

Benhill Estate Regeneration



This first newsletter from the Council's Housing Regeneration team aims to bring everyone who lives on the estate up to date with discussions about the future of Benhill.

The Council is committed to working with residents to consider the future of Benhill. Over the past year the Housing Regeneration Team has held three 'drop-in' consultation sessions to find out what residents like and dislike about life on the estate and what they expect from the Council.

We are grateful to those of you who gave up your time to attend these meetings and share your views. If you'd like a copy of the feedback please contact us.

Non secure tenants and non resident leaseholders

The Residents' Steering Group has been set up for secure and introductory Council tenants and resident leaseholders to work with the Council to help shape future proposals for the estate. However, we also want to discuss the future of Benhill with non-secure tenants and non-resident leaseholders.

For more information please contact Michael [020 8770 4687](tel:02087704687)

Benhill Residents' Steering Group

On 30th July 2018 23 residents responded to the call to discuss the formation of a Residents' Steering Group for Benhill. **At the meeting residents heard that no decisions had been taken on the estate's future** and that a residents' steering group would help to provide a platform for residents to actively work with the Council to establish local priorities and help develop future proposals. The Council, Mayor of London and government wish to see a resident-led approach to regeneration, with residents shaping the future of their homes and environment.

At the meeting residents unanimously agreed the need for a Residents' Steering Group. The next meeting of the group will be held on **Monday 24th September 2018 from 7.00pm to 8.30pm at the Salvation Army Hall, 45 Benhill Avenue, Sutton SM1 4DD.**

If you would like to join the residents' steering group and attend future meeting or would like a copy of the notes from the first meeting please contact us.

We have agreed to discuss:

- The summary of future options and key stages in the options assessment process that will lead to a decision
- Residents' Charter (including Council commitments, resident offer and the resident engagement process)
- Appointment of an Independent Tenant and Homeowner Advisor (who could chair future meetings)

We would also like to consider in more detail the roles and responsibilities of the steering group.

If you are a:

● **Non-resident leaseholder (including landlord)**

We want to set up a dedicated forum for you where we can share information and discuss how any future plans might affect you.

● **Private tenant**

We would like to understand your specific circumstances, but will need to talk to your landlord in the first instance.

● **Non-secure tenant living in temporary accommodation**

We will need to assess your individual circumstances to establish what options might be open to you.

Council Commitments

Later this month the Council will be holding discussions around the general principles of regeneration for its estates. We want to work closely with residents to develop a 'Residents' Charter', including the Council's commitments and offer to residents.

Each estate will have its own 'Residents' Charter' stating the Council's commitments and offer to residents on each estate where regeneration may be considered. These will be discussed at the next Steering Group.

We are currently working on a **web page** for Benhill. This will be developed with the steering group and will provide access to updates, newsletters and information on the future of Benhill.



Estate Management

If you have any enquiries about the ongoing management and maintenance of your estate, contact

Sutton Housing Partnership

on **020 8915 2000** or visit:

www.suttonhousingpartnership.org.uk



Next Steps

Over the coming months we will:

- Hold the next Benhill Residents' Steering Group meeting and work with the steering group to:
 - Appoint an Independent Tenant and Homeowner Advisor
 - Review options for Benhill
 - Develop a Residents' Charter
 - Begin 'one to one' meetings with Benhill residents.

Housing Needs Meetings

As we work with you to develop plans for the future of Benhill, the Housing Regeneration Team would like to meet you and your household to learn more about your circumstances, so we can better understand your housing needs and preferences.

Ian Sellens has joined the Housing Regeneration Team to arrange individual meetings with you. Ian has worked for the Council before on another regeneration programme.

Looking to sell your home?

If you are a homeowner wishing to sell your property in advance of any regeneration scheme, the council may be able to buy your property at open market value through the council's 'buy-back' scheme. To find out more about this scheme please get in touch.



Contact us

If you have any questions about the regeneration proposal or would like to share your views, or get involved please contact us. If you would like this newsletter explained to you or to request large print or braille, please call Sabrina on **020 8770 5012**



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