

BENHILL RESIDENTS' STEERING GROUP (RSG) MEETING (No.6)

Venue: Salvation Army building, Benhill Avenue, Sutton SM1 4DD

Date: Wednesday 30th January 2019 **Time:** 7.00pm - 9.00pm

Attendees: Residents from the following blocks: Woodville House, Hazelwood House, Homedale House, Newlyn House & Stancliffe & Glenrose House.

Regen Team: Ian Sellens (LBS), Michael Hunte (LBS), Simon Pickles (LBS)

Strategic Planning Team: Duncan Clarke & Dean James.

SHP: Lara Amato (SHP)

Observers: Cllr David Bartolucci, Beverley Brigden (SLA), Colin Hawkins (SFTRA)

Apologies: Cllr Ali Mirhashem, Pat Bridgman (Roundshaw resident):
Suzanne Richards Jones (SHP): Cllr Richard Clare:
Margaret Phillips (SLA)

Chair: Clive Lynch (Resident)

1.	Welcome, Introductions & Housekeeping	Action Owner
	Clive Lynch (CL), chair, welcomed everyone to the meeting, including the new faces.	
2	Matters Arising <ul style="list-style-type: none">Notes from the previous meeting	
	Simon Pickles (SP) brought the meeting's attention to the distributed "Summary of Action" document where actions are outstanding. <ul style="list-style-type: none">On Point 1. SP again offered one to one visits to all residents by Ian Sellens (IS) , Housing Regeneration Project Coordinator. The purpose is to find out more about the individual needs and preferences of residents, as well as gauging the overall mood of the estate and address any	

	<p>concerns. Please contact Ian directly on 020 8770 5738 or via email: ian.sellens@sutton.gov.uk.</p> <ul style="list-style-type: none"> ● On Point 5, Michael Hunte (MH) is developing the Benhill regeneration webpage. Hopefully it will be “live” by the next meeting. Any ideas or suggestions for the web page are welcomed. ● A resident highlighted that point 3, about the communal lighting was unresolved. She had spoken to Dave Routey from SHP who had explained light sensors would be fitted but the work was still outstanding. IS to resolve. ● Point 6, the RSG roles of vice chair and Secretary are still outstanding and will be revisited again.. ● Point 19. It was reiterated that the Council’s Housing Economy & Business (HEB) committee had approved the scheme in October 2018. Copies of the report can be circulated on request and will be discussed at a future RSG meeting. ● Point 22. Non Resident Leaseholders are stakeholders in any regeneration so the plan is to meet them separately later in the year. If any ballot takes place on any regeneration plans, only those on the tenancy agreement and resident leaseholders on the lease will have a vote. Other residents on the estate who have been on the housing register for a year will be eligible to vote. ● Point 24. Guidance on information gathering by the RSG and data protection implications is still required. The urgency to provide this may increase if the residents start any door knocking exercise. ● Point 25. It was clarified by Bev Bridgen that a separate letter had been sent by SHP, warning leaseholders about carrying out any unauthorised improvements to the property and inspections of these properties would be necessary. The first properties to be inspected will be the high risk ones, such as tower blocks and where there is information identifying possible homes of multiple occupation (HMOs) are formed. SHP are seeking funding for an additional surveyor to complete these inspections. 	<p>IS</p> <p>SP</p> <p>IS</p>
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	<ul style="list-style-type: none"> Point 26. Strategic Planning officers are making a presentation tonight. 	
3.	Independent Tenant and Homeowner Adviser (ITHA) specification	
	<p>The specification has been previously circulated and resident feedback has been included. It will be a 2 stage process, initially identifying a panel of potential ITHAs, about 5 in total.</p> <p>Once the panel is established the Benhill RSG will be part of the group that will help to select the most appropriate ITHA for the estate. MH assured the group that there would be help for the members of the RSG who will be part of the tender evaluation process for the Benhill ITHA</p> <p>The meeting approved the specification and the Council will now move forward with stage 1 of the tendering process to establish a ITHA panel of providers. Progress on this will be reported to the RSG.</p>	MH
4.	Presentation from L.B. Sutton Strategic Planning Department	
	<p>What is a <u>Local Plan</u>?</p> <ul style="list-style-type: none"> It sets out the council's long-term aims for the borough. All councils must have a Local Plan and consultation on Sutton's Local Plan commenced in 2016. It details how much housing is provided, allows for consistency on planning applications and directs where industry, retail, housing and other uses will be located. It is proactive in where development goes and what it will look like. <p>What is an <u>Area Action Plan (AAP)</u>?</p> <ul style="list-style-type: none"> It sets out for a specified area objectives and policies to guide regeneration proposals. It is like a mini local plan for a specific area. It is typically prepared for town centre or estate regeneration. Preparation of an AAP would involve at least two public consultations. Before an AAP can be adopted it has to be tested by a government Planning Inspector which includes an examination held in public. Engagement with residents is an essential part of the process. It also involves a period of evidence gathering 	

	<ul style="list-style-type: none"> • There are different periods of consultation in the process: including the preferred options consultation: the draft AAP consultation: consultation on any changes arises from the “Examination in Public” and finally a period of consultation on its adoption. <p><u>Infrastructure</u></p> <ol style="list-style-type: none"> 1. To cope with the increase in population, 3 new nursery schools in the borough: 2 new primary schools in the town centre and a secondary school (with a special educational needs section) at Rosehill on the disused space have been proposed. 2. Both TfL & LBS have undertaken reviews of the town centre and have identified 6 traffic junctions where improvements are required. Sutton Link (tram or rapid transit bus) will make a big difference to transport options in Sutton town centre 3. There are also public realm improvements in the pipeline. 4. The David Weir Leisure Centre plans to undertake maintenance on the running track. 5. St Helier Hospital is planning maternity service improvements, more outpatient clinic rooms, more surgery capacity, increased A&E and out-of-hours facilities and more acute elderly provision. 6. There are no plans to change the current primary care provision in Sutton town centre. The belief is that there are sufficient health centres within the borough. <p>All these improvements are paid for by either the Local Authority: the GLA or central government funding.</p> <p>Funds can also be raised by the Community Infrastructure Levy (CIL) which is like a tax charged to a developer and paid to the council for local projects. There are also section 106 agreements to ensure that any new development provides the necessary infrastructure or nearby improvements to mitigate the effect of the development.</p> <p>It is standard practice that all statutory bodies are consulted about any possible large scale planning applications.</p>	
5.	Questions arising from the presentation.	
	<p><u>Qu1</u>- What about so many shops closing? It looks like a number of shops cannot be let?</p> <p><u>Ans1</u>- Time Square has submitted plans to remodel the site, following a recent change of ownership. Unfortunately the closure of shops are a reflection of a national trend.</p>	

Within the local plan some sites have larger ground floor footprint to accommodate large retailers requests.

Cllr Dave Bartolucci (DB) said that this was a chicken & egg situation where the retailers want a large footfall to move into an area yet it is often the presence of large retailers that encourage the footfall in the first place.

The new developments at the south end of the High St is a success. Subsea 7 has 900 people working there, bringing income into the High St.

The new Hackbridge primary school in London Rd opens in September 2019 to meet growing demands for school places.

A resident mentioned about a report citing the need for 10,000 homes in Sutton. Dean James clarified that this figure was for both Sutton & Merton over the next 20 years and most are already planned and some are already built.

Qu2: Who is providing the social housing?

Ans2: Sutton has just built the first new council houses built in 30 years and more will be completed in 2019. There is also more council new build planned on other sites across the borough.

SP explained that there were 2 ways to increase social housing.

- Build on existing disused council land such as the Old Youth Club in Fellowes Road Carshalton .
- Build on existing occupied land. The Council has identified 7 sites at the north end of the town centre for potential regeneration.

Post note: housing associations are also a source of social housing.

DB added that Benhill has moved to the forefront of possible regeneration due to the residents pushing for engagement.

Colin Hawkins told the meeting that Benhill is an unusual case as any change is driven by the residents. The GLA will also have a say in what is delivered here. We can have a wish list but will require a compromise with the Mayor and the GLA. While we have memories of what the place was like, it was important to look forward.

Qu3 What will be the size of the site?.

Ans3. SP referred the meeting back to the minutes of the last meeting. SP also reiterated the guaranteed right to return or remain for existing residents of the estate.

	<p>Once the ITHA is appointed they will help guide the residents in developing what they want to see on any new site.</p> <p><u>Qu4</u> If regeneration progresses where will people move to?</p> <p><u>Ans4:</u> SP explained that the aim is for one move only. In addition one of the purposes behind the 1 to 1 interviews is to identify the areas households are prepared to move to.</p> <p><u>Qu5:</u> Is the Council intending an Area Action Plan (AAP) for the site?</p> <p><u>Ans5:</u> There are no current plans but progress towards creating an AAP will start once any decision is made on how the estate will look in the future. SP reiterated that any AAP will need to go before a government inspector, providing an extra level of protection to residents and collaboration with the residents will be key in developing the AAP.</p>	
6.	Feedback from Residents Meeting on 23rd January 2019	
	<p>CL clarified his remark from the residents only meeting of last week that the 80 properties bought back by the council had been across the whole of the borough and not just on the Benhill.</p> <p>This scheme has been advertised widely, both in the Benhill Newsletter distributed in September 2018: in minutes of recent RSG meetings as well as literature from SHP.</p> <p>The parking proposal was not widely popular across the residents present at the meeting on 23rd January and instead CL would take up any concerns directly with SHP.</p> <p>Keith Mussett (KM) said the lighting and the parking should not be issues discussed as part of this group and rather should be included in the topics for a Residents Association. Estate issues can also be reported directly to Lara Amato (LA) from SHP.</p> <p>CL is looking for volunteers to help on the Newlyn House surgeries and CL has set up a flow chart where RSG fit into regeneration. The Chair may want to use this as a topic of conversation at a future meeting.</p> <p>CL also wants to encourage the concept of 'Blue sky boards', where any ideas for any new site are welcomed. Please forward these ideas to the Chair of the Resident's Steering group newly created email address: BRSgchair@hotmail.com. Clive also wants email addresses from attendees.</p>	

	<p>CL keen to encourage participation but wants to limit the number attending the residents only meeting, for example to those who had previously been to a Steering Group meeting. A discussion followed about who should be allowed to attend. Cllr DB advised that when a milestone approaching, it's appropriate to call for a wider public meeting.</p> <p>SP advised the meeting that elsewhere it was good practice to have a full public meeting prior to big decisions. He added that in the early stages we should encourage newcomers to the group but there may come a time when we may need to limit the attendees.</p> <p>There was a suggestion that the council should create a database of old documents previously circulated.</p> <p>KM raised a topic discussed in a previous meeting that leaseholders not paying rent is unfair if they have to move temporarily, while the Council would expect a tenant to pay rent. A leaseholder responded that they had purchased their property outright so from their perspective paying a rent is wrong as they believed by buying their property, they would incur no further housing costs.</p> <p>SP said that the principle that underpins the regeneration is that no one should be worse off by having to move and that tenants would only pay the rent on one property if they had to move temporarily. However the topic of leaseholders in temporary accommodation requires further discussion.</p>	IS
7	Agreed Next Steps	
	<ol style="list-style-type: none"> 1. Communal Lighting issues still outstanding. SHP to be contacted and information sought on when resolution can be expected. 2. Guidance on information gathering. 3. Meet with Non Resident Leaseholders. 	
8.	Any Other Business	
	<p>Date of next RSG meeting: Mon 18th March or Wed 20th March with the next full meeting on a Wednesday. The suggestion was that the day of the meeting is alternated between Monday & Wednesday.</p> <p>Update: Salvation Army is currently only open on a Wednesday evening so the date of the next full Steering group meeting will be Wednesday 20 March.</p> <p>Date of next "Residents only" meeting will be Wednesday 13th March.</p>	

	<p>Topics for future discussion to include:</p> <ul style="list-style-type: none"> ● ITHA selection process (Stage 2) ● Web page ● Estate Regeneration Rehousing and Compensation Scheme/ FAQ sheet ● Charter documents ● Blue sky boards ● Sutton Town Centre Masterplan Delivery Programme Manager invite 	
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9.	Summary of Actions	Owner
i	Residents to consider taking up the role of RSG Vice Chair and Correspondence Secretary.	RSG
ii	A plan to be established on how we engage with non resident leaseholders.	Simon Pickles
iii	Support the RSG in understanding data protection, including the “Do’s & Don’ts of information gathering and sharing.	Ian Sellens
iv	Update on upgrade of estate communal lighting	Ian Sellens
v	Progress on ITHA panel procurement (Stage 1)	Michael Hunte
vi	Creation of file of old previously distributed documents	Ian Sellens

Useful links:

<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. See following link: https://www.london.gov.uk/sites/default/files/gla_cfg_section_8_resident_ballots_-_18_july_2018.pdf</p>
<p>15th Oct HEB: Estate Regeneration Rehousing and Compensation Scheme: https://moderngov.sutton.gov.uk/ielIssueDetails.aspx?IId=40537&PlanId=0&Opt=3#A139427</p>

