

## **BENHILL RESIDENT STEERING GROUP FORMATION MEETING (No.2)**

**Venue:** Salvation Army, 45 Benhill Avenue, Sutton SM1 4DD

**Date:** Monday 24th September 2018                      **Time:** 7.00pm - 9.00pm

**Attendees:** 29 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:** Ian Sellens (LBS), Michael Hunte (LBS), Sabrina Austin (LBS),

**SHP:** Suzanne Richard Jones (Area Housing Manager)

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

**Apologies:** Simon Pickles (LBS), Cllr Ali Mirhashem, Margaret Phillips (SLA)

**Interim chair:** Simon Latham (LBS)

<b>1</b>	<b>Welcome, Introductions, Housekeeping &amp; Aims</b>	<b>Action Owner</b>
<b>1.1</b>	<b>SL</b> opened the meeting, offered apologies and gave all attendees the opportunity to introduce themselves.  <b>SL</b> welcomed Ian Sellens, as a new member of the Housing Regeneration Team.	
<b>1.2</b>	<b>SL</b> explained the purpose of the meeting and asked if all residents received a copy of the previous meeting notes. Those who did not happen to receive a copy would be sent another copy through the post or via e-mail.	<b>SA</b>
<b>1.3</b>	Before the agenda commenced, residents were given the opportunity to ask questions and raise some of their concerns	

	on how the proposed plans could affect them.	
<b>1.4</b>	<p><b>Resident Concerns Raised and Council Responses:</b></p> <p><b>Qu1.</b> Residents stressed that the meeting agenda and handouts should be given to residents prior to the meetings in future.</p> <p><b>An1. SL</b> agreed that all papers should be circulated to attendees in advance of the meeting to allow an opportunity for the documents to be reviewed in advance. The Housing Regeneration Team apologised for this and gave assurance that this approach would be adopted going forward.</p> <p><b>Qu2.</b> Residents questioned the delay in setting up a Benhill Estate Regeneration webpage, which is felt is needed urgently.</p> <p><b>An2. SA</b> explained there has been a delay in setting up the web page due to a staff restructure within the Web Admin team. The team recognise the importance of a regeneration web page for Benhill as a tool in delivering effective communication with residents. The web page is being prioritised and officers are also working on a wider 'communications strategy'.</p> <p><b>Qu3.</b> Residents asked why the Council not made a decision in over two years?</p> <p><b>An3. SL</b> explained that the process of regeneration does take time and that the new current team have only recently been in place. The Council is accelerating its engagement with residents on Benhill in direct response to the request from residents made at recent meetings.</p> <p><b>Qu4.</b> Some tenants stated that they are receiving a poor service from their housing contractors, in terms of the standard of repairs and maintenance on the estate, and that this is due to the potential regeneration plans. There are also rumours circulating that the Council is intentionally letting the estate become run down.</p> <p><b>An4.</b> SL stated that the Council is categorically not letting the</p>	<p><b>SA / IS</b></p> <p><b>MH / IS</b></p>

estate run down and will continue to undertake essential works and maintain a high level of service. **SL** also invited residents to let officers know of any contractors who are instigating such rumours, or not performing in terms of completing estate repairs.

**Qu5.** How do the Council intend replacing homes that have been sold?

**An5.** The Council would seek to maximise the level of new affordable housing on the estate. The offer to resident homeowners will enable existing leaseholders who occupy their property to buy a new replacement home on the estate.

**Qu6.** Residents stressed that the Council needs to be clear about the issue of replacement floor space for potential new homes compared with what is being proposed under the Mayor of London (MoL) Good Practice Guidance

**An6.** **SL** advised that the MoL guidance is based on replacement floor area. This could mean that overall, the total floor area of existing homes on the estate would be re-provided on the new estate, although the bedroom unit mix of those homes could be different, depending upon the housing needs of residents, which would be determined through individual housing needs assessments.

**Qu7.** Residents expressed concerns that property values on the estate are being depressed due to the regeneration effect and that some leaseholders are being forced to sell their homes now, or are being pressured into doing so through the Council's buy back scheme.

**An7.** **SL** advised that property values would be based on the open market value. He also advised that there have been a number of leaseholders who have independently chosen to sell their home and that their choice was unrelated to the potential regeneration of the estate. In some cases leaseholders have sold their property to a private buyer, whilst in other cases they have sold their home to the Council under the Council's Buy Back scheme. The Council's Buy Back scheme is available to all property owners on Council estates across the borough which were originally sold under

	<p>the Right to Buy. <b>SL</b> asked for any resident to come back to him if they are aware of any cases where a leaseholder feels that they are being forced to sell their home due to regeneration proposal.</p> <p><b>Qu8.</b> The Council needs to make clear the meaning of “Sutton 2031”, as some residents have misinterpreted this date a meaning that regeneration of the Council’s estates will be delivered in 2031, which is not the case.</p> <p><b>An8. SL</b> reiterated that the Sutton 2031 is a reference to the Local Plan, which covers the period 2016 - 2031.</p> <p><b>Qu9.</b> Residents asked whether the Council would pay two lots of removals cost if a tenants exercised their right to return to a new home on the new estate and had to move more than once?</p> <p><b>An9 SL</b> confirmed that the Council would meet the removal costs for both a temporary move and for the permanent move to a new home, where two moves are required.</p> <p><b>Qu10.</b> Residents asked why leaseholders would not be required to pay if placed in temporary accommodation pending the development of their new home, whereas tenants would have to pay rent whilst in temporary accommodation.</p> <p><b>An10. SL</b> advised that officers would take this point away to consider and seek further advice.</p> <p><b>Qu11.</b> Residents mentioned that a frequently asked Questions and Answer sheet would be helpful.</p> <p><b>An11. MH</b> advised that a frequently asked questions and answers fact sheet will be provided as part of the ongoing consultation and communication process. These will eventually be added to a web page for Benhill Estate</p>	<p><b>SL / MH</b></p> <p><b>SP / MH</b></p>
<p><b>1.5</b></p>	<p><b>SL</b> explained that the Housing Regeneration team would soon be arranging 1-2-1 meeting with residents, but offered the opportunities for residents to come forward for an earlier meeting if they had any questions or concerns ahead of the 1-</p>	<p><b>SA / IS</b></p>

	2-1 meetings being set up.	
1.6	<p>A handout was circulated by a Steering Group member to the Housing Regeneration Team on the following items:</p> <ol style="list-style-type: none"> <li>1. Recent change in law around Housing in Multiple Occupation (HMO's)</li> <li>2. Referent to the BBC's Inside Out documentary by George the Poet, which is still on iPlayer.</li> <li>3. Reference to a BBC new article on number in Temporary Accommodation</li> <li>4. Reference to an article on the contractor Mears being fired from running a temporary accommodation scheme in Newham</li> <li>5. Reference to the Mayor's ballot exception when delivering under 150 homes, alongside a further reference to Westminster Council's plans not to ballot residents on its Ebury Bridge Estate</li> </ol> <p>The Housing Regeneration Team will come back to the group on some of the issues raised at a future meeting.</p> <p>A Steering Group Member also recommended that group members watch an upcoming ITV Tonight documentary on Thursday (27th September) called Britain's Property Crisis.</p>	
2.	<b>Estate Regeneration Process</b>	
2.1	<p><b><u>Key Stages Flow Chart and Options Appraisal Process</u></b></p> <p><b>MH</b> took the group through the estate regeneration Key Stages Flow Chart using the following approach:</p> <ol style="list-style-type: none"> <li>(i) Prepare</li> <li>(ii) Plan</li> <li>(iii) Ballot Decision</li> <li>(vi) Deliver principles.</li> </ol> <p><i>(see handout for more details)</i></p>	
2.2	<b>MH</b> took the group through the Estate Regeneration Options	

	<p>Appraisal Process, which will be undertaken in consultation with residents.</p> <p>It was explained that the aim of the options appraisal was to consider the range on estate improvement options for the estate in order to:</p> <p>deliver better homes and places for existing residents, increase the number of new and affordable homes in the borough, improve the quality of the local environment and infrastructure including public realm and open spaces, educational and community facilities, work space, new jobs and businesses - whilst protecting the uniqueness of the estate and its community.</p> <p>The process will also need to consider the social, economic, environmental and cost benefits of each option.</p> <p>The initial options normally considered under this process include:</p> <ul style="list-style-type: none"> <li>A. Status Quo</li> <li>B. Refurbishment</li> <li>C. Infill Development</li> <li>D. Block Extensions</li> <li>E. Demolition and Redevelopment</li> <li>F. Mixture of Different Options</li> </ul> <p><i>(see handout for more details)</i></p>	
<b>3.</b>	<b>Resident and Community Charter</b>	
<b>3.1</b>	<p><b>MH</b> explained the Estate Regeneration Rehousing and Compensation Scheme, which builds on the Mayor’s Good Practice Guidance, represents the Council’s initial commitments and offers to residents, which will form the basis for preliminary discussions with residents</p>	
<b>3.2</b>	<p><b>Summary of the overall commitments to secure tenants and homeowners:</b></p> <ul style="list-style-type: none"> <li>● Offer to Council secure tenants</li> <li>● Offer to resident homeowners</li> <li>● Offer to Non-resident homeowners</li> </ul> <p><u>1. Commitments to Secure Tenants &amp; Resident Homeowners</u></p> <ul style="list-style-type: none"> <li>● Open and honest</li> </ul>	

- Early engagement with residents
- Co-production of the Residents' Charter & Community Charter
- A right to return to a new home that meets their needs
- One move (where possible)
- Statutory home loss and disturbance payments
- Extra support for vulnerable residents
- Appointment of an ITHA in collaboration with RSG's
- Better quality homes (Mayors design, quality & space standards)
- The Council intends to retain the freehold of any new estate
- Regular communication (newsletter, website updates & FAQ's etc)
- Rehousing and Compensation Advice Booklet

## 2. Offer to Council Secure Tenants

- A right to return to a new home that meets their needs
- One move (where possible)
- Priority rehousing status (Band A)
- Options for splitting households (potential rehousing of adult children)
- Existing tenancy conditions preserved (secure tenancy & RTB)
- Better quality homes (Mayors design, quality & space standards)
- Statutory home loss and disturbance payments
- Options for shared ownership
- Extra support for vulnerable residents

## 3. Offer to Resident Homeowners - Home Swap Options A-G)

- A right to return (must have been resident for 12 months prior)
- Statutory home loss at 10%
- Disturbance payments (SDLT, Removals, Fees)
- Temporary accommodation in a Council property if required
- Home Swap Options (A-G)
  - Option A: Outright Ownership Scheme
  - Option B: Shared Equity + Scheme (Sliding Scale)
  - Option C: Shared Equity Scheme (Council as Silent Partner)
  - Option D: Share Ownership Scheme
  - Option E: Open Market Fixed Equity Scheme
  - Option F: Alternative Regeneration Site Option
  - Option G: Affordable Rented Accommodation Option

	<p><b>4. Offer to Non Resident Homeowners</b></p> <ul style="list-style-type: none"> <li>• Statutory home loss at 7.5%</li> <li>• Disturbance payments &amp; reinvestment costs (SDLT, Removals, Fees)</li> <li>• Housing advice and support to private landlords' tenants</li> </ul>	
<b>3.3</b>	<p><b>MH</b> explained that a report to agree the principles of the scheme would be presented to HEB Committee the following day on 25th September. It was also explained that the full HEB report was available on the Council's website.</p>	
<b>3.4</b>	<p>One resident asked whether the Council had considered what would happen to a leaseholders new homes in the event that the leaseholder passed away. Would their share be passed onto their spouse or children?</p> <p><b>MH</b> advised that matters to do with succession will be set out in more detail with legal input, as the offer is developed in consultation with residents.</p>	<b>SP / MH</b>
<b>3.5</b>	<p><b>MH</b> advised that the implications of the offer, particularly in relation to home swap options for leaseholders could be better applied to the individual circumstances of each residents as part of the resident 1-2-1 meeting.</p> <p><b>SL</b> explained that the offer is not the final offer and that it will developed in consultation with the steering group, alongside an community charter for the estate.</p>	
<b>4, 5, 6</b>	<p><b>(4.) Role of the Independent Tenant and Homeowner Advisor, (5.) Roles and Responsibilities and (6.) Communications</b></p>	
	<p>Due to the meeting overrunning it was agreed that the remaining items on the agenda (ie items 4, 5 and 6) would be carried over for discussion at the next meeting.</p> <p>The group agreed that the next meeting would be brought forward to:</p> <p style="text-align: center;"><b>Monday 8th October 2018 from 7.00pm - 8.30pm at the Salvation Army.</b></p>	
<b>5.</b>	<p><b>Next Steps</b></p>	

<b>5.1</b>	<p>Agenda items to be covered at the next meeting on 8th October include:</p> <p><b>1. Independent Tenant and Homeowner Adviser (ITHA):</b></p> <ul style="list-style-type: none"><li>● Role of the the ITHA</li><li>● ITHA Soft Market Testing update</li><li>● Appointing an ITHA - The procurement process and the role of the RSG in this</li></ul> <p><b>2. Roles and Responsibilities of the Benhill RSG</b></p> <ul style="list-style-type: none"><li>● Role of the RSG</li><li>● Draft Terms of Reference of the RSG</li></ul> <p><b>3. Communications</b></p> <ul style="list-style-type: none"><li>● Benhill Newsletter feedback</li></ul>	
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