



Benhill Residents Steering Group

Monday 29 March 2021



Tonight's meeting

1. Welcome and introductions.
2. Collect questions.
3. Minutes of the last meeting and action points.
4. Project update – Sutton.
5. Report on tenant & leaseholder meetings – CF.
6. RSG next steps - Communities First.
7. Any Other Business.
8. Date of next meeting.



Questions?

1. Please give us any questions to cover in this meeting.



Action Points

- Four action points from the minutes of the 26 Feb meeting:
- Develop RSG / engaged residents contact list (Lauren)
- Involve RSG in appointment of architect (Michael)
- Leaseholder meeting before next RSG (Ian & Lauren)
- Draft Terms of Reference for RSG (Ian & Geeta)



Tenants meeting (22 March)

- Looked at Sutton's **Commitments** to secure council tenants on regeneration schemes, including rehousing and home loss.
- Examined the **Options Appraisal** process and **Resident Ballot**.

Questions to be answered during the Options Appraisal:

- **Rents** on new homes – will need architects' designs to estimate
- **Size** of homes – ditto. GLA's *Design Guide* gives minimum sizes.
- **Timetable** – depends on preferred option and perhaps phases.
- **RSG** – daytime and evening meetings? For residents to decide.



Leaseholders meeting (18 March)

- Sutton's **Commitments** to homeowners, options and ballot.
- **Affordability** – if redevelopment, equity share & other options.
- **Market Value** – own valuer covered by 'Disturbance payment'.

Questions to be answered:

- **Price** of new homes – will need architects' designs to estimate.
- **Service charges** on new homes – ditto for billable items.
- **Major works charges** if refurbishment is the chosen option.
- **Lease extension** – may want to wait until a preferred option?



The Chair

- The RSG's Chair, Clive Lynch, died last year. The Vice Chair, Phoebe Connell, feels a tenant should be the new Chair.

Key tasks of the Chair:

- Ensure the meeting gets through the business on the Agenda.
- Make sure everyone gets a chance to be heard, not dominate.
- Ensure the meeting runs properly, e.g. the Terms of Reference.
- Typical workload: perhaps 8 hours a month?
- Training and support from Communities First throughout.



The Residents' Charter

- Sets out **key guarantees** to residents during Options Appraisal.
- Will need to catch the specific concerns of **Benhill residents**.
- But there are lots of examples of Charters to give some ideas.

Some typical issues covered in a Residents' Charter:

- A resident **Right to Return** if re-development goes ahead.
- **Temporary moves**, if they are needed for a first phase.
- **Adult children** living at home, overcrowded families, etc.
- What would **you** want to include in a Benhill Residents Charter?