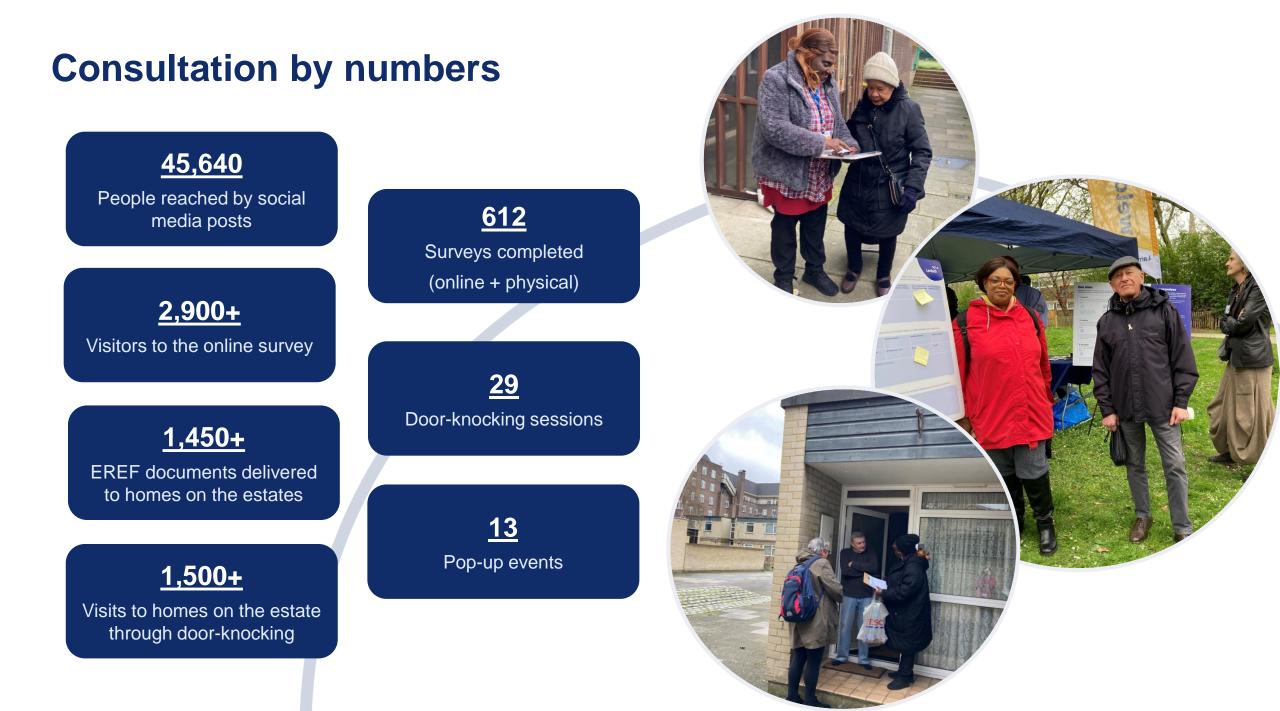


# Estate Renewal Resident Engagement Framework

# **Consultation report**

Tuesday 28 February – Monday 24 April 2023



#### Launching the consultation

- Draft Estate Renewal Resident Engagement Framework (EREF) delivered to every home on Central Hill, Cressingham Gardens, Fenwick Estate, South Lambeth Estate and Westbury Estate alongside newly branded estate newsletters.
- Commonplace website launched with a survey for all estates and an additional damp and mould survey for residents on Central Hill, Cressingham Gardens and Fenwick.
- Letters sent to resident groups, offering an opportunity to meet to discuss the EREF and share feedback.
- Paid social media adverts, targeted at the largest estates (Central Hill, Fenwick and South Lambeth), driving 1,414 clicks to the website.
- A promotional video by the Deputy Leader (Sustainable Growth and New Homes) launched on Lambeth's social channels and viewed by over viewed by over 3,300 people on Twitter and Facebook.
- A news article promoting the consultation posted on Love Lambeth.



#### The survey

materials

• A short survey focused on the EREF aims was available to fill out both digitally on commonplace and physically through a tear-off in the EREF consultation booklet. The survey received a total of 612 responses. By estate, these were split out as:

```
Central Hill: 149Cressingham Gardens: 103Fenwick: 114Knights Walk: 30South Lambeth: 104Westbury: 112
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• Estate feedback boxes, installed with branded signage for people to fill out and return surveys at any time. Copies of the printed surveys were available on request at the consultation hubs and at events.

A fresh start to engaging with residents		Cambeth	South 🞰 Lambeth	Survey About you Name:
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Consultation or during the Consultation or during the Consultation prior to the Consultation prior to consultation on CAVEST HERPS	in the deal harmonth.		How? We will give you all the information and training you need to build your knowledge, confidence and ability	

#### The events

- **13 pop-up events** held in total across the estates, promoted through the estate newsletters as well as through SMS messages and email.
- A0 and A1 exhibition boards with key information about the aims and promises were presented at the events. They included an opportunity for visual voting and a reminder of how to take part as well as take-away EREF brochures and opportunities to complete the survey digitally on iPads.
- Events were held both on weekdays and at weekends to ensure there was opportunity for all residents to attend.

Our aims

#### Have your say

The consultation is now open and running until 24 April 2023. You can have your say on the draft Estate Renewal Resident Engagement Framework by:

- Going to lambetheref.commonplace.is and completing the online survey
- Completing the survey on the next page and dropping it into the new feedback box on your estate by 24 April 2023
- Attending an event on your estate and speaking to us details of when these are taking place can be found in your estate newsletter

Scan here to fill out

our survey online

=

Lambeth

- Emailing us at engagement@lambeth.gov.uk
- Contacting your dedicated Resident Engagement Officer – their contact details can be found in your estate newsletter

#### Next steps

materials

February – April 2023 8-week consultation period on the draft framework.

April – June 2023 Considering your feedback and drafting an updated framework.

#### June - July 2023

Subject to approval, the framework will be published alongside a draft Estate Engagement Plan for your estate. Using these themes as a starting point, we have developed three overarching goals for all estate renewal resident engagement. 1. Support We will be open and honest, working to build that with you and support you to get involved throughout the process. This includes being honest about where we convert this features as board and when How 2 ø -33-We will be present and visible on your essets frough a dockursed, skilled orgagement resource, including providing independent ferant and Leeesholder Advesors. We will give you all the inter-We will letter and respond, valuing and training you need to build you knowledge, confidence and ability participate in the process. your input and she has had an imped 2. Amplify We will provide a platform for all voices to be heard, especially those that are under-represented, tace significant housing inequalities or don't currently find it easy to engage with us. This includes consistently monitoring our engagement and making changes if we are not reaching certain groups How B 243 We will deliver creative, takend approaches that encourage engagen formal eactors of the community. We will excelled rate species on-site and online, to enable 3. Empower We will create concrtuities for residents to influence decisions about the future of your estates, and we will enable you to ative and working with you to co-d means being genuinely col g. 国 We will take a collaborative approach to design work and will maintain that approach Tercugh delivery. tte vill provide opportunities for resident to deliver incel projects. rities for individuals multilesto influence and take Fiscure that affect that is se.

#### Our promises



Lambeth

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#### **Door-knocking**

- 29 door-knocking sessions held in total across the estates, led by HfL/LBL and market researchers to gather feedback.
- **Door-knocking teams** were equipped with a print-out summary of the aims, as well as calling cards to leave at residents' homes.
- Door-knocking sessions took place both on weekdays and at weekends, at varying times to try and ensure that teams were able to speak to as many
  residents as possible.



#### Summary of feedback – the aims

#### **1. Support**

We will be open and honest, working to build trust with you and support you to get involved throughout the process.

This includes being honest about where we cannot take feedback on board and why.

# 66%

Strongly Agree or Agree with the aim to **"Support"** 

#### 2. Amplify

We will provide a platform for all voices to be heard, especially those that are under-represented, face significant housing inequalities or don't currently find it easy to engage with us.

This includes consistently monitoring our engagement and making changes if we are not reaching certain groups.

72%

Strongly Agree or Agree with the aim to "Amplify"

#### **3. Empower**

We will create opportunities for residents to influence decisions about the future of your estates, and we will enable you to deliver change.

This means being genuinely collaborative and working with you to co-design plans for your estate.

> 74% Strongly Agree or

Agree with the aim to

"Empower"

#### **Summary of feedback – written comments**

**Communication**: The need for the council to provide residents with more, better and clearer communication was among the top themes for each of the four free-text questions.

P

**Repairs and maintenance**: Providing better repairs and maintenance across the estates was amongst the top themes for three of the four free-text questions, and was the top theme when asked for any further comments.



**Deliver on promises and take action**: A main theme across responses was calling on the council to deliver on its promises. This included those who supported the aims in principle, but were sceptical the council would actually take action on them.

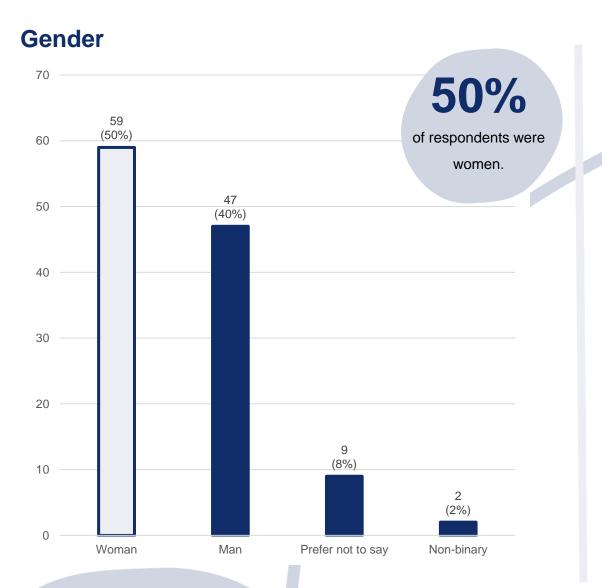


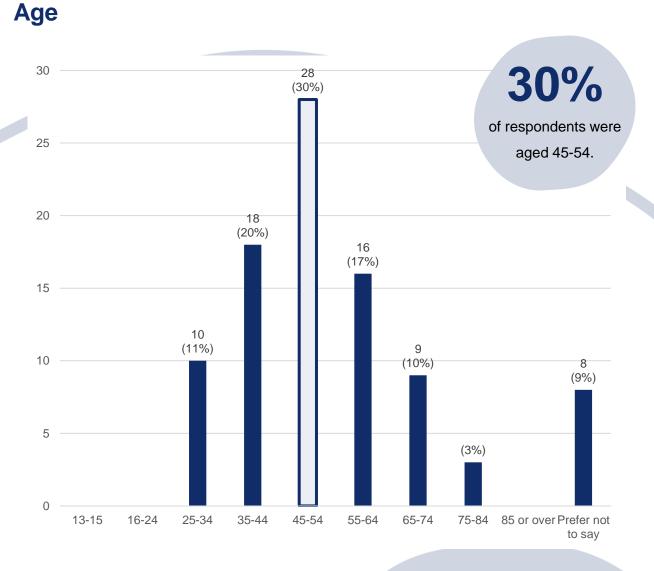
**Trust**: There was a general sentiment of distrust, emerging as a key theme in two of the four free text questions with people citing the need for transparency with residents to help achieve this.

# **Detailed Survey Results**



#### **Respondent demographics**

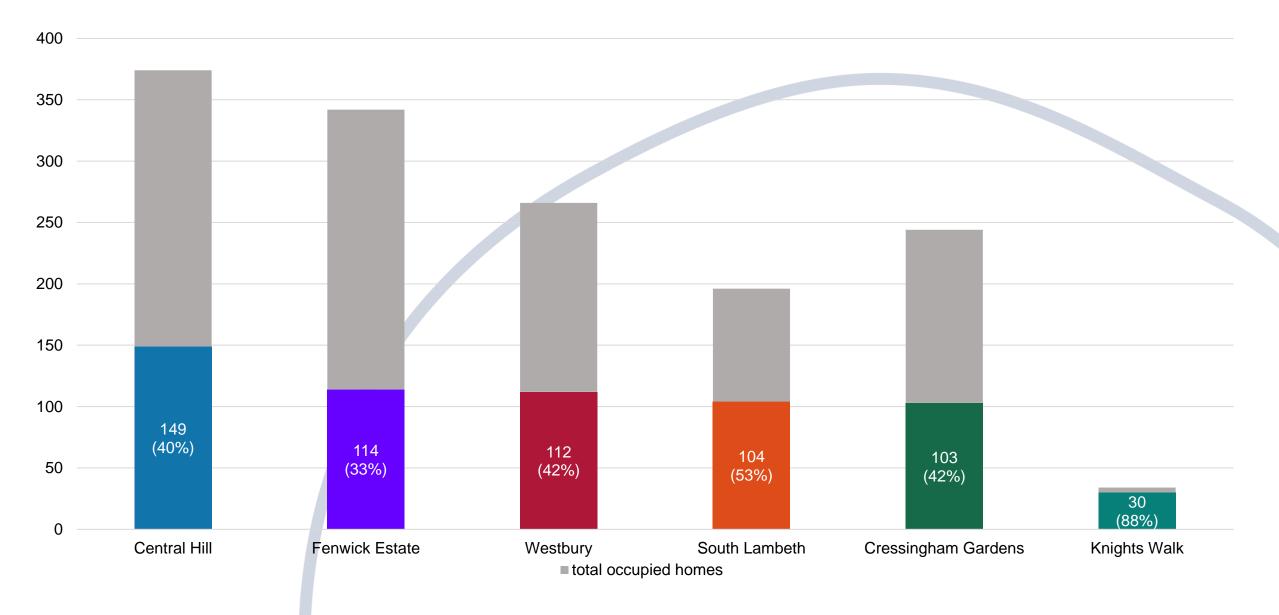




Total responses: 117

#### **Total responses: 92**

#### **Response rates compared to total occupied homes**



# 1. Support

"We will be open and honest, working to build trust with you and support you to get involved throughout the process. This includes being honest about where we cannot take feedback on board and why."

#### How?



We will give you all the information and training you need to build your knowledge, confidence and ability to participate in the process.

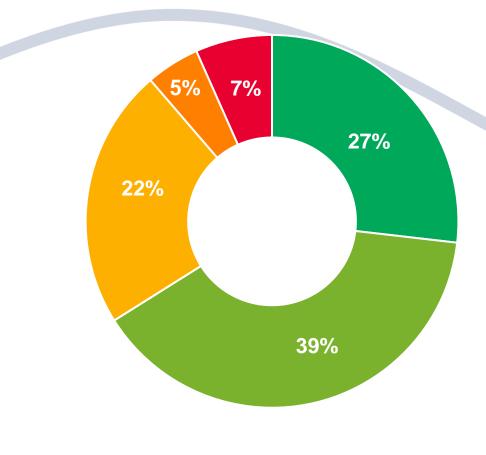


We will listen and respond, valuing your input and showing how it has had an impact.



We will be present and visible on your estate through a dedicated, skilled engagement resource.

#### Do you agree with this aim?



Strongly agree Agree Neutral Disagree Strongly disagree

## What else can we do to support you?

There were four key themes to emerge about how residents could be supported:

52 mentions More and better communication from the council was mentioned most frequently. A number of respondents commented that they don't know what's happening with the renewal of their estate.

34 mentions Better maintenance and repairs on the estate was also a key theme with respondents mentioning that repairs frequently aren't carried out on their estate or left unresolved for long durations of time with poor communication.

**33** mentions The council needs to take more action with references to promises being made in the past and not delivered, and a general sentiment that people were tired of repeating the same process.

29 mentions The council needs to build trust with residents, closely linked to taking more action, and respondents said they wanted the council to listen and take on board their feedback.

# 2. Amplify

"We will provide a platform for all voices to be heard, especially those that are under-represented, face significant housing inequalities or don't currently find it easy to engage with us. This includes consistently monitoring our engagement and making changes if we are not reaching certain groups."

#### How?



We will take the time to fully understand the community and use this understanding to inform our communications and engagement activity.

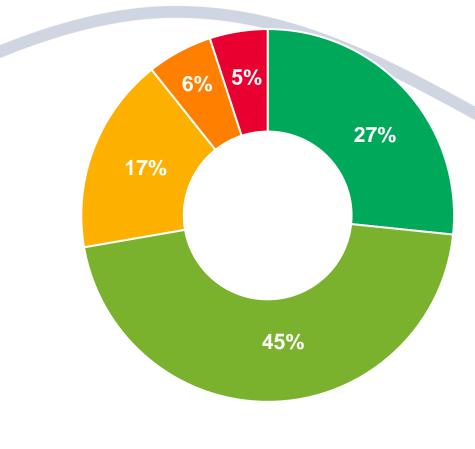


We will deliver creative, tailored approaches that encourage engagement from all sections of the community.



We will establish safe spaces to enable everyone's involvement.

#### Do you agree with this aim?



Strongly agree Agree Neutral Disagree Strongly disagree

# What else can we do to amplify your voice?

There were four key themes to emerge about how residents' voices could be amplified:

27 mentions Listening to residents and ensuring that their opinions were heard and had an impact was the most mentioned theme, with a few people commenting they had not previously felt they were listened to.

22 mentions Being more inclusive and engaging with all residents, not just those who typically engage. Some people mentioned the importance of ensuring that all voices were heard and listened to regardless of tenure with references specifically made to temporary accommodation residents.

21 mentions **Repairs and maintenance** came up as a frequently mentioned issue again, with people mentioning that they were not happy with the current conditions of their home or estate.

21 mentions More and better communication was also mentioned again, with residents commenting that they often don't know what's happening on their estate.

# 3. Empower

"We will create opportunities for residents to influence decisions about the future of your estates, and we will enable you to deliver change. This means being genuinely collaborative and working with you to co-design plans for your estate."

#### How?



We will maximise opportunities for individuals and communities to influence and take control of issues that affect their lives.

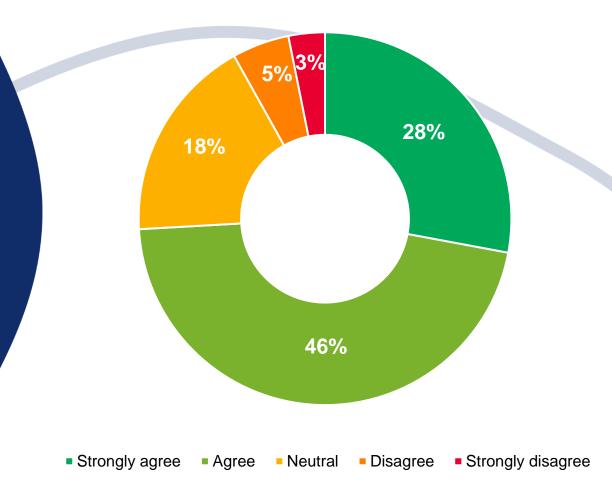


We will take a collaborative approach to design work and will maintain that approach all the way through to delivery.



We will provide opportunities for residents to deliver local projects.

#### Do you agree with this aim?



#### **Total responses: 158**

### What else can we do to Empower you?

There were four key themes to emerge about how residents could be empowered:

19 mentions **Take action** with some respondents saying that the framework sounded like a good start but they would like this to be acted on now. A few people again mentioned past promises that had not been delivered.

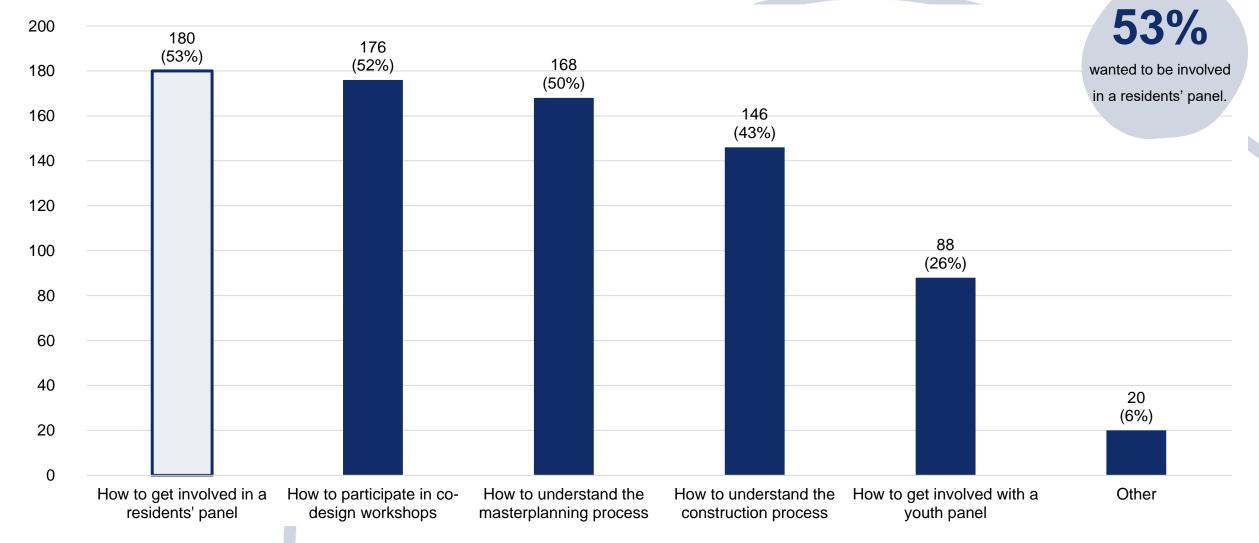
18 mentions More information and communication was also mentioned frequently with respondents feeling they weren't well informed of what was happening on their estate.

**18** mentions Listening to residents' views, with respondents feeling like the council did not take on board their suggestions. This closely linked with respondents requesting the council to adopt a more collaborative approach to engagement and ensure that residents are part of the decision making process.

**16** mentions **Inclusive methods of engagement** were also frequently mentioned, with references made specifically to language barriers, people with disabilities and targeted engagement for both younger and older people.

#### What training and support would you like to see locally to help you and your neighbours take part in the Estate Renewal programme?

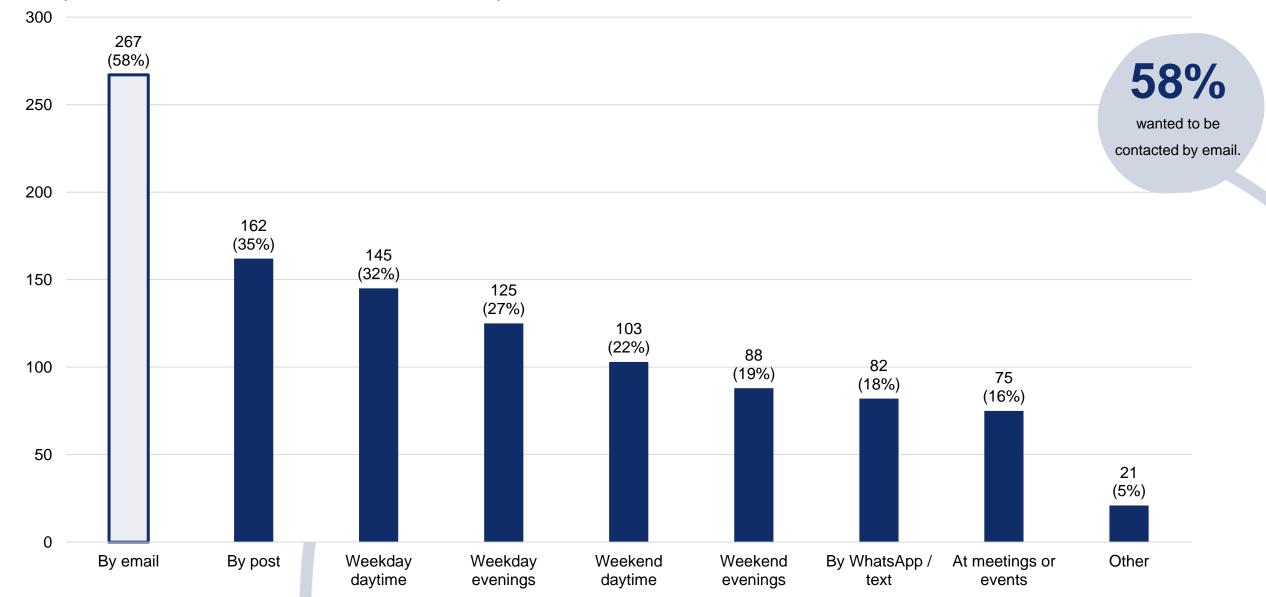
Respondents were able to select more than one option



**Total responses: 337** 

# Which times and methods would you find best to reach you?

Respondents were able to select more than one option



**Total responses: 460** 

#### Do you have any other comments about the draft Estate Renewal Resident Engagement Framework?

50 mentions **Repairs and maintenance** issues were the most frequently mentioned issue, with references to damp and mould, dissatisfaction with the quality of repairs undertaken and the duration of time taken for issues to be resolved.

23 mentions **Taking action and delivering on promises** was mentioned a lot, with some people feeling positive about the council's new approach and keen to see this in action, while others said they were more sceptical based on previous experiences.

21 mentions More and better communication came up, with some people feeling that they had not been kept well enough informed of what was happening on their estate while others mentioned the importance of ensuring that a variety of communication channels were used to ensure inclusivity. Six people mentioned work as a barrier to participating and there were a number of varying views on the most effective communication channels.

13 mentions

**Trust and transparency** were also key themes, with suggestions that more information about decision making is shared with residents and that the council is transparent about the different options for improvements to the estate.

#### **Other themes from the consultation**

A small number of people raised other issues in their written feedback. These can be summarised as:

The council should be **more transparent**, including sharing more data about consultation feedback, costs and the options for renewal. All options for estate renewal should be considered, not just redevelopment. Residents are **tired of the process** and feel they have been through it before.

The council should take accountability for previous issues related to estate renewal.

# **Estate Feedback**



# **Central Hill feedback summary**

Aims

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
(i)	29%	<u>41%</u>	22%	6%	2%
Support	(+2)	(+2)	(=)	(+1)	(-5)
Amplify	32%	<u>46%</u>	17%	4%	1%
	(+5)	(+1)	(=)	(-2)	(-4)
Empower	34%	<u>43%</u>	18%	4%	1%
	(+6)	(-3)	(=)	(-1)	(-2)

\*Brackets denote difference to overall results

#### Written feedback

Take action and deliver on promises

> Listen to residents and improve communication

Repairs and maintenance



## **Cressingham Gardens feedback summary**

Aims

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
(i)	26%	<u>34%</u>	20%	7%	13%
Support	(-1)	(-5)	(-2)	(+2)	(+6)
Amplify	24%	<u><b>49%</b></u>	13%	8%	6%
	(-3)	(+4)	(-4)	(+2)	(+1)
Empower	23%	<u>51%</u>	12%	8%	6%
	(-5)	(+5)	(-6)	(+3)	(+3)

Written feedback

Tired of the process and don't feel listened to

**Repairs and** 

\*Brackets denote difference to overall results

Take action on improving communication maintenance

Cressingham Gardens 1999

# Fenwick Estate feedback summary

Aims

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
(i)	29%	<u>35%</u>	31%	2.5%	2.5%
Support	(+2)	(-4)	(+9)	(-2.5)	(-4.5)
Amplify	29%	<u>46%</u>	17%	5%	3%
	(+2)	(+1)	(=)	(-1)	(-2)
Empower	30%	<u>49%</u>	17%	3%	1%
	(+2)	(+3)	(-1)	(-2)	(-2)

Written feedback

More and better communication

\*Brackets denote difference to overall results

Fenwick

No trust in the council

Listen to residents

# **Knights Walk feedback summary**

Aims

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
(i)	<u>31%</u>	28%	<u>31%</u>	3%	7%
Support	(+4)	(-11)	(+9)	(-2)	(=)
Amplify	<u>36%</u>	32%	21%	7%	4%
	(+9)	(-13)	(-4)	(+1)	(-1)
Empower	<u>42%</u>	23%	19%	12%	4%
	(+14)	(-23)	(+1)	(+7)	(+1)

\*Brackets denote difference to overall results

Knights Walk Written feedback

Repairs and maintenance

More and better communication

Lack of trust

# **South Lambeth Estate feedback summary**

Aims

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
(i)	23%	<u>45%</u>	18%	5%	9%
Support	(-4)	(+6)	(-4)	(=)	(+2)
Amplify	23%	<u>43%</u>	18%	9%	7%
	(-4)	(-2)	(+1)	(+3)	(+2)
Empower	27%	<u><b>49%</b></u>	13%	5%	6%
	(-1)	(+3)	(-5)	(=)	(+3)

\*Brackets denote difference to overall results

South

Lambeth

Written feedback

Build trust with residents

More and better communication

Repairs and maintenance

# Westbury Estate feedback summary

Aims

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
(i)	26%	<u>43%</u>	19%	3%	9%
Support	(-1)	(+4)	(-3)	(-2)	(+2)
Amplify	20%	<u>50%</u>	18%	2%	10%
	(-7)	(+5)	(+1)	(-4)	(+5)
Empower	20%	<u>47%</u>	26%	5%	2%
	(-8)	(+1)	(+8)	(=)	(-1)

\*Brackets denote difference to overall results

Westbury

#### Written feedback

More and better communication

Repairs and maintenance

Listen to residents



# Responding to residents' feedback and lessons learnt

## **Responding to feedback**

In order to address the key issues and comments made by respondents, the council will:

- Commission a programme of training that will be open to all affected residents aimed at demystifying key elements of the estate renewal programme including options appraisals and Masterplanning.
- Rather than send all residents a copy of the new framework, the council will send all residents a summary of the framework alongside a local engagement plan bespoke to their estate, clearly setting out the overall estate renewal process and the engagement activities proposed for the next twelve months thereby immediately putting the framework into practice. The council will seek residents' views on their estate's engagement plan via an in person launch event on each estate.
- Add a new section to the final framework which will improve residents' ability to monitor our performance against this framework including:
  - > Work with resident groups to design a new resident engagement survey.
  - > Undertake the new resident engagement survey annually.
  - > Publish an annual report for residents setting out:
    - □ the engagement activities that have taken place over the previous year,
    - □ the results of the annual resident engagement survey
    - anonymised equalities and demographic data of residents who have participated to ensure all communities have been able to participate
    - an action plan for the following year where there is underrepresentation of communities in the engagement process and to address any issues raised in the resident survey.
  - Undertake regular check-ins with the Resident Engagement Groups (REGs) to specifically review how engagement is being carried out and whether any changes are needed.
  - > Consult with your independent resident advisor on feedback they have gathered during their work with residents
  - > Undertake and equalities impact assessment of this framework and publish any related recommendations
- Commission household equalities/demographic and health surveys for Cressingham and Fenwick estates to complement those already undertaken on South Lambeth, Westbury and Central Hill. The findings of these will be used to create demographic profiles for each estate which will be presented to local resident groups to seek their views on how the council can deliver bespoke engagement activities that meet the needs of their communities.

#### **Review of consultation methodology**

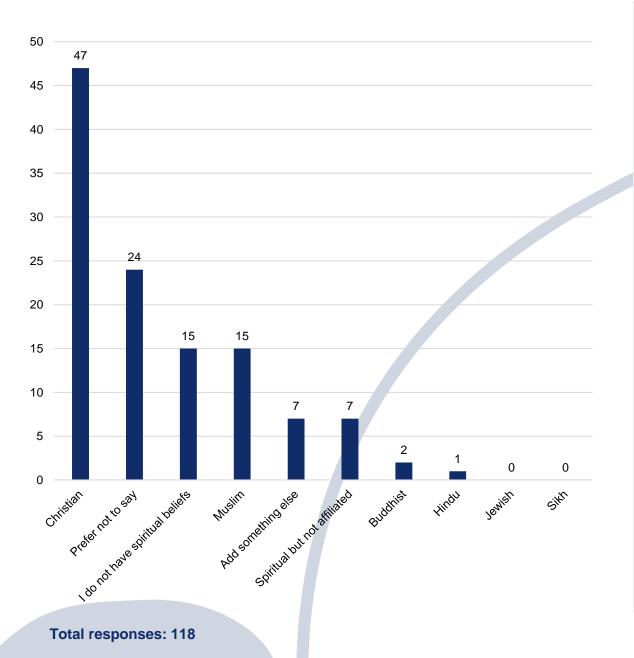
- The council is committed to continuous improvement of its resident engagement approach and as such reviews the methodology to ensure lessons are learnt. The below outlines the assessment of the communication and consultation channels used in this consultation.
- **Door-knocking:** This was the most effective way of driving up survey responses, with **247 responses (40%)** collected this way. There may have also been a less quantifiable effect, e.g. by raising awareness of the consultation by being present and visible on the estates, which may have encouraged more people to engage with the survey online. This will be a priority activity in all future phases of engagement. However, respondents were less likely to complete the equalities information which is key to ensuring that all communities are able to participate in engagement. The council will work to link demographic data collected via household surveys to responses to reduce the number of times a resident is asked for this information.
- Emails: Though when residents were asked how they would like to be contacted, email was the most popular response by far, the council will review how it uses it, as only 34 survey responses used this method.
- Social media advertising: This was the most effective way of driving traffic to the survey, with 1,052 of the 2,906 total visitors reached this way. However, the response rate of these visitors was very low, at just 2.47%. This is likely due to the very targeted nature of this consultation limitations with the geotargeting means they will have been reaching a number of people who live near, but not on, the estates. The council will consider testing different ways of linking adverts to surveys to increase the conversion rate, or use social media in a different way e.g. to raise awareness of events or milestones, rather than to drive traffic to a survey.
- Print materials: These were important in reaching those whose preference is to not communicate digitally, or without internet access. They were also the second most effective way of driving traffic and survey responses with around 1,373 visitors via the QR codes or by directly typing the link. Survey respondents also highlighted print newsletters as a preferred method of contact so these will be prioritised for future engagement.



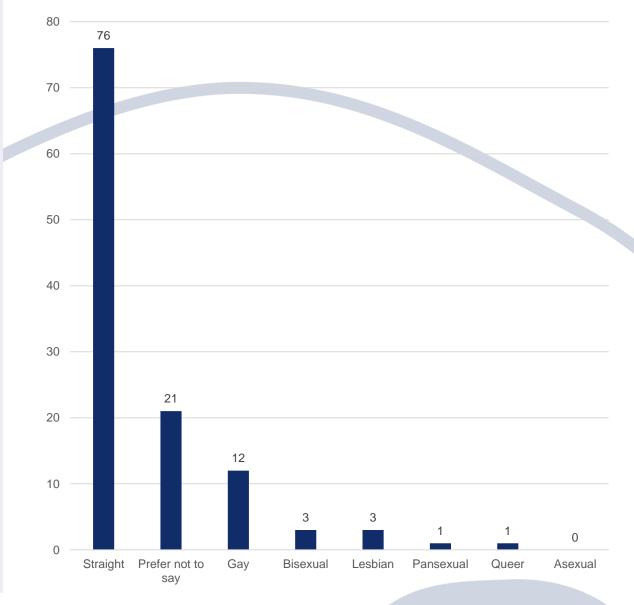
# Appendix



#### **Religion / Beliefs**



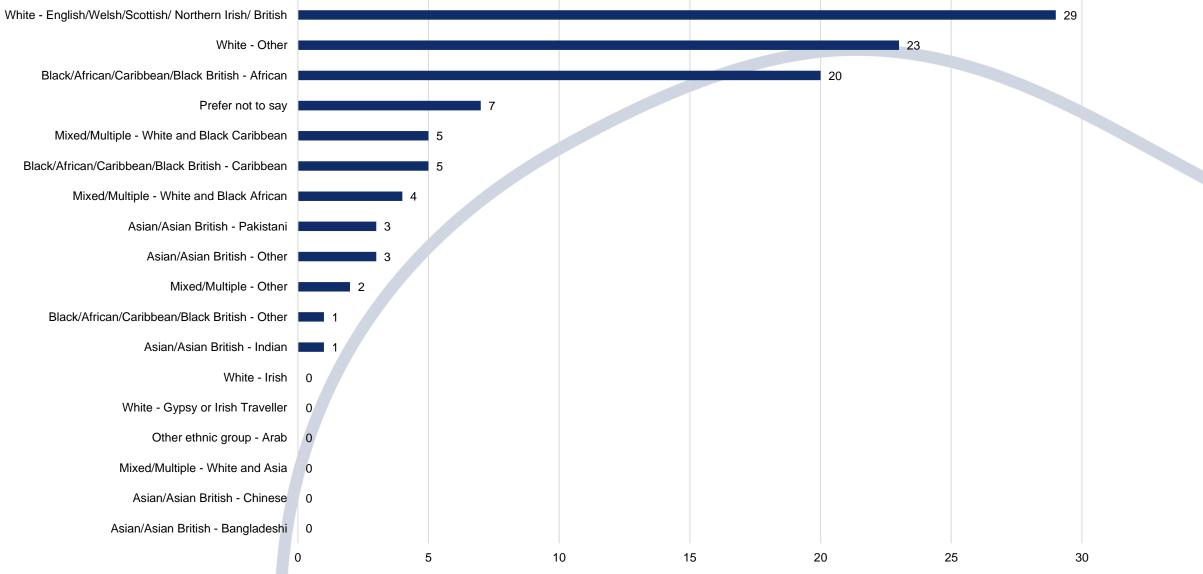
#### **Sexual Orientation**



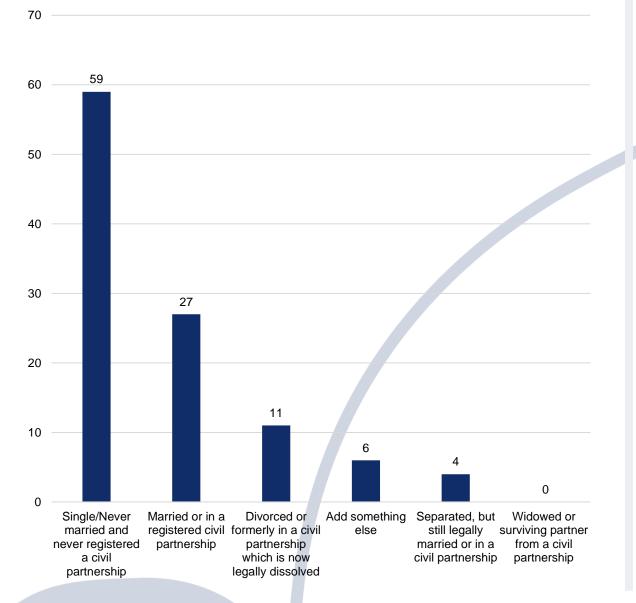
Total responses: 117

#### **Total responses: 103**

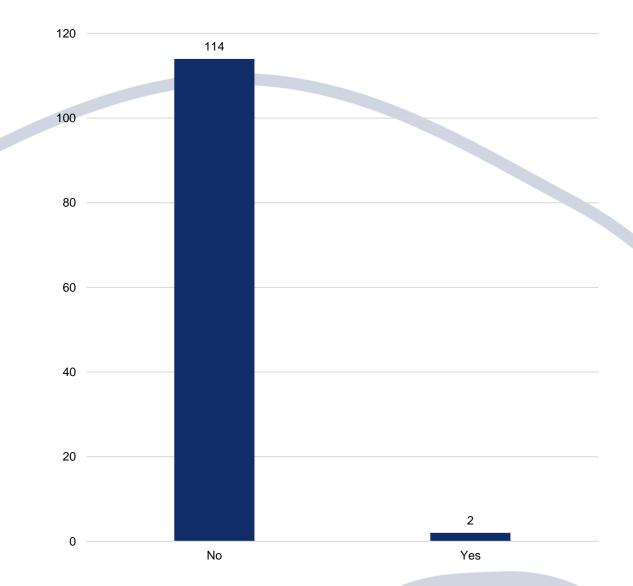
### Ethnicity



#### Marital / Civil Partnership status



#### Are you pregnant or on maternity leave?



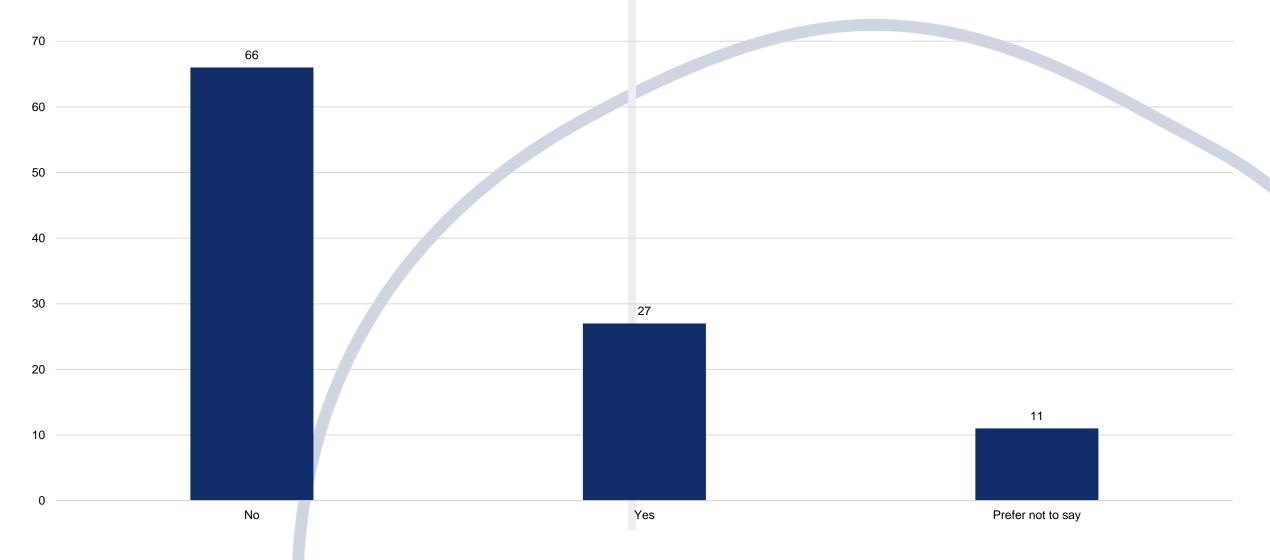
**Total responses: 107** 

**Total responses: 116** 

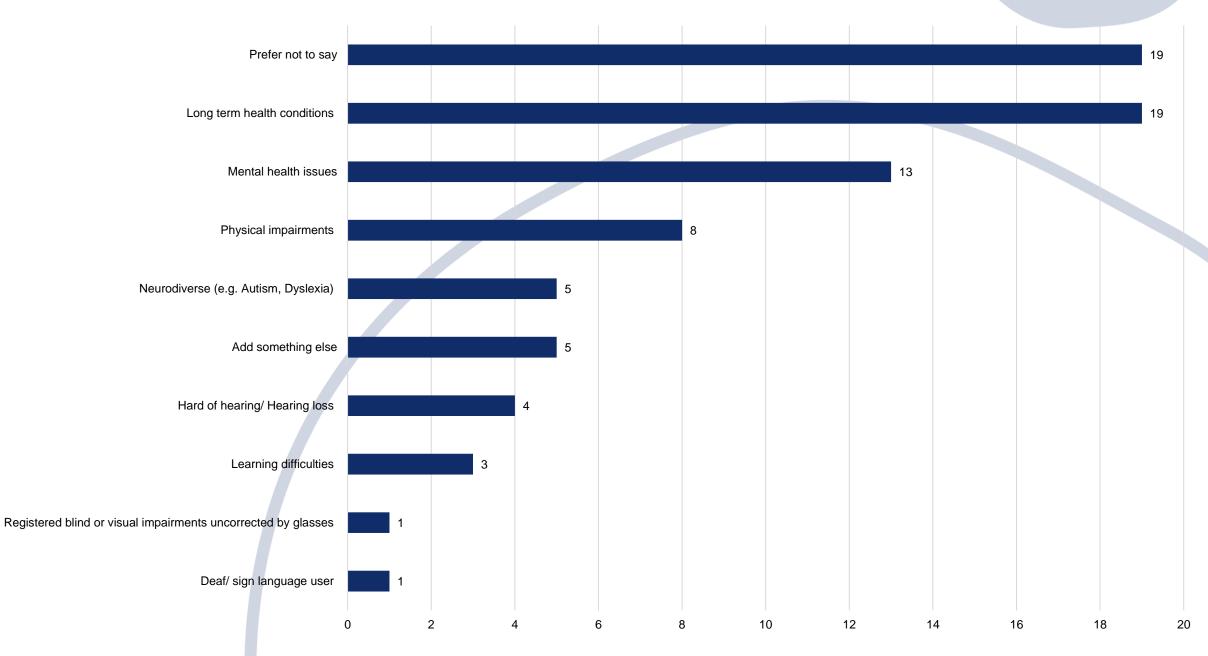
#### Do you have a disability or long-term health condition?

**Total responses: 104** 

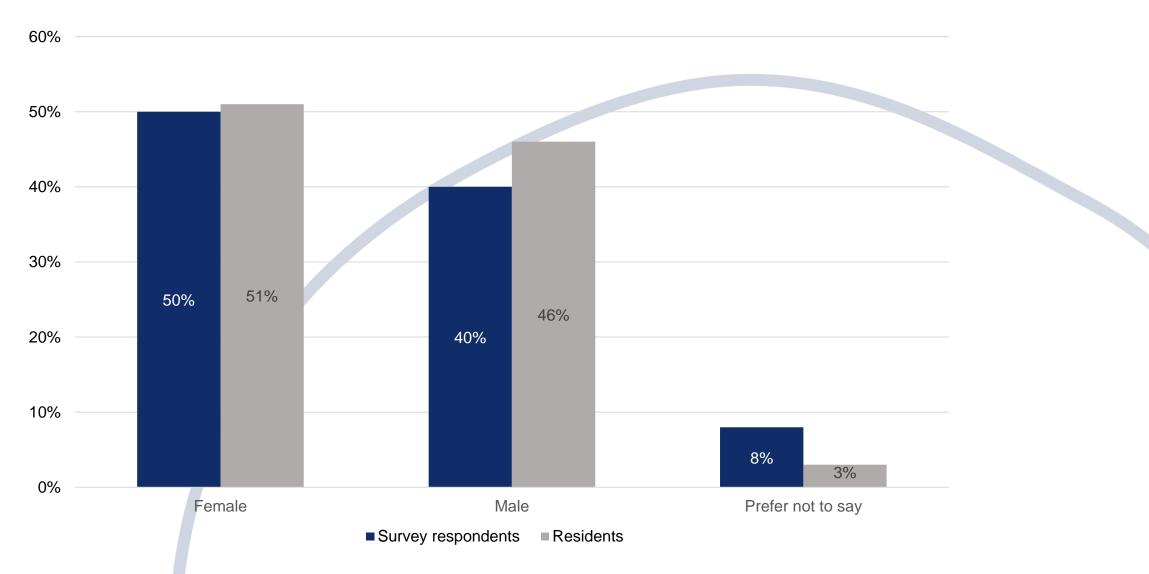
#### **Survey respondents**



### Type of disability or health condition

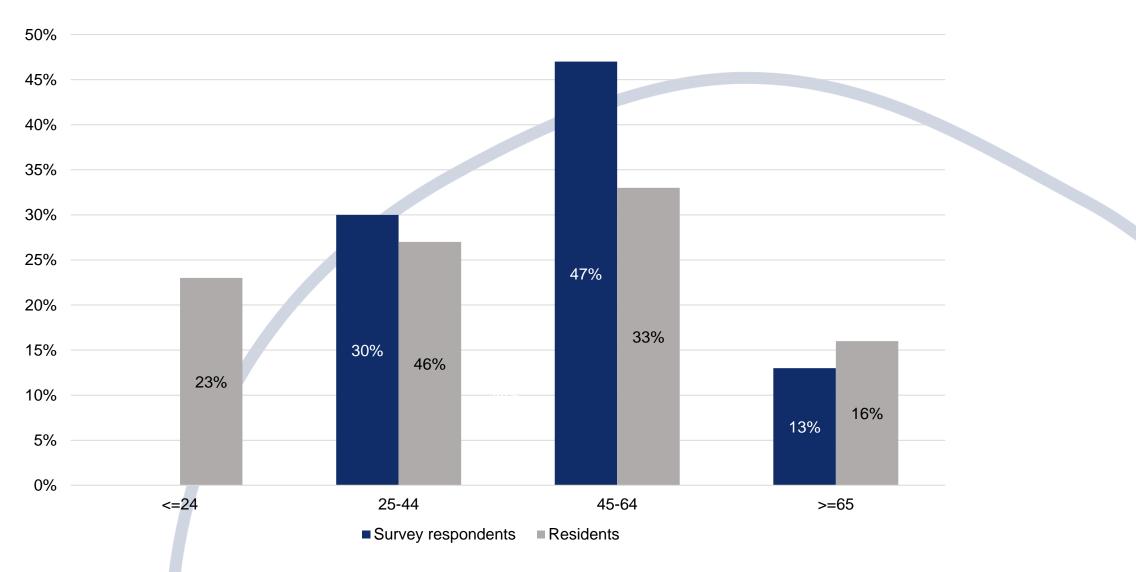


#### Gender split of respondents compared to estate demographic data



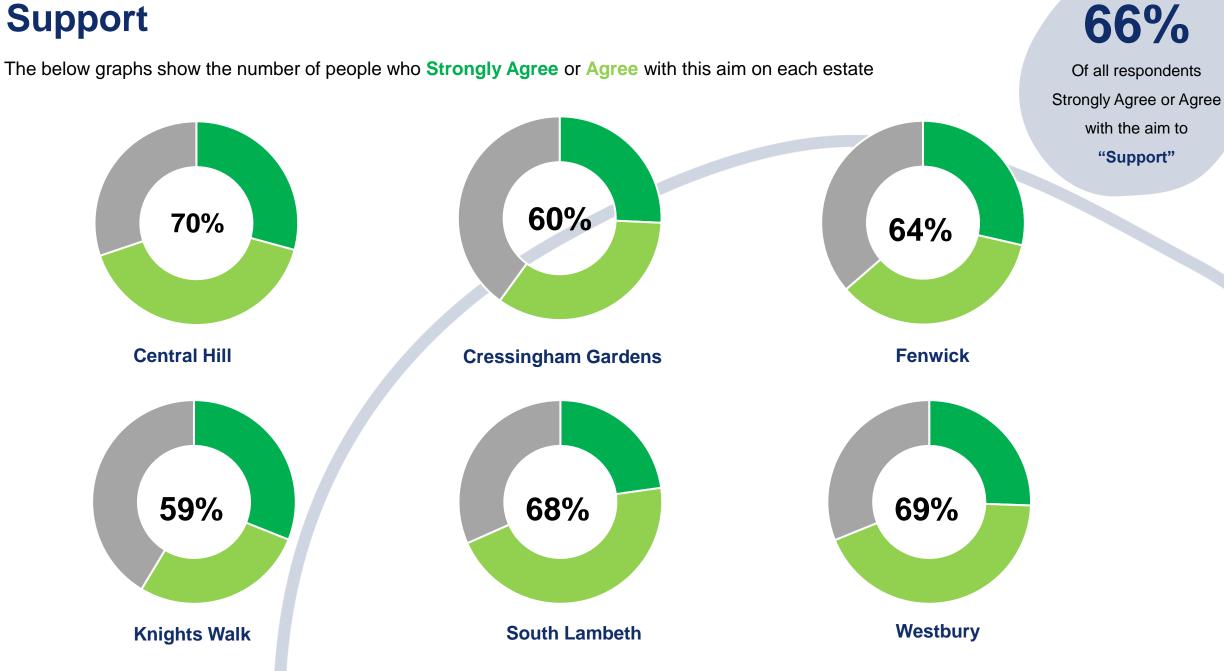
\*Please note, the percentage of survey respondents is based only on the number of respondents who filled out this information (117 respondents). \*Resident percentages are based only on data from Central Hill, South Lambeth and Westbury where there is up-to-date information.

#### Age split of respondents compared to estate demographic data

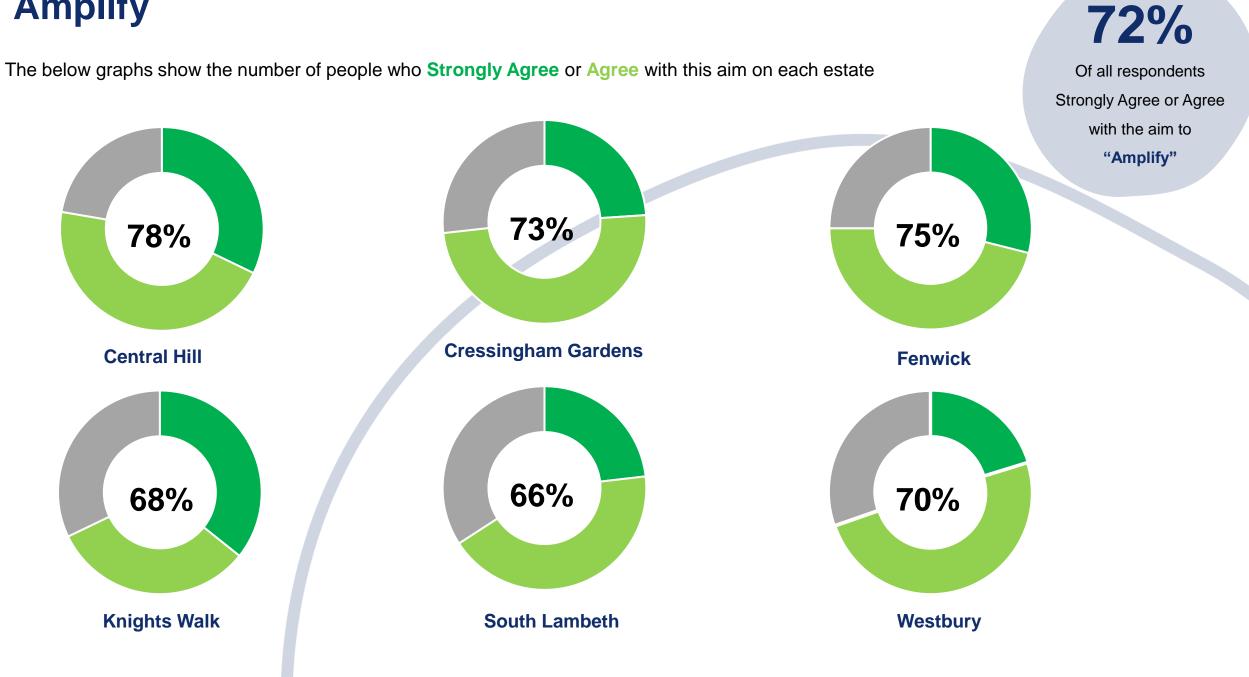


\*Please note, the percentage of survey respondents is based only on the number of respondents who filled out this information (92 respondents). \*Resident percentages are based on the most recent council data.

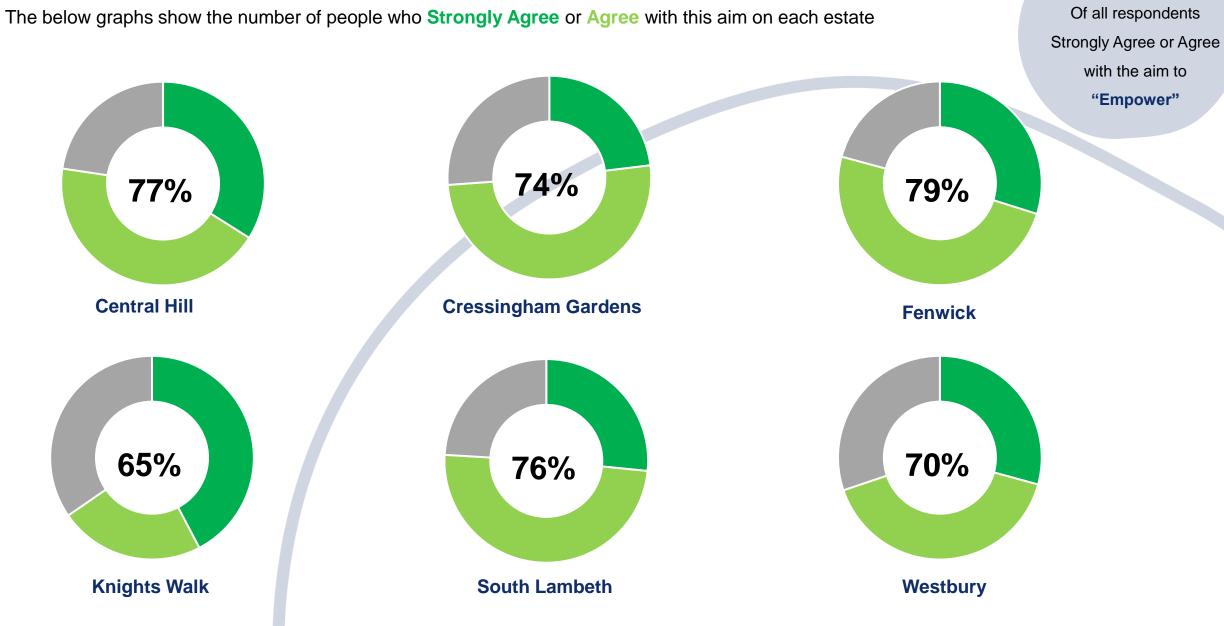
#### Support



# Amplify



#### **Empower**



# 74%