



Ludlow Lodge

## New Council Built Homes

In August, the council launched its new council built homes at Ludlow Lodge (Wallington) and Richmond Green (Beddington).

**Ludlow Lodge** is comprised of 57 new affordable rented homes, including 6 adapted properties for wheelchair users, a communal garden and play area.

**Richmond Green** is comprised of 21 affordable rented homes for families, including 2 homes with internal lifts for wheelchair users.

Both schemes have been designed to a high standard and offer a number of energy efficient features.



## Looking to sell your home?

**If you're thinking about selling your property, why not sell to Sutton Council?**

The process is straightforward and you won't have to pay estate agent or valuation fees, just your own legal fees. For more information please call the Home Ownership Team on **0208 915 2020**, email [homeownership@suttonhousingpartnership.org.uk](mailto:homeownership@suttonhousingpartnership.org.uk)

## One to One Meetings

**Have you had a one to one meeting yet?**

If not, or you'd like to meet again to update us on your circumstances, please contact Sabrina to arrange a convenient time to meet

These meetings are a good way to help us learn more about you, and your specific household circumstances, so we can better understand your housing needs and personal preferences.

It's also an ideal opportunity for you or your family to ask any questions about the regeneration process, the councils offer to residents and to share your views and opinions.

## Estate Management



If you have any enquiries about the management and maintenance of your estate, contact Sutton Housing Partnership **020 8915 2000** or visit: [www.suttonhousingpartnership.org.uk](http://www.suttonhousingpartnership.org.uk)

**Why not come along to the next Elm Grove estate inspection  
9am Wednesday 4 December 2019**

It's a great way to meet your housing manager and discuss estate issues important to you. For more information contact

**Lara Amato** Housing Manager on **020 8915 2181** email [lara.amato@suttonhousingpartnership.org.uk](mailto:lara.amato@suttonhousingpartnership.org.uk)

To find out future dates for your estate to be inspected please check: [www.suttonhousingpartnership.org.uk/community-walkabouts](http://www.suttonhousingpartnership.org.uk/community-walkabouts)

## Contact us

If you have any questions about the regeneration proposal or would like to share your views, or get involved please contact us. If you would like this newsletter explained to you or to request large print or braille, please call **Sabrina** on **020 8770 5012**

## Better Homes and Places for Sutton's Growing Communities

Newsletter November 2019

# Elm Grove Estate Regeneration

**This newsletter aims to bring everyone who lives on the estate up to date on the progress being made on the future of Elm Grove.**



## The Council's Regeneration Offer

Last Autumn (October 2018) Housing, Economy and Business (HEB) Committee approved a range of commitments and offers to ensure residents are protected and treated fairly if regeneration were to take place. The draft offer had been shared with the residents of Elm Grove who attended the design workshops, and the feedback gathered from these was very useful in writing the principles of the councils offer.

### Summary of the Council's offer

- Secure tenants and resident homeowners will be guaranteed a right to return to a new home on their estate
- Tenancy conditions and rights will be preserved for existing secure tenants
- A range of 'home swap' options made available for resident homeowners
- New homes will be better designed, safer and more sustainable (e.g. easier to heat and maintain), with an improved local environment
- 'Home loss' compensation and disturbance payments (eg removal costs) will be made
- Additional help and support will be available to those who need it

View the full report on [sutton.gov.uk](http://sutton.gov.uk) in the search bar type **HEB Committee Reports** and then click **Estate regeneration rehousing and compensation scheme - HEB Report October 2018 - Appendix A**

## Tackling Estate Issues

Recently we've been talking to residents about the estate. At our meeting in April, residents told us their concerns about the standard of cleaning, fly tipping, problems with mice, parking, drug dealing in the area and other forms of antisocial behaviour. Since then, we've held a number of follow up meetings to discuss ways to improve the environment. With the help of residents, the Police, ward councillors, Sutton Housing Partnership and the council's Parking, Waste and Street Cleaning teams, we've been able to tackle some of these issues.

**So far we've been able to:**

- **Increase parking patrols in the area, leading to a 35% increase in penalty charge notices being issued for unauthorised parking,**
- **Prune the surrounding trees and clear the paving of weeds and crab apples,**
- **Commence pest control treatment for all affected homes on the estate, and**
- **Secure the stairwell to the bin shed, to help reduce dumping and antisocial behaviour**

Our Enforcement teams have also been talking to businesses on the High Street to remind them of their waste management responsibilities. Veolia have written to residents on the estate and those living above the commercial premises on the High Street to advise them how to dispose of their waste and recycle correctly.



## New Guidance on Estate Regeneration

Last year the Mayor of London introduced new guidance on Estate Regeneration. This recommended councils explore different options for their estates, including building on redundant estate land, rooftop extensions, refurbishment and partial or full redevelopment.

This means that although a masterplan for Elm Grove has already been developed by Community Architect Levitt Bernstein, we now need to assess the feasibility of other options as part of the regeneration process.

The guidance also set out new funding requirements for large scale estate regeneration projects. This means councils applying for funding from the Mayor, now need to demonstrate resident support for their plans through a resident ballot.

The council remains committed to creating better quality homes and places for residents and to increase the supply of new homes for local people. Through our engagement activity we want to continue working with you to establish local priorities and the right solution for Elm Grove.

## Council Advisers Appointed

Savills and Bevan Brittan have been appointed as Regeneration Advisors to the council.

Savills will provide commercial and technical support on estate options, financial viability and engagement.

Bevan Brittan will advise on a range of legal and procurement matters.

## Get Involved Elm Grove Residents' Steering Group

For some time now we've been trying to encourage residents to form a Residents' Steering Group (RSG) to give residents a forum to share their views and influence decisions.

We are now pleased to confirm that at the public meeting on 3 October, residents agreed to establish a steering group and continue discussions on the future of the estate.

The first official RSG meeting was held on Wednesday 13 November and at the meeting members of the group appointed a resident Chair and Vice Chair.

The next RSG meeting will be held on **Wednesday 15 January 2020 at 6.00pm** at the Salvation Army, 45 Benhill Avenue, Sutton SM1 4DD.

Please come along and join the discussion.

## Independent Residents' Advisers

The council is keen to support you throughout the regeneration process with help from an Independent Tenant and Homeowner Adviser (ITHA).

ITHA's are impartial advisers who provide expert support and access to services like legal, financial and housing advice.

The council has appointed a panel of 5 experienced advisers, including:

- Public Voice,
- PPCR,
- Open Communities,
- Tpas and
- Communities First.

Over the coming months we'll be working with the Residents' Steering Group to select an Independent Tenant and Homeowner Adviser for Elm Grove.



## New Community Hub

The council acquired the former RBS building (216 - 220 High Street) last year, and planning permission for a change of use was granted in August.

We plan to use the building as a Community Hub, combining space for engagement activity alongside a community cafe and a venue for live music, arts and culture, which will be run by Sound Lounge.

The council received funding from the government to set up an engagement hub in the town centre, which will provide a place for the regeneration team to meet residents and discuss plans for the area.

Sutton Housing Partnership will also use the hub for drop-in surgeries. The upper floors will provide office space for local community groups to deliver services for local people.

We hope to be up and running by Spring 2020.

## Housing Regeneration Team

Over the past few months there have been some changes to our team. We've said farewell to Simon Pickles (Housing Regeneration Manager) and been joined by two new Project Coordinators: **Amina Rafique** and **Lauren Fabregas**. **Michael Hunte** is temporarily covering the position left by Simon, whilst **Sabrina Austin** continues to be your main point of contact.

## Fire in Block 35 - 39

On 9 October we received a report of a fire in the communal hallway of block 35-39. The fire service responded quickly and the fire was extinguished. The Police and Sutton Housing Partnership (SHP) attended and spoke to the residents that were at home, who confirmed they had not seen or heard anything suspicious.

We realise incidents like this can be concerning, however we have been assured that the building is now safe, no one was hurt and due to lack of evidence found, no further action is being taken by the emergency services. SHP are arranging for the smoke damaged areas to be cleaned and repainted.

We are aware there have been several incidents of unauthorised forced entry to the block over the past few months, which caused damage to the main door. Several repairs have been carried out and a new locking bar has now been installed to re-secure the door.

Please be vigilant. If you do see or hear any suspicious behaviour, please do call the **police** on **101 or 999**. Alternatively, contact the Sutton Safer Neighbourhood Team on **SNMailbox.SuttonCentralSNT@met.police.uk**. Please note, this email address is not monitored constantly so responses will not be instant. You can also contact **Lara Amato**, (SHP Housing Manager) on **020 8915 2181** or **lara.amato@suttonhousingpartnership.org.uk**.

## Next Steps over the coming months

- Hold Residents' Steering Group meetings
- Select an Independent Tenant and Homeowner Adviser
- Assess the feasibility of different estate options
- Jointly develop the residents' offer to create a 'Residents' Charter'