High Rise and Low rise and approaches to each are different.
- ii. For the High Rise blocks, due to their inherent higher risk and the significant costs associated with retaining them for use, these blocks will be demolished once all residents have moved out. This is on the grounds that they do not make economic sense to bring them back into use, and they cannot be used in the medium term due to health and safety issues.
- iii. Proposals for meanwhile use for the empty sites (pending the wider redevelopment strategy) will be developed by the Placemaking Service and will be subject to separate decisions.
- iv. For the low rise blocks, costs of retention are lower and the blocks maybe be further utilised as by rehousing residents from the high rise

or for the use of temporary accommodation subject to an ongoing cost / benefit analysis.

- v. Management approaches will be adjusted as vacancy rates change through the rehousing programme across all 11 blocks.

6. Decommissioning of Properties

- i. All void properties will be decommissioned within 10 working days.
- ii. Works include:
 - Disconnection and safe isolation of utilities
 - Removal of fixtures and hazardous materials
- iii. Property status will be tracked through a central property tracker to ensure clear records confirming the status of each property.

7. Clearance of Properties

- i. All vacated homes will undergo clearance within 20 working days
- ii. The Council will ensure:
 - Compliance with waste regulations
 - Separation and safe disposal of hazardous materials
 - Use of licensed contractors

8. Boarding and Securing

- i. All vacant properties will be boarded within 15 working days to prevent unauthorised access to the properties.
- ii. Ground floor and 1st floor properties will have windows and front doors boarded. Properties above the ground floor will be secured via the front door.
- iii. Communal areas will be secured and controlled where possible in dialogue with the London Fire Brigade.

9. Security Arrangements

- i. Security provision will be risk-based and budget allowance is to ensure onsite security can be utilised if necessary.
- ii. As a minimum all blocks will have a weekly recorded non-technical inspection to identify issues for resolution.
- iii. Close partnership working will be maintained with the Metropolitan Police and Community Safety teams to ensure a rapid response to issues as they arise.

- iv. Regular reviews of security arrangements will be held across placemaking, community safety and housing teams to ensure the response is appropriate.

10. Management Arrangements

- i. Fire and building safety risk assessments will be carried out across all blocks on a regular basis. For high rise blocks this includes a monthly building safety manager inspection.
- ii. As a minimum all blocks will have a weekly recorded non-technical check to identify issues for resolution.
- iii. Estate Services will continue with existing scheduled rotas but will be adjusted as occupation rates change through the course of the programme.
- iv. CCTV will continue to be monitored through the existing arrangements.
- v. All compliance checks will continue to be completed in line with the organisations compliance requirements.

11. Interim Refurbishment Strategy

- i. The low rise blocks will be subject to a cost benefit analysis which will assess the potential savings to council if a home is used for temporary accommodation vs the cost of bringing the home back into use. Where it is financially prudent to do so, a targeted interim refurbishment strategy will be implemented.
- ii. Works will be limited but may include:
 - Internal refurbishment of flats which are void where they are being brought back into use (low rise only)
 - Communal area refurbishment
 - External works where there are significant issues with blocks being weather tight.
- iii. Investment will be considered in parallel with the redevelopment programme to ensure efficient use of resources.

12. Risk Management

- i. Key risks include:
 - Squatting and unauthorised occupation
 - Fire risk in vacant buildings
 - Cost escalation due to prolonged vacancy
 - Resident dissatisfaction

- ii. Mitigations include enhanced security, ongoing outreach and communication through the councils rehousing team, and proactive communication. A full risk register for the management plan is maintained jointly by the Placemaking team with the Housing Service.