

BENHILL RESIDENTS' STEERING GROUP (RSG) Meeting notes (No.12)

Venue: Thomas Wall Centre, 52 Benhill Avenue, Sutton SM1 4DP

Date: Thursday 23rd January 2020 **Time:** 7.00pm - 9.00pm

Attendees: Residents from Benhill Estate

Regen Team: Lauren Fabregas (LBS), Amina Rafique (LBS), Michael Hunte (LBS)

Observers: Colin Hawkins (SFTRA), Margaret Phillips (SLA), Bev Bridgen (SLA), Cllr Richard Clare, Cllr David Bartolucci

Apologies: Clive Lynch (Chair)

1.	Welcome: Introductions & Housekeeping	Action Owner
	<p>Clive Lynch (Chair) did not attend the meeting so Michael Hunte (MH) volunteered to chair the meeting. MH asked all attendees to introduce themselves to the meeting and reminded everyone of the code of conduct protocol.</p> <p>MH also advised members that SHP would not attend BSG meetings, unless there were specific issues that members needed to discuss with them. Ongoing Repairs would be dealt with outside the meeting in a rolling report and regular updates would be provided at BSG meetings.</p>	
2	Matters Arising / Action Log / Notes from previous meeting	
	<p>MH agreed notes of last steering group meeting.</p> <p>MH brought the meeting's attention to the distributed "Summary of Actions" and highlighted those actions that were still outstanding. MH provided updates on the following actions.</p>	

	<p>Action 2: MH advised attendees that the council would be arranging GDPR training for those members that were interested. He emphasised the need for members to ensure that GDPR principles - were adhered to whilst dealing with personal data.</p> <p>Action 3: Offer of a 121 meeting to all residents was still ongoing and currently the team were carrying out door knocking on Stancliffe House. During which 121 interviews were being booked.</p> <p>Action 4: Review of 121 visiting procedures. The Council was in the process of reviewing its safety producers to ensure the safety of both staff and residents. MH welcomed any feedback from residents to update this procedure.</p> <p>Action 6: Establish a plan on how to engage with non resident leaseholders. MH explained that the team still needed to review this matter, including a potential forum for non - resident leaseholders to engage in.</p> <p>Action 7: Web page confirming that no decision has been made about the future of Behill, has been sent to the councils IT department for update.</p> <p>Bev Bridgen (BB) highlighted that item 23 on the actions log was still outstanding. The Regen Team was asked to provide details of the new rent and service charge levels for the new homes on the Lavender Scheme. MH explained that Clarion Housing Association who hold this information, were not able to provide it to us. It was agreed that the item would be identified as closed.</p>	
3.	Residents' Only meeting	
	<p>Feedback from Residents Only Meeting (16th January 2020):</p> <ul style="list-style-type: none"> • RSG Vice Chair nomination and selection process <p>MH advised attendees that resident leaseholder Phoebe Connel (PC) had nominated herself for the position of Vice Chair for the Benhill Steering Group. All members unanimously agreed to the appointment of PC. MH raised concerns that although members had agreed to PC</p>	

	<p>appointment as vice chair he wanted to allow other members who were not present - to participate in the voting. Members felt strongly that those present should be able to decide on the appointment of vice chair. A member recommended that PC should be appointed as interim vice chair and a letter should go to the wider group to allow others to vote. Followed by a formal appointment of PC as vice chair at the next steering group meeting. BB and Colin Hawkins (CH) both supported the motion to elect PC as interim vice chair until the next BSG meeting - during which the appointment could be formalised. All 10 members of the steering group agreed to the appointment of PC as interim vice chair.</p> <ul style="list-style-type: none"> • Benhill ITHA selection process (ie Brief, Written submission, Video and Interview questions) <p>CH supported the need to move forward in appointing an ITHA for Benhill. CH explained how important it is to have an ITHA to ask the questions, get the facts and do the talking for the wider estate. So that all residents have a say and that their views are heard. CH strongly expressed the need to get this ITHA through this last hurdle and to keep the momentum. Cllr David Bartolucci (Cllr DB) felt that it was fundamental that the ITHA is in place so that they can support residents. Cllr DB reminded the attendees that the ITHA was a key requirement to move the process forward - so residents can vote in a ballot to decide whether the regeneration goes ahead.</p> <p>JW recapped on the progress of the appointment for an ITHA. LBS has already gone out to tender and appointed 5 ITHAs onto their framework. BSG needed to select an ITHA from the 5 on the framework that can best represent Benhill residents. JW felt that there was a need to create a group to go through the questions as progress had been slow.</p> <p>MH presented the meeting with suggestions of questions and brief, as a starting point for residents. The questions were a guide and would allow residents to move forward and decide on the main questions.</p> <p>A member raised the question of where the funding was coming from to pay for the ITHA. MH confirmed that LBS would pay for the ITHA.</p> <p>MH expressed that it was important to ensure that residents shared the workload across the group - with whomever wished to be involved. MH asked PC how she felt about the</p>	
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	<p>ITHA process. PC requested to go away and study the brief and questions and agreed to a separate breakout/focus group to focus on the questions and move the process forward. It was agreed that a Resident Only Task Group meeting would take place on the 27th February to discuss the ITHA brief and questions.</p> <ul style="list-style-type: none"> • SHP <p>Concerns were raised at the resident only meeting that SHP were not managing the estate and this was causing residents to be dissatisfied with their service. CH expressed concern that if SHP were not managing the estate to a good standard and this would make meaningful regeneration engagement difficult.</p> <p>Cllr DB felt that Benhill needed a Resident Association to allow a voice for all residents. Cllr DB expressed interest in being an interim Chair for a RA until someone was appointed formally for the post. Cllr Richard Clare supported the motion of the interim Chair for the RA. MH agreed to discuss this with SHP.</p> <p>Lauren Fabregas (LF) gave an update on the rolling report with SHP. Smart Parking was being investigated as a potential new parking control for Benhill. A few members had concerns about this as they preferred the previous parking control with permits. Cost was also an issue for members and LF agreed to ask SHP for the cost of this new service.</p> <p>LF confirmed SHP had been informed about lighting issues and mice at Newlyn House. SHP were dealing with this and an update would be provided at the next BSG meeting.</p> <p>A member raised concerns that the containers were still on site and felt this was due to some windows being redone on the Benhill Estate. LF confirmed that the Containers would remain on the estate - till march 2020.</p>	<p>PC</p> <p>BRSG</p> <p>LF</p> <p>SHP</p>
4.	Next Meeting(s), Future Agenda Items and Upcoming Events	
	<ul style="list-style-type: none"> • Resident Only Task Group - 27th February 2020 to discuss ITHA brief and questions. • Next Residents' Only meeting - - 12th March 2020 • Next RSG meeting - 19th March 2020 	

	<ul style="list-style-type: none"> • Tea & Dance Event - 18th March 2020 - 12pm - 2pm at the Salvation Army • Estate Fun Day - 5th June 2020 - 2pm-5pm on the Benhill Estate green 	
5.	AOB	
	A member brought up the Survey Company ringing around residents asking them questions again - not happy that people's information is being shared with them without their permission	

10.	Summary of Actions	Owner
1	Review of the 121 procedure to ensure the safety of both LBS staff and Benhill residents.	MH
2	Rent and service charge levels for the new homes on the Lavender scheme to be provided to members of the BSG.	Regen
3	Regen team to arrange training on data protection for BSG in understanding data protection, including the "Do's & Don'ts of information gathering and sharing.	Regen
4	Progress with the ITHA panel procurement (Stage 2).	RSG
5	File containing all documents for the caretaking room needs to include every document that has been distributed regarding Benhill regeneration. CL to check which documents are missing from file provided and update AR.	CL/AR
6	A diagram of the Regeneration team structure including the role of each staff member, to be given to all BSG members.	MH
7	MH to arrange a joint meeting with the Police and SHP (ie Senior Manager / Steve Tucker) to discuss estate issues.	MH
8	RSG members who do not have email addresses to be posted any information relating to regeneration.	AR
9	RSG members wish to ask separate questions during the interview process to individual ITHA's, to enable them to	MH

	gather information about the previous work they have carried out. MH will ask the Procurement team - if this is allowed.	
10	RSG to have further discussions about the marking system for assessing interviews and presentations by the ITHA's.	RSG
11	MH to invite Tom Bremmner to the next BSG meeting.	MH
12	Open day visits to Ludlow Lodge, Wallington SM6 on Monday 12th Aug 2019 at 9am and Richmond Green, Beddington CR0 4SA on Monday 19 Aug 2019 at 9am. AR to arrange transport for RSG attendees who wanted to attend.	AR
13	Reports by members of anti social behaviour on the estate, which included drug dealing, fly tipping and a recent stabbing incident. Regen team will discuss all issues at the next Problem Solving Meeting with the Police.	Regen
14	Any future correspondence about regeneration will be in simple English and include a paragraph, in different languages spoken by residents at Benhill, asking if they wanted the document translated.	Regen
15	Resident Only Task Group meeting would take place on the 27th February to discuss the ITHA brief and questions.	BRSG
16	Costing for the new Smartpark being introduced would be provided to residents at the next BRSG meeting.	SHP
17	Update on the mice issues and lighting at Newland House would be provided at the next BSG meeting.	SHP

Links to helpful websites:

<p>Mayor of London - Better Homes for Local People, Good Practice Guide to Estate Regeneration (February 2018)</p> <p>https://www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayor-s-good-practice-guide-to-estate-regeneration.pdf</p>
<p>GLA Capital Funding Guide, Section 8 - Mayor of London - Funding Conditions that require Resident Ballots for Estate Regeneration Projects (July 2018)</p> <p>https://www.london.gov.uk/sites/default/files/gla_cfg_section_8_resident_ballots_-_18_july_2018.pdf</p>

<p>GLA Housing Standards - Minor Alterations to the London Plan (March 2016)</p> <p>https://www.london.gov.uk/sites/default/files/housing_standards_malp_for_publication_7_april_2016.pdf</p>
<p>HEB Report - Estate Regeneration Rehousing and Compensation Scheme (15th October 2018)</p> <p>https://moderngov.sutton.gov.uk/ielIssueDetails.aspx?IId=40537&PlanId=0&Opt=3#A139427</p>
<p>Estate Regeneration Good Practice Guide (December 2016)</p> <p>https://www.gov.uk/government/publications/estate-regeneration-good-practice-guide</p>
<p>Benhill Estate Regeneration Webpage</p> <p>https://www.sutton.gov.uk/info/200502/housing_advice_and_options/1781/benhill_estate_regeneration</p>
<p>Sutton Link</p> <p>https://consultations.tfl.gov.uk/trams/sutton-link/user_uploads/sutton-link-consultation-report.pdf</p>
<p>Report It (Sutton Council)</p> <p>https://www.sutton.gov.uk/info/200447/report_it or telephone: 020 8770 5000</p>
<p>Report It (Sutton Housing Partnership)</p> <p>https://www.suttonhousingpartnership.org.uk/report-it or telephone: 020 8915 2000 or contact Lara Amota (SHP Housing Manager) on 202 8915 2181</p>

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