

BENHILL RESIDENT STEERING GROUP FORMATION MEETING (No.1)

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

Date: Monday 30th July 2018 **Time:** 7.00pm - 9.00pm

Attendees: 23 residents (attended from across the Benhill Estate, including residents from the following blocks:- Chesterton House, Clevedon House, Hazelwood House, Homedale House, Glenrose House, Newlyn House, Stancliffe House, Woodville House)

Regen Team: Simon Pickles (LBS), Michael Hunte (LBS), Sabrina Austin (LBS),

SHP: Lara Amato (Housing Manager)

Observers: Colin Hawkins (SFTRA) Beverley Brigden (SLA), Margaret Phillips (SLA), Pat Bridgeman (Roundshaw Resident), Cllr Ali Mirhashem, Cllr David Bartolucci, Cllr Richard Clare,

Interim chair: Simon Pickles (LBS - Housing Regeneration Manager)

1.	Welcome, introductions & housekeeping	Action Owner
1.1	SP started the meeting with welcomes, introductions of all guests and housekeeping.	
2.	Purpose of the meeting	
2.1	<p>SP explained the purpose of the meeting and the need for a residents led steering group and stated no decision had been made by the Council.</p> <p>Purpose:</p> <ul style="list-style-type: none"> Resident-led approach to developing proposals for the future of their estate, hence importance of having a Benhill Resident Steering Group (BRSG) 	

	<ul style="list-style-type: none"> ● Work on plans for the estate that keeps community together (right to return) ● No change how the proof landlord or council stock ownership for existing tenants envisaged ● LBS open and honest communication and engagement ● Difficult tension for residents on the Steering Group: 'big picture/ greater good' versus individual concerns. 	
2.2	Residents were given the opportunity to ask a number of questions and to raise some of their concerns on how the proposed plans could affect them and the wider community.	
2.3	<p>Summary of resident concerns:</p> <ul style="list-style-type: none"> ● Loss of green spaces and children's play areas ● The need for community space for all children and teenagers ● The length of time of future uncertainty (approx 2 yrs) with no decision made leading to rumours ● Residents feel the Council already know the plans and outcome for Benhill ● The Council should set up a Benhill webpage and think of other forms of communication, ie newsletter, social media etc. ● Residents would like to know the key stages of the regeneration process ● A frequently asked Questions and Answer sheet would be helpful ● The amount of actual social rented housing being provided within the new development ● The cost to leaseholders for recent major works completed and debt incurred ● The current Benhill children cannot not afford to rent or buy in the area ● Will infrastructure be provided along with the additional homes i.e. schools, GP's surgery and water supply and community space? ● The sizes of the new homes compared to existing and the heights of the blocks 	

	<ul style="list-style-type: none"> • Where would residents temporarily move to during redevelopment works? • Other redevelopments schemes across London have not listened to their residents and not fulfilled commitments by providing enough affordable homes • Residents are not keen for homes to be owned or managed by a Housing Association • The effects and impact on the elderly. 	
3.	The Council's approach to regeneration	
3.1	<p>Michael Hunte (MH) advised that officers were aware of residents' concerns and anxieties and emphasised the current challenge in terms of the housing crisis compounded by the growing population and rising housing register numbers - resulting in the need for more homes in the borough for existing residents and the borough's growing communities.</p> <p>MH went on to provide a summary of the Council's approach to estate regeneration, including:</p> <ul style="list-style-type: none"> • A community led approach, where residents are at the heart of decisions • Continuous engagement through consultation events and 1-2-1 meetings, newsletters & social media, working with residents to set up residents' steering groups and working collaboratively to appoint key advisors • Undertaking a Resident Ballot in line with the Mayor of London's requirements • An emphasis on meeting the borough's housing needs, including a need for more affordable homes, creating better designed and more energy efficient homes and a better local environment • An emphasis on delivering wider growth and regeneration of Sutton Town Centre including the delivery of new infrastructure - to support new jobs, training and business opportunities, helping to improve the local economy and generate more jobs 	

	<ul style="list-style-type: none"> ● Learning lessons from other regeneration programmes ● Working with residents to develop Estate Charters, including ‘the offer’ to residents and the future vision for the estate. 	
4.	Role of the Benhill Residents’ Steering Group (BRSBG)	
4.1	<p>Steering Groups are established in estate regeneration schemes to enable residents to work collaboratively with the Council to establish local priorities and future solutions.</p> <p>The steering group will need to:</p> <ul style="list-style-type: none"> ● Create the BRSBG terms of reference, ● Work with the Council to develop a Residents’ Charter and appoint an Independent Tenant and Homeowner Advisor (ITHA) and other specialist advisors, ● Identify training needs for group members/ residents to help them throughout the process ● Work with the Council to develop newsletters, Frequently asked Questions and Answers sheets and other communications such as a web page and other forms of social media ● Support wider resident engagement ● Establish community infrastructure needs (ie community facilities etc). <p>Residents agreed that a steering group was needed and that the next meeting should be held in approximately 6 weeks. (ie 24th September 2018)</p> <p>SP asked the group to start considering relative importance of the above roles and responsibilities of the steering group, ahead of the the next meeting. The BRSBG would also need to consider the group’s:</p> <ul style="list-style-type: none"> ● tenure balance ● potential for block representation ● leadership and role of group members 	

5.	Next Benhill Residents' Steering Group meeting	
5.1	The next resident steering group meeting is scheduled for: Monday 24th September 2018 from 7.00pm - 8.30pm at Salvation Army	
6.	Next Steps	
6.1	The items the group agreed to discuss at the next meeting include: <ul style="list-style-type: none"> ● Summary of future options and key stages in the options assessment process that will lead to a decision ● Estate & Resident Charter (Council commitments and guarantees; future vision for the estate) ● Appointment of an Independent Tenant and Homeowner Adviser (who could chair future meetings). <p>We would also like to consider in more detail the roles and responsibilities of the steering group.</p>	

Useful Links requested at the meeting:

<p>Homes for Londoners - Mayor of London publication: Good practice Guide to Estate Regeneration. See following link: https://www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayors-good-practice-guide-to-estate-regeneration.pdf</p>
<p>Estate Regeneration National Strategy - Resident Engagement and Protection - DCLG publication. See following link: https://www.gov.uk/government/publications/estate-regeneration-good-practice-guide</p>
<p>Mayor London's new funding condition to require resident ballots in estate regeneration https://www.london.gov.uk/sites/default/files/gla_cfg_section_8_resident_ballots_-_18_july_2018.pdf</p>

