

The Future of Elm Grove Resident Consultation



Workshop 8

Bringing it all together

Tuesday 9 February 2021



Levitt Bernstein
People.Design



AGENDA FOR TODAY

Items for Discussion

Item 1: Welcome, Introductions & Aims

Item 2: Draft Residents' Charter – Council Commitments

Item 3: Draft Community Charter – Resident Priorities

Item 4: Estate Options Appraisal

Item 5: Valuation Estimates

Item 6: Next steps explained

Item 7: FAQ

Item 8: PPCR

Item 1:

Welcome, Introductions & Aims



PURPOSE

Now that residents have formed their Residents' Steering Group (RSG) and we have jointly appointed PPCR as the Independent Tenant & Homeowner Adviser (ITHA) for Elm Grove, we want to work collaboratively with all residents on the estate, supported by the Council's Commercial Adviser (Savills) and the Elm Grove Community Architect (Levitt Bernstein) to develop a bespoke Residents' Charter to agree the Council's Commitments to residents, and a Community Charter to agree residents' priorities for the area. We also want to work with residents to explore options for improving the estate in accordance with the Mayor of London's good practice guidance. In doing so we aim to agree on a preferred solution for the future of Elm Grove and its community through a series of virtual 'co-design' workshops, alongside individual conversations - all designed to give residents their say.



WHY ARE WE DOING THIS?

- To agree additional Council commitments through a Residents' Charter.
- To agree a set of resident priorities for Elm Grove through a Community Charter.
- To appraise 3 estate options including:
 - Refurbishment
 - Partial Redevelopment
 - Full Redevelopment
- To establish a 'Preferred Option' for the future of Elm Grove.
- All of this will inform the Council's 'Offer Document' to residents, for residents to vote on in a future residents' ballot.

PRINCIPLE OF CO-DESIGN AND COLLABORATION

- Every voice is heard no matter how quiet.
- Everyone has something to offer no matter what their role.
- We work together as a team to get the best for the future of the local community and Elm Grove residents.
- Different views are welcomed and it is fine to disagree.
- We shall also work to get the best solution possible with the most support possible.
- We shall treat each other with respect and refrain from personal comments or behaviours and language that may cause offense.

- Where there are real difficulties that cannot be resolved we shall agree a process outside the workshops and meetings to handle these.
- Jargon should be avoided and plain English used.
- Questions from anyone are welcomed where anything is not clear or understood.
- Elm Grove residents who cannot or do not want to come to the workshops will be included through 1 to 1 conversations and their views valued.

Item 2:

Draft Residents' Charter – Council Commitments



DRAFT RESIDENTS' CHARTER

THE COUNCIL'S EXISTING OFFER AND COMMITMENTS TO ALL SECURE TENANTS UNDER THE REGENERATION REHOUSING AND COMPENSATION SCHEME (October 2018)

In collaborating with residents, the Council will implement the following practices...

- Be open and honest, with regular communication.
- Engage residents at an early stage and co-produce a Residents' Charter.
- Jointly appoint an Independent Residents Advisor with residents.
- Produce a Rehousing and Compensation Advice Booklet.

If residents are asked to move home, these are the measures that will be followed...

- “Band A” High Priority Housing Status to be given to all residents to be re-housed
- New homes to be provided on site that meet resident needs, and that are safer and of a better quality.
- Where possible, residents will only be asked to move once
- Alternative options for new homes will be provided to tenants, both inside and outside the Borough

DRAFT RESIDENTS' CHARTER

Additional support will be provided to those who need it in the following ways...

- Help with new or altered benefits claims
- Help with changing utility providers
- Other general forms of housing advice
- Full-time handyperson service to assist with moving

Compensation will be paid to any resident that moves to a different home in the following ways...

- Statutory home loss payment (currently £6,500)
- Disturbance payments to meet removal and out of pocket expenses
- Downsizing tenants will receive a payment for every bedroom given up (currently £500 per bedroom)

For any tenants that move to new homes in Elm Grove, the Council will make the following offers...

- New tenancies to be granted on the same basis as existing
- Tenants to have the option to return as a shared owner
- Overcrowded tenants to be offered larger homes
- Tenants under-occupying by two bedrooms or more to be offered a new home with one bedroom above need
- Options around providing separate tenancies to adult children to be considered

DRAFT RESIDENTS' CHARTER

THE COUNCIL'S ADDITIONAL SPECIFIC COMMITMENTS TO SECURE TENANTS

The Council's Housing Regeneration team are really pleased to have worked with the residents of Elm Grove to agree a number of additional specific commitments to you personally if you need to move as part of any plans to regenerate your estate. These commitments were discussed at Workshops 2,4 and 6, and the information below shows how we have responded to residents to agree to these additional commitments.

	OPTIONS	1	2	3
Can I have a say in where I live?				
We'll work with you to establish your housing needs and try to meet your personal preferences as far as possible in relation to the location of your new home, either on or off the estate.* (Please note: When and where you move to will depend on your housing and medical needs, and when the type of accommodation you need becomes available)		x	✓	✓
Can I have a say in the design and layout of new homes and the estate?				
We'll talk to you individually about the design and layout of your new home and try to match as far as possible what you want. Where this isn't possible we'll explain why and look at other options. We'll also consult with residents on the development of plans for the estate.*		x	✓	✓
Can I stay next to my current neighbours?				
Where possible, we'll try to move you next to your neighbours if this is your preference.		✓	✓	✓
Can I be offered a replacement house?				
If you currently live in a house but the proposal for your estate does not include a replacement house, we can offer you a high quality maisonette or flat on the new estate, or another Council house elsewhere in the borough.* (Please note: When and where you move to will depend on your housing and medical needs, and when the type of accommodation you need becomes available)		x	✓	✓

* (This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished. This will also depend on the number and sizes of homes being built under Option 2)



DRAFT RESIDENTS' CHARTER

	OPTIONS	1	2	3
We'd like to move outside of London, is that possible?				
There are a number of rehousing options available if you'd like to move to another area, such as Mutual Exchange, the Housing Moves scheme and the Seaside and Country Homes schemes. We can also work with other local authorities to facilitate reciprocating home swaps. (Please note: Other authorities are under no obligation to participate in such schemes, or may not have tenants who want to move to Sutton).		✓	✓	✓
Can our adult children have separate bedrooms?				
We'll offer you a new home that meets your needs and will consider options for providing separate bedrooms or tenancies for adult children where this is appropriate.*		x	✓	✓
Can existing residents be given priority for parking?				
We can prioritise the allocation of parking for existing residents, however this will depend on the amount of parking available and an assessment of need, such as where residents require access to a parking space because they have a Blue Badge.		✓	✓	✓
Can my current rent be protected if I move to a new or replacement home in Council ownership?				
Your new rent will be guaranteed at the same level as your current rent (excluding services charges), unless you are downsizing or upsizing in which case your rent would be based on the equivalent rent for a similar property on Elm Grove. This guarantee will also apply if you move to another Council property in the borough. (Rents will still be subject to your annual rent increase). (Please note: Service charges will be charged on the same basis as they are now and across the Councils stock. Only the services that are incurred will be charged for, such as for grounds maintenance, lifts, estate cleaning and lighting etc.)		✓	✓	✓

* (This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished. This will also depend on the number and sizes of homes being built under Option 2)



DRAFT RESIDENTS' CHARTER

THE COUNCIL'S EXISTING OFFER AND COMMITMENTS TO RESIDENT HOMEOWNERS LIVING ON THE ESTATE UNDER THE REGENERATION REHOUSING AND COMPENSATION SCHEME (October 2018)

In collaborating with residents, the Council will implement the following practices...

- Be open and honest, with regular communication
- Engage residents at an early stage and co-produce a Residents' Charter
- Jointly appoint an Independent Residents Advisor with residents
- Produce a Rehousing and Compensation Advice Booklet

If residents are asked to move home, these are the measures that will be followed...

- We'll buy current homes at open market value
- New homes to be provided on site that meet resident needs, and that are safer and of a better quality
- Where possible, residents will only be asked to move once, or temporary accommodation will be made available in a council property.

DRAFT RESIDENTS' CHARTER

- A range of options that enable homeowners to:
 - A. Buy a new home outright
 - B. Buy a share of a new homes with the remaining share gifted to you if you stay for 10 years
 - C. Buy a share of a new home with the Council as a silent shared equity partner
 - D. Part buy / part rent a new shared ownership home
 - E. Buy a home on the open market with the Council as a silent shared equity partner
 - F. Buy a new home on another Council regeneration site
 - G. Take up an offer of affordable rented accommodation

Additional support will be provided to those who need it in the following ways...

- Help with new or altered benefits claims
- Help with changing utility providers
- Other general forms of housing advice
- Full-time handyperson service to assist with moving

Compensation will be paid to any resident that moves to a different home in the following ways...

- Statutory home loss payment at 10% of the open market value of your current home
- Disturbance payments to meet removal and out of pocket expenses, including Stamp duty and professional fees

DRAFT RESIDENTS' CHARTER

THE COUNCIL'S ADDITIONAL SPECIFIC COMMITMENTS TO RESIDENT HOMEOWNERS

The Council's Housing Regeneration team are really pleased to have worked with the residents of Elm Grove to agree a number of additional specific commitments to you personally if you need to move as part of any plans to regenerate your estate. These commitments were discussed at Workshops 2,4 and 6, and the information below shows how we have responded to residents to agree to these additional commitments.

	OPTIONS	1	2	3
Can I have a say in where I live?				
We'll work with you to establish your housing needs and try to meet your personal preferences as far as possible in relation to the location of your new home, either on or off the estate.* (Please note: When and where you move to will depend on your housing and medical needs, and when the type of accommodation you need becomes available)		x	✓	✓
Can I have a say in the design and layout of new homes and the estate?				
We'll talk to you individually about the design and layout of your new home and try to match as far as possible what you want. Where this isn't possible we'll explain why and look at other options. We'll also consult with residents on the development of plans for the estate.*		x	✓	✓
Can I stay next to my current neighbours?				
Where possible, we'll try to move you next to your neighbours if this is your preference.		✓	✓	✓
Can resident homeowners that currently own a house be offered a replacement house?				
If you currently own a house on the estate but the proposal for your estate does not include a replacement house, we can offer you a Home swap option to move to a high quality maisonette or flat on the estate. We can also swap your current home with another Council house elsewhere in the borough (subject to availability), or could help you buy a replacement house on the open market if you prefer.*		x	✓	✓

* (This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished)



DRAFT RESIDENTS' CHARTER

	OPTIONS	1	2	3
Can I decide how much of my Homeloss payment I reinvest into buying my new or replacement home?				
You can choose whether or not to invest all, part, or none of your Homeloss payment into buying a new home. The amount of Homeloss you choose to invest will depend on the Homeswap Option that meets your circumstances and the share of the property you can afford to buy.*		x	✓	✓
Can the value of our existing homes be protected?				
The Council will purchase your property in accordance with the Compensation Code, which states that the prices to be paid must disregard any effect regeneration may have had on property values. Homeowners will also be able to obtain their own independent valuation as part of any negotiations with the Council. The cost of this will be met by the Council.*		x	✓	✓
Can existing residents be given priority for parking?				
We can prioritise the allocation of parking for existing residents, but this will depend on the amount of parking available and an assessment of need, such as where residents require access to a parking space because they have a Blue Badge.		✓	✓	✓
Can we have a service charge guarantee?				
Service charges will be charged on the same basis as they are now and across the Council's stock. Only the services that are incurred will be charged for, such as for grounds maintenance, lifts, estate cleaning and lighting etc.		✓	✓	✓
Could the beneficiaries of my estate inherit my Homeswap Option?				
Beneficiaries of the estate will inherit the Homeswap Option providing the property is to be the principal home of at least one beneficiary. Failure to meet the residency requirements will result in forfeiture of the Homeswap Option resulting in the repayment of any equity held by or gifted by the Council.*		✓	✓	✓
(Please note: Succession and inheritance will be governed by any will or rules of intestacy)				

* (This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished)



Item 3:

Draft Community Charter – Resident Priorities



DRAFT COMMUNITY CHARTER: RESIDENTS PRIORITIES

1. Better Homes

A variety of well designed homes built to a **high standard**, that are **affordable** and **energy-efficient**, for Elm Grove residents, their families and the local community.

- Better quality homes that are accessible, well insulated, energy efficient and fully adaptable.
- Homes that are built to modern standards, are larger, with improved layouts and storage.

- More private amenity spaces, such as balconies or gardens.
- A variety of home sizes and typologies, including flats, maisonettes and houses, across different tenures.
- More genuinely affordable homes for local families.

DRAFT COMMUNITY CHARTER: RESIDENTS PRIORITIES

2. Improved Environment

A **safe, attractive** and **well-maintained** neighbourhood with a variety of private and communal spaces for the community to enjoy.

- Retain the strong sense of community and neighbourhood spirit.
- Improve safety, security and privacy.
- Create safe, accessible and attractive streets including improving the rear of the high street.
- Design good quality outdoor spaces, that provide areas to play and relax
- Enhance street lighting along Elm Grove,

Throwley Way and the High Street alleyways.

- Improve the management of the estate, including grounds maintenance, waste collection, parking and traffic controls.
- Reprovision of parking for existing residents.
- Introduce biodiversity through new trees and planting that support a clean and healthy environment.
- Maintain excellent connections to local amenities and transport links, to support access and mobility for Elm Grove's diverse community.

Item 4:

Estate Options Appraisal



Levitt Bernstein
People.Design



RESIDENT PRIORITIES ASSESSMENT

Community Charter Principles: Better Homes	Option 1 Refurbishment	Option 2 Partial redevelopment	Option 3 Full redevelopment
Better quality homes that are accessible, well insulated, energy efficient and fully adaptable	Not met	Partially met	Fully met
Homes that are built to modern standards, are larger, with improved layouts and storage	Not met	Partially met	Fully met
More private amenity spaces, such as balconies or gardens	Not met	Partially met	Fully met
A variety of home sizes and typologies, including flats, maisonettes and houses, across different tenures	Partially met	Partially met	Partially met
More genuinely affordable homes for local families	Not met	Partially met	Fully met
Improved sound insulation	Not met	Partially met	Fully met

-  Not met
-  Partially met
-  Fully met



RESIDENT PRIORITIES ASSESSMENT

Community Charter Principles: Improved Environment	Option 1 Refurbishment	Option 2 Partial redevelopment	Option 3 Full redevelopment
Retain the strong sense of community and neighbourhood spirit	Fully met	Fully met	Fully met
Improve safety, security and privacy	Partially met	Partially met	Fully met
Create safe, accessible and attractive streets	Not met	Partially met	Fully met
Design good quality outdoor spaces, that provide areas to play and relax	Not met	Partially met	Fully met
Enhance street lighting along Elm Grove, Throwley Way and the High Street alleyways	Partially met	Partially met	Fully met
Improve the management of the estate, incl. grounds maintenance, waste collection, parking and traffic controls	Fully met	Fully met	Fully met
Reprovision of parking for existing residents	Fully met	Partially met	Partially met
Introduce biodiversity through new trees and planting that support a clean and healthy environment	Not met	Partially met	Fully met
Maintain excellent connections to local amenities and transport links, to support access and mobility for Elm Grove's diverse community	Fully met	Fully met	Fully met

-  Not met
-  Partially met
-  Fully met



COUNCIL PRIORITIES ASSESSMENT

Council Priorities: Better Homes and Places	Option 1 Refurbishment	Option 2 Partial redevelopment	Option 3 Full redevelopment
Better quality homes, including improved design and space standards, safety and accessibility, energy efficiency, sustainability and management	Not met	Partially met	Fully met
More homes, including more affordable and mixed tenure homes	Not met	Partially met	Fully met
Enhanced environment and neighbourhood, including improved public and private amenity spaces and public realm	Not met	Partially met	Fully met
Supporting the regeneration of Sutton Town Centre (STC Masterplan)	Not met	Partially met	Fully met

-  Not met
-  Partially met
-  Fully met



COUNCIL PRIORITIES ASSESSMENT

Council Priorities: Ambitious for Sutton	Option 1 Refurbishment	Option 2 Partial redevelopment	Option 3 Full redevelopment
Being active citizens	Partially met	Partially met	Fully met
Making informed choices	Fully met	Fully met	Fully met
Living well independently	Partially met	Partially met	Fully met
Keeping people safe	Partially met	Partially met	Fully met

Council Priorities: Social value and growth	Option 1 Refurbishment	Option 2 Partial redevelopment	Option 3 Full redevelopment
Support the creation of new jobs, business and employment opportunities	Partially met	Partially met	Fully met
Support education and training	Not met	Partially met	Fully met
Support health and wellbeing	Partially met	Partially met	Fully met

-  Not met
-  Partially met
-  Fully met



Item 5:

Valuation Estimates



VALUATION ESTIMATES

PROPERTY VALUE COMPARISONS (I) EXISTING, (II) SECOND HAND SALES AND (III) NEWBUILD

Property Type	PPCR Valuer Existing Values* (Jan 2021)	PPCR Valuer Second Hand Sales Values wider Sutton* (Jan 2021)	PPCR Valuer Newbuild Values* (Jan 2021)
1 bed 2 person flat	£210,000 - £230,000	£210,000 - £270,000	£300,000-£315,000
2 bed 3 person flat	£275,000 - £300,000	£325,000 - £360,000	£380,000-£420,000
3 bed 5 person flat	N/A	N/A	£475,000-£500,000
3 bed 5 person house	£360,00-£380,000	£380,000 - £420,000	N/A
3 bed 5 person Maisonette	N/A	N/A	£500,000-£525,000

*Figures stated above are given purely as guidance and are not intended as a formal (“Red Book”) valuation and should not be relied upon as such.



VALUATION ESTIMATES

EXISTING VALUES AS PERCENTAGE OF NEWBUILD VALUES

Property Type	PPCR Valuer Existing Values	Homeloss	Total equity to invest (market value inc Homeloss)	PPCR Valuer Newbuild Values	Equity as % of newbuild Market Value (incl Homeloss)	Additional capital required to meet the 80% threshold**
1 bed 2 person flat	£230,000	£23,000	£253,000	£315,000	80.3%	-£1,000
2 bed 3 person flat	£300,000	£30,000	£330,000	£420,000	78.6%	£6,000
3 bed 5 person house	£380,000	£38,000	£418,000	£525,000*	79.6%	£2,000

*3B5P Maisonette MV as not re-providing 3 bed houses on the redevelopment option

**80% threshold used as an example

In these scenarios:

- Homeowners in 1 bed flats may be able to purchase 80% of the value of a newbuild 1B2P flat. If they would like to access Homeswap Option B, they would only need to use 22k of their 23k homeloss payment.
- Homeowners in 3 bed houses may be able to purchase 79% of the value of a newbuild 3B5P maisonette. Under Homeswap Option B they would need to top up with £2,000 to get to an 80% threshold.



VALUATION ESTIMATES

EXISTING VALUES AS A PERCENTAGE OF SECOND HAND SALES VALUES IN WIDER SUTTON AREA

Property Type	PPCR Valuer Existing Values	Homeloss	Total equity to invest (Market Value including Homeloss)	PPCR Valuer Second Hand wider Sutton Values	Equity as % of second hand sales values (incl Homeloss)	Additional capital required to meet the 90% threshold	Additional capital required to buy outright
1 bed 2 person flat	£230,000	£23,000	£253,000	£270,000	93.7%	-£10,000	£17,000
2 bed 3 person flat	£300,000	£30,000	£330,000	£360,000	91.7%	-£6,000	£30,000
3 bed 5 person house	£380,000	£38,000	£418,000	£420,000	99.5%	-£40,000	£2,000

In these scenarios:

- Homeowners in 1 bed flats may be able to purchase 93% of a second hand sale 1B2P flat in the wider Sutton area, and would only need to invest £13k of their homeloss payment to reach the 90% threshold for Homeswap Option E. Alternatively they could invest all of the value of their existing home and homeloss payment and would need an additional £17k to purchase the property outright.
- Homeowners in a 3 bed house may be able to purchase 99% of the value of a second hand sale 3B5P house in the wider Sutton area and would only need an additional £2k to purchase the property outright. Alternatively they could access Homeswap Option E and wouldn't need to invest any of their homeloss payment to reach the 90% threshold.

THE VALUES IN THE TABLES ABOVE DO NOT REPRESENT A FORMAL VALUATION - THEY ARE AN OPINION OF VALUE AT THE CURRENT TIME BASED ON CONVERSATIONS WITH LOCAL ESTATE AGENTS.

Item 6:

Next Steps Explained



NEXT STEPS TIMETABLE

No.	Key Activity	Target
1	Finalise option appraisal (incl Testing 3 options against Technical Criteria – Design, Planning and Viability)	March 2021
2	Present findings and preferred option	April 2021
3	Obtain Committee approval to adopt the: <ul style="list-style-type: none"> • Residents' Charter • Community Charter • Preferred option, • and to develop a proposal and offer to residents and undertake a residents ballot (applies to option 2 or 3 only)	June 2021
Subject to approval of the preferred option being either Option 2 or Option 3, the following applies:		
4	Design development of preferred option	Summer/Autumn 2021
5	Prepare residents' Offer Document	Summer/Autumn 2021
6	Hold residents' ballot	Winter 2021/2022

Item 7:

FAQ



FAQ

1. What is regeneration?

Regeneration is about improving the quality of housing for existing residents and where possible, to deliver more homes for Sutton residents who are in housing need. This includes improving standards of safety, accessibility, insulation and energy efficiency. Regeneration can also provide opportunities to create new jobs, support the local economy, deliver new infrastructure and enhance the local environment.

2. Why is regeneration being considered?

Elm Grove is identified in the Sutton Town Centre Masterplan (2016) and Local Plan (2016-2031), designated for mixed use, residential and town centre uses (STC45). The council wants to create better homes and places (inc more affordable homes) for its existing residents and Sutton's growing community.

3. What is the option appraisal process?

The Council and residents have been working together through a series of resident workshops, to review 3 potential estate options for the future of Elm Grove. These include options for: (i) Refurbishment, (ii) Partial Redevelopment and (iii) Full Redevelopment. These options will be assessed against Council and resident priorities, and other technical criteria, in order to determine what is the most suitable 'preferred' option for the estate.

4. What is the timescale for the regeneration process?

This is a difficult question to answer at this time, as the Council firstly needs to agree a preferred option for the estate in consultation with residents. We are aiming to complete the estate option appraisal over the next few months and to take a report on this to the Council's Housing Economy and Business Committee for approval in June 2021. If either the partial redevelopment or full redevelopment option is selected, it could take a further 12 - 18 months to develop the plans, prepare for a residents ballot and obtain planning permission. Other factors that need to be taken into account include securing government funding, local and national government approvals and the acquisition of private ownerships on the site.

5. How many new homes are being proposed?

This will vary according to each option. For refurbishment there would be the same number of homes and no new homes built. For partial and full redevelopment there would be additional new homes built and these numbers will depend on further design development, and consultation with Sutton's planning officers and would be in line with planning policy.

FAQ

6. Would private owned homes be refurbished under the refurbishment or partial options?

Homeowners can speak to the Council about including their homes in the programme of improvements, although if agreed, homeowners would need to meet the cost of these works. Homeowners may also have to contribute to the cost of major improvements to the estate, such as improvements to communal areas and the renewal of roofs etc.

7. If a resident ballot is required how many votes are needed to go ahead?

The Mayor of London's Good Practice Guide to Estate Regeneration states a residents ballot applies to Strategic Estate Regeneration Projects benefiting from GLA funding. Strategic Estate Regeneration Projects are defined as those involving the demolition of social homes and on projects proposing the demolition of any social housing and the construction of 150 homes or more of any tenure. The Council would require a 51% majority of the residents who vote to achieve a successful ballot result. A vote against the preferred option would not necessarily stop regeneration. The Council could consult with residents again to adapt their proposal before proceeding with another ballot.

8. Who can vote in a resident ballot?

The Mayor of London's Good Practice Guide to Estate Regeneration sets out who on estates are eligible to vote in a residents ballot. In summary, this includes:

1. Secure tenants and resident homeowners, including joint tenants and owners,
2. Temporary or Private tenants, providing they have been on the housing register for 12 months prior to the publication of the Landlord Offer (Offer Document).
3. Residents such as adult children and household members, whose principal home is on the estate, provided they have been on the housing register for 12 months prior to the publication of the Landlord Offer (Offer Document).

9. Where will we move to if regeneration happens?

If regeneration goes ahead, secure tenants would have the option to move to a new home on the estate, or to another Council home in the borough. There are also other options to move to another borough or housing association property, subject to housing need and availability. Resident homeowners would have a number of Homeswap options available to them, including either to buy a new home on the estate, or move away from the estate if they preferred.

FAQ

10. If regeneration goes ahead will I have to move out temporarily?

Where possible residents would stay in their current home whilst their new home is developed. However, where this isn't possible residents may have to move out temporarily while their new home is being built. In such cases we would work with you to find suitable accommodation for the duration of the works for you and your families, which is close to schools, workplaces, doctor's surgery or hospital if that's what you need.

11. Will I be compensated?

If you have to move to a new home, secure tenants will receive a statutory home loss payment (currently £6,500). To be eligible for this you will need to have lived in your current property for at least 12 months. A disturbance payment will also be offered to cover 'reasonable expenses' incurred by the move such as removal costs, re-connecting of appliances, adjusting carpets, curtains, based on submitted receipts. Tenants who move to smaller accommodation will also receive a payment for every bedroom given up (currently £500 per bedroom). Resident homeowners will be offered the market value of their homes plus a statutory home loss payment which represents 10% of the open market value of the current home. Homeowners would also be entitled

to claim disturbance payments to meet removal and out of pocket expenses, including Stamp duty and professional fees.

12. Would new homes meet the needs of older or disabled residents?

New homes would be built to modern design, accessible and energy standards, and enable residents to grow old in their home. New homes would also be adaptable to meet the changing needs of residents, whilst a proportion of new homes would be designed to meet wheelchair-accessible standards.

13. How tall would new buildings be?

This may vary between the partial and full redevelopment options. Building heights will be guided by a number of factors and will need to be in line with planning policy.

FAQ

14. Would partial or full redevelopment include new houses?

Unfortunately building new houses would result in a significant reduction in the number of new homes that could be delivered, and would adversely affect the financial viability of the scheme. The Council would like to keep the community together, and would develop high quality flats or maisonettes as an alternative. Tenants currently living in a house could alternatively opt to move to another Council house in the borough if this meets their housing needs, whilst there would also be options for existing homeowners to buy a replacement house on the open market if they preferred.

15. How would regeneration improve the environment?

As well as offering good quality new homes, regeneration can help to create an enhanced, safer and attractive environment, providing residents with access to new open spaces, courtyards and public realm, to create a place where people want to live, work and visit.

16. Is the estate being run down purposely to encourage regeneration?

Absolutely not. The Council continues to manage and maintain the estate as part of its legal duty. Officers have also continued to work collaboratively with residents to address estate issues raised by the community.. Sutton Housing Partnership (SHP) are undertaking repairs to the estate and individual dwellings as needed and have committed extra resources to improve the quality of its estate cleaning and grounds maintenance services. Estate inspections are also being carried out by SHP and any issues raised are being addressed. If you have an estate management issue, please report it.

17. Will the Council make a Compulsory Purchase Order (CPO) to acquire my property?

The Council would seek to negotiate the purchase of any privately owned properties with the owners and their representatives before using its CPO powers. A CPO may be required as a last resort if a reasonable agreement cannot be reached. This would be in accordance with the compulsory purchase 'compensation code'.

FAQ

18. Would the value of my property be protected?

The Council would purchase privately owned properties in accordance with the Compensation Code, which states that the prices to be paid must disregard any effect regeneration may have had on property values. Homeowners will also be able to obtain their own independent valuation from a RICS qualified survey as part of any negotiations with the Council. The cost of this will be met by the Council.

19. Can residents have a say in the future of Elm Grove?

The Council is committed to continuous resident engagement and participation in the future of Elm Grove. We've already helped residents form a Residents' Steering Group and together we've been working with our team of consultants and other partners like Sutton Housing Partnership (SHP), PPCR the Independent Tenant and Homeowner Adviser, Sutton Federation of Tenants and Residents Association (SFTRA), Sutton Leaseholders Association (SLA) and your local ward councillors, to explore options for the estate. Over the past few years we've had discussions with residents through meetings, workshops and engagement events, as well as 1 to 1 conversation. Residents are also kept informed through letters, newsletter and our webpage, as well as more recently through virtual

workshops. We continue to encourage resident participation in shaping plans for their estate, and we try wherever possible to meet their personal preferences through our commitments in the Residents' Charters.

Item 8:

PPCR



PPCR



Janet and Christina, your Independent Resident Advisors, are holding one to one Zoom virtual drop-in sessions on

- 25 November 2020: 5-7pm
- 2 December 2020: 5-7pm
- 16 December 2020: 5-7pm
- 20 January 2021: 5-7pm

About using ZOOM

1. Visit website: <https://ZOOM.us>
2. Sign up (for new users) or sign in (return users);
3. click on "join a meeting";
4. enter the 10 digit meeting code **6204091157**

Alternatively send us your email so we can send you the link
or you can dial into the meeting: **0203 901 7895** followed by the meeting code
6204091157##

Please contact Janet on freephone 0800 317066, office 0207 407 7452, or
by email jedwards@ppcr.org.uk



Levitt Bernstein
People.Design





Thank you



Levitt Bernstein
People.Design

