

BENHILL RESIDENTS' STEERING GROUP (RSG) Meeting notes (No.7)

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

Date: Wednesday 20th March 2019 **Time:** 7.00pm - 9.00pm

Attendees: Residents from the following blocks: Woodville House, Hazelwood House, Homedale House, 87 Benhill Avenue, Clevedon House, Newlyn House & Glenrose House.

Housing Regeneration Team: Ian Sellens (LBS), Simon Pickles (LBS)

Town Centre Team: George McCullough (GM).

SHP: Lara Amato (SHP)

Observers: Cllr David Bartolucci, Margaret Phillips (SLA), Colin Hawkins (SFTRA)

Apologies: Cllr Ali Mirhashem, Pat Bridgman (Roundshaw resident):
Cllr Richard Clare: Michael Hunte (LBS) and Suzanne Richards Jones (SHP)

Chair: Clive Lynch (Resident)

1.	Welcome: Introductions & Housekeeping	Action Owner
	Clive Lynch (CL) welcomed everyone to the meeting, including the new attendees.	
2	Matters Arising	
	<ul style="list-style-type: none">Notes from the previous meeting <p>Simon Pickles (SP) brought the meeting's attention to the distributed "Summary of Actions" document where actions are outstanding. In future we will remove "completed points" off the summary of actions after the following meeting.</p> <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	

	<p>individual needs and preferences of residents, plus gauging the overall mood of the estate and address any concerns. Please contact Ian on 020 8770 5738 or email: ian.sellens@sutton.gov.uk.</p> <ul style="list-style-type: none"> On Point 2, a handout was provided with the link to the Benhill website test page. That link is https://www.sutton.gov.uk/info/200502/housing_advice_and_options/1781/benhill_estate_regeneration. This is only a test address and should be “live” by 1st May 2019 so before the next meeting. All suggestions for the web page are welcomed. Item 5 refers to non resident leaseholders. A separate group will be established to address their concerns, later in 2019. If any ballot takes place on any regeneration plans, only those named on the council’s secure tenancy agreement and leaseholders, resident for at least 12 months will have a vote. Residents on the estate who have been on the housing register for a year will also be eligible to vote. A resident highlighted that point 8, about the communal lighting was unresolved. A discussion was held about whether this should be discussed at the Steering Group meeting and the view was that this type of issue should be aired elsewhere at for instance a residents association meeting. Point 9: Clive Lynch (CL) asked that a folder of previous minutes is provided for the Newlyn House caretaking room once it is up and running. IS expressed concern that having a folder of old documents available at the Steering group meeting would disrupt the flow of the agenda. If individuals want old minutes please approach Ian Sellens. 	<p>SP</p> <p>LA</p> <p>IS</p>
<p>3.</p>	<p>Presentation from L.B. Sutton Town Centre Masterplan Delivery Programme Manager George McCullough</p>	
	<p>GM’s role is to deliver the Council’s 2016 Masterplan in which over 40 sites have been identified for redevelopment</p> <p>GM cited 2 major projects that will have a significant benefit for Sutton Town Centre and the borough as a whole.</p> <ul style="list-style-type: none"> London Cancer Hub- The Council is working in partnership with the Institute of Cancer Research and the Royal 	

	<p>Marsden Hospital to deliver 1 million sq. ft of commercial space aimed at the life science market specifically in cancer drug discovery.</p> <ul style="list-style-type: none"> • The Suttonlink tram extension where we are working in partnership with TfL. <p>Recent development in Sutton Town Centre includes Subsea 7 developing its HQ and Sutton Point which includes over 300 apartments, a hotel, office and retail space.</p> <p>The retail world is going through much publicised problems and the Town has lost some notable names including Maplins and Mothercare.</p> <p>There is positive news with the opening of H&M and Sports Direct opening 5 brands in Times Square shopping centre.</p> <p>The council has purchased 216-220 High Street (former RBS) and will be opening a community focused cafe and resident engagement hub.</p>	
4.	Questions arising from the presentation.	
	<p>CL raised the issue that we have too many coffee shops and instead wants artisan shops citing Banstead as a good example.</p> <p>The group discussed the Council selling the old arcade in the distant past. GM discussed that the Council has limited ownership at present and we cannot control what shops open.</p> <p>The discussion moved onto the impact on Benhill. Any regeneration of the site will take a long time. CL wants as much social housing as possible. Felnixin Hackbridge is a private site and there are 84 affordable properties on the site plus a site of 80 units for assisted living.</p> <p>SP explained that as a minimum the Council will commit to provide the same amount of social housing as is currently on site. A further commitment is that the site will be owned by the council and rents will be at a similar level.</p> <p>CL understood that a reform of the leasehold laws was imminent. Colin Hawkins explained that he was close to the ground as a member of the London Tenant Federation and his understanding was that leaseholds may change to commonholds but the topic is still under discussion and unlikely to be resolved for a number of years. CH offered to circulate the link to residents of a briefing paper.</p>	CH

	<p>GM asked the group what shops they would like to see in the Town Centre? There was general agreement that there were not enough activities and places for children. It was mentioned that a games room and children's area were in the St Nicholas Centre. The issue of the number of beggars was raised.</p> <p>The tram project was discussed and the effect it would have on traffic in the gyratory system.</p>	
5.	Independent Tenant and Homeowner Adviser (ITHA) timetable	
	<p>SP explained that the post is key to supporting residents through the options appraisal process and any future estate regeneration scheme.</p> <p>SP continued that we expect 4-6 expressions of interest. SFTRA: SLA plus council representatives will decide who should be on the panel. Once the panel is established the Benhill RSG will lead the selection of the most appropriate ITHA for the estate, including what questions to ask the panel of candidates.</p> <p>Stage 1 Timetable for selection of the ITHA Framework Panel Members:</p> <ul style="list-style-type: none"> ● Issue of OJEU Notice 13 March 2019 ● Invitation To Tender issued 14 March 2019 ● Deadline for receipt of clarifications 5 April 2019 ● Deadline for receipt of Tenders 12 April 2019 ● Evaluation of Tenders 15 April 2019 ● Successful tenderer selected 2 May 2019 ● Obtain internal Council approvals Week Commencing 6 May 2019 ● Notification of intent to award 10 May 2019 ● Standstill period (10 days excluding public holidays) 13 May 2019 to 23 May 2019 ● Confirmation of contract award 24 May 2019 ● Framework Arrangement Commencement Date 3 June 2019 	
6.	Feedback from Residents Meeting on 13th March 2019	
	<p>CL has asked for sight of papers/ architect plans for Benhill Estate from the last 15 years circulated before putting in a Freedom of Information request (FOI).</p> <p>SP agreed that transparency is important. The number of units estimated for Benhill Estate in 2016 is in the public domain (Sutton Town Centre Masterplan - Capacity Appendix - May 2016) and was noted in previous minutes. Nevertheless SP added that the Council and the RSG are moving forward with a clean slate</p>	

	<p>regardless of what has been agreed or discussed previously. SP is happy to meet with CL separately to resolve his concern.</p> <p>NonResident Leaseholders continue to be an issue.</p> <p>Qu1: Will they have a vote in the ballot?</p> <p>Ans 1. No. Only named leaseholders resident for the previous 12 months will be eligible to vote.</p> <p>Qu 2: Who is eligible to vote in the ballot?</p> <p>Ans 2: Onlyresident leaseholders and tenants whose name is on the agreement can vote. Others eligible to vote include those who have been on the housing register for one year. (See link below on Residents ballots for further information).</p>	
7	Aylesbury Estate, Southwark- Case Study	
	<p>Colin Hawkins (CH) distributed a flyer entitled “Celebrating and supporting the people of the Aylesbury Estate” with an event on 25 April 2019 highlighting the impact of estate demolition and regeneration on communities. The estate came to prominence when Tony Blair visited in 1997 soon after the Labour party came to power and highlighted the importance of social housing.</p> <p>This is a large estate, located close to central London numbering 2700 properties which has been undergoing regeneration for the last 10 years.</p> <p>CH was keen to attend so Benhill can benefit from whatever is happening elsewhere. Aylesbury Estate is in a more advanced situation than Benhill Estate is at the moment. By learning from there we can anticipate any problems and pitfalls. It’s essential that we learn the lessons from the Aylesbury Estate.</p> <p>CH offered to attend and report back to the next RSG with the key issues to learn and what we should concentrate on. Meeting agreed with the proposal.</p> <p>CH will also report back to future meetings any issues that impact on Benhill that arise from the London Housing forum. SP thanked CH for his proactive suggestion which will ensure the RSG is aware of best practice across London.</p>	
8	Agreed Next Steps	
	<ol style="list-style-type: none"> 1. Guidance on information gathering. 2. Meeting for Non Resident Leaseholders. 	
9.	Suggested future agenda items	

	<p>Topics for future discussion to include:</p> <ul style="list-style-type: none"> • ITHA selection process (Stage 2) • Benhill Web page sign off & launch • Estate Regeneration Rehousing and Compensation Scheme • FAQ sheet • Charter documents 	
10.	Any Other Business	
	<p>Qu1. Had Leaseholders been guaranteed £300,000 for the purchase of their property? Ans1. MP from SLA advised the meeting that the market valuation from June 2016 had been agreed in a previous meeting as a starting point for Benhill residents and that offer from the council had been included in previous minutes. SP asked for more information from the SLA and leaseholders who had been advised of this.</p> <p>SP to contact Amber Lewis, resident affected by overcrowding.</p> <p>IS to include MOL housing standards that were circulated at the last Resident only meeting.</p> <p>Date of next RSG meeting was agreed as Wednesday 8 May with the resident only meeting on 1st May.</p> <p>Update on 1-1 interviews from Ian Sellens.</p> <ul style="list-style-type: none"> • 54 completed over 5 blocks. The blocks contacted so far are- Glenrose: Stancliffe: Denewood & Clevedon House plus 87 Benhill Ave. 10 plus at least appointments in the pipeline. 	<p>SLA</p> <p>SP</p> <p>IS</p>

11.	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	Progress on ITHA panel procurement (Stage 1)	Michael Hunte
v	Creation of a file of old previously distributed documents for the caretaking room.	Ian Sellens

vi	Distribution of document: Housing standards: Minor alterations to the London Plan.	Ian Sellens
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Links to helpful websites:

<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/issueDetails.aspx?Id=40537&PlanId=0&Opt=3#A139427</p>