

## **BENHILL RESIDENTS' STEERING GROUP (RSG) Meeting notes (No.13)**

**Venue:** Zoom

**Date:** Friday 26<sup>th</sup> February **Time:** 6:30pm to 8pm

**Attendees:** Residents from Benhill Estate

**Officers:** Lauren Fabregas (LBS), Geeta Le Tissier (LBS), Michael Hunte (LBS), Lewis Toop (SHP - part)

**Community First Foundation:** Ian Simpson, Palma Black, Louis Blair

**Observers:** Colin Hawkins (SFTRA), Cllr David Bartolucci, Cllr Ali Mirhashem

1.	<b>Welcome: Introductions &amp; Attendance Register</b>	<b>Action Owner</b>
	<p>Ian Simpson welcomed everyone to the meeting and explained how to take part using Zoom's features.</p> <p><i>Introductions</i></p> <ul style="list-style-type: none"><li>-Other members of the Communities First Foundation (CFF) team also introduced themselves as the newly appointed Independent Tenants and Homeowners Advisors (ITHA)</li><li>-LBS Housing Regeneration Team. Geeta Le Tissier introduced herself as a new member of the LBS team</li><li>-Phoebe Connell, Resident leaseholder and Vice Chair of the Resident Steering Group.</li></ul> <p>In order to collate a list of residents who attended the meeting, residents were asked to contact Lauren Fabregas on 0208 770 5651 or email <a href="mailto:estateregen@sutton.gov.uk">estateregen@sutton.gov.uk</a> to confirm their details.</p>	LF
2	<b>Setting the Scene</b>	
	<p>The Vice-Chair remembered Clive Lynch, the former Chair, who had very sadly passed away at the end of 2020. Clive had been a long term Benhill resident, very dedicated to getting the best option for all Benhill residents whilst holding the Council to account. He had developed the selection process for the ITHA, which included requiring bidders to produce a video to ensure wider participation in the selection process.</p>	

	<p>Phoebe informed the meeting that she would be continuing in her role of Vice Chair. She had spent time reading about and learning from regeneration schemes across London to ensure that Benhill residents could benefit from any positive lessons from elsewhere.</p> <p>Colin Hawkins of the Sutton Federation of TRAs added that Clive had dedicated himself to ensuring that Benhill residents could shape the future of their estate and that the appointment of the ITHA was an important stage in that process.</p>	
<b>3</b>	<b>Introducing the ITHA (CFF)</b>	
	<p>Ian Simpson said CFF was looking forward to working with Benhill residents and introduced Palma and Louis as other members of the team. He added that they had many years' experience supporting residents and Steering Groups on regeneration projects, and he looked forward to talking with Benhill residents and working with them in the coming months.</p> <p>Some residents said that they had not been involved in the ITHA appointment process. Lauren informed the meeting that the Council had contacted RSG residents who were regular attendees at meetings, but that only Phoebe Connell had committed to the online selection process. Phoebe added that CFF were working for and on behalf of Benhill residents. While both she and the Council thought they were the best selection for ITHA, it was open for residents to reselect an ITHA if they felt that CFF were not delivering a good service. CFF were just starting and this was their first meeting.</p> <p>Ian added that CFF realised they were not the experts on Benhill Estate, and they wanted to know about residents' issues and concerns so they understood what residents wanted and needed from their ITHA. Their specialism was the consultation and regeneration process and the ways that residents can influence the decision-making process.</p>	ALL
<b>4</b>	<b>Update on Benhill</b>	

	<p>Michael Hunte explained that the next stage of the process on Benhill would be an Option Appraisal. Before this can begin, the services of an architect were required to develop the Options. The Council was keen to involve the RSG fully in the appointment process for the architect.</p> <p>He added that the Council could see benefits in regeneration as it would provide modern homes for existing residents and additional homes to meet the needs of Benhill residents and of the wider community. Before this could take place, under the Mayor of London's guidance the Council was required to obtain the support of residents for the regeneration options through an estate ballot.</p> <p>He said the Council wanted residents to be fully involved in the Option Appraisal process and in shaping the pre-ballot Offer to Residents if regeneration were to be the preferred option.</p> <p>Michael concluded that a range of options could be chosen that combined for example refurbishment with infill development or some demolition. The appointment of the ITHA to support and advise residents was the first stage of that evaluation process.</p> <p>Phoebe added that she wanted the RSG to work with the Council as well as residents to ensure that the chosen option met the needs of the Benhill community.</p> <p>In response to questions, Ian informed the meeting that <b>a straight majority</b> would be decisive in any estate ballot, with no minimum turnout required. In practice, he said, estate ballots on redevelopment of homes attracted a high voter turnout.</p> <p>Michael confirmed that all relevant details regarding new homes and options for leaseholders would be included in the Offer Document at the ballot stage, if regeneration was considered the preferred option. He added that the Council developed the framework of an "Offer to Residents" in 2018, but a bespoke offer for Benhill would be developed with residents.</p> <p>Ian said CFF were available to talk to residents on Freephone 0300 365 7150 or by email at <a href="mailto:benhill@communitiesfirst.uk.com">benhill@communitiesfirst.uk.com</a>. Confidential one-to-one discussions or small meetings could also be held on Zoom or WhatsApp. He suggested a specific Leaseholders Meeting with CFF would be arranged prior to the next RSG to deal with key issues. The date of Monday 8<sup>th</sup> March was suggested with a similar meeting for tenants later in the month.</p>	<p>MH</p> <p>IS/LF</p>
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	<b><i>Post- Meeting Note - The Leaseholders Meeting will now take place on Thursday 18th March at 7.00 p.m. in order to ensure that all leaseholders have reasonable notice of the meeting.</i></b>	
<b>5</b>	<b>Purpose of the RSG</b>	
	<p>Ian explained the RSG would play a key role in the development of options for Benhill. Phoebe added that she was willing to remain as Vice-Chair, but that a new Resident Chair would also be needed.</p> <p>New Terms of Reference needed to be developed with the Group to clarify how it would operate in future and how meetings would be organised and conducted. CFF would also be providing support, advice and briefing to members and officers throughout the process.</p>	IS/GT
<b>6</b>	<b>Next Meeting(s), Future Agenda Items and Upcoming Events</b>	
	<ul style="list-style-type: none"> <li>Leaseholders Meeting - Monday 18th March at 7pm</li> <li>Tenants Meeting - Monday 22nd March at 7pm</li> <li>RSG Meeting - Monday 29th March at 7pm</li> </ul>	
<b>7</b>	<b>Summary of Actions</b>	
1	Create attendance and contact list	LF
2	Plan architect selection process	MH/ GLT
3	Develop draft RSG Terms of Reference	IS/GLT
4	Organise and publicise Leaseholders Meeting	IS/LF

**Housing Regeneration Team Email:** [estateregeneration@sutton.gov.uk](mailto:estateregeneration@sutton.gov.uk)  
**Communities First (CFF) Email:** [benhill@communitiesfirst.uk.com](mailto:benhill@communitiesfirst.uk.com)

## Links to helpful websites:

<b>Mayor of London - Better Homes for Local People, Good Practice Guide to Estate Regeneration (February 2018)</b>
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<a href="https://www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayors-good-practice-guide-to-estate-regeneration.pdf">https://www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayors-good-practice-guide-to-estate-regeneration.pdf</a>
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<b>GLA Capital Funding Guide, Section 8 - Mayor of London - Funding Conditions that require Resident Ballots for Estate Regeneration Projects (July 2018)</b>
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<a href="https://www.london.gov.uk/sites/default/files/gla_cfg_section_8._resident_ballots_-_18_july_2018.pdf">https://www.london.gov.uk/sites/default/files/gla_cfg_section_8._resident_ballots_-_18_july_2018.pdf</a>
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<b>GLA Housing Standards - Minor Alterations to the London Plan (March 2016)</b>
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<a href="https://www.london.gov.uk/sites/default/files/housing_standards_malp_for_publication_7_april_2016.pdf">https://www.london.gov.uk/sites/default/files/housing_standards_malp_for_publication_7_april_2016.pdf</a>
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<b>HEB Report - Estate Regeneration Rehousing and Compensation Scheme (15th October 2018)</b>
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<a href="https://moderngov.sutton.gov.uk/ielIssueDetails.aspx?IId=40537&amp;PlanId=0&amp;Opt=3#A139427">https://moderngov.sutton.gov.uk/ielIssueDetails.aspx?IId=40537&amp;PlanId=0&amp;Opt=3#A139427</a>
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<b>Estate Regeneration Good Practice Guide (December 2016)</b>
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<a href="https://www.gov.uk/government/publications/estate-regeneration-good-practice-guide">https://www.gov.uk/government/publications/estate-regeneration-good-practice-guide</a>
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<b>Benhill Estate Regeneration Webpage</b>
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<a href="https://www.sutton.gov.uk/info/200502/housing_advice_and_options/1781/benhill_estate_regeneration">https://www.sutton.gov.uk/info/200502/housing_advice_and_options/1781/benhill_estate_regeneration</a>
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<b>Sutton Link</b>
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<a href="https://consultations.tfl.gov.uk/trams/sutton-link/user_uploads/sutton-link-consultation-report.pdf">https://consultations.tfl.gov.uk/trams/sutton-link/user_uploads/sutton-link-consultation-report.pdf</a>
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<b>Report It (Sutton Council)</b>
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<a href="https://www.sutton.gov.uk/info/200447/report_it">https://www.sutton.gov.uk/info/200447/report_it</a> or telephone: 020 8770 5000
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<b>Report It (Sutton Housing Partnership)</b>
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<a href="https://www.suttonhousingpartnership.org.uk/report-it">https://www.suttonhousingpartnership.org.uk/report-it</a> or telephone: 020 8915 2000 or contact Lara Amota (SHP Housing Manager) on 202 8915 2181
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