

# Beech Tree Place Regeneration

This is your first newsletter from the council's Housing Regeneration team. The purpose of this newsletter is to keep you up to date on the future of Beech Tree Place.



## Resident engagement and the residents' steering group

Over the past year you have told us your likes and dislikes, expectations and concerns about any future plans for your home through drop-in sessions, meetings and one to one conversations.

On 3 December 2018, residents voted to form a Residents' Steering Group (RSG). We will work together to explore and influence future proposals for Beech Tree Place.

We held the first official RSG meeting on 23 January 2019. This was attended by nine residents, Sutton West ward councillors, the Chair of Sutton Federation of Tenants & Residents Association (SFTRA), and staff from the council and Sutton Housing Partnership.

All residents will receive notes and handouts from each meeting. Further copies are available on request.

The next RSG meeting will be held on **Wednesday 6 March 2019** at **11.30am**, Thomas Wall Community Hall, 64 Robin Hood Lane, Sutton SM1 2RG.

Our thanks to Donald who has volunteered to be the Interim Chair of the group.

"As interim chairman I would say please read all correspondence from the estate regeneration team as they are very informative, and your views are important. You may sway someone else's opinion, as happened to me at the last meeting when a neighbour's opinions were the opposite to mine but their comments changed my view in a very short time. So please share your opinions and ideas as they may open up an important issue.



For more information please contact me on: **07454 868226** (please text your name first), or email [closet.rev@outlook.com](mailto:closet.rev@outlook.com)  
Thanks, Don"

## Latest Council Decision

On 12 November Full Council gave permission to formally consult tenants of Beech Tree Place on the proposed closure of the scheme in view of its unsuitability to meet the future needs of existing and new residents with mobility needs.

The housing regeneration team have been working closely with the newly formed Residents' Steering Group on this difficult subject.

See the council website for details: <https://moderngov.sutton.gov.uk/ieDecisionDetails.aspx?AllId=39426>

## Council Offer and Commitments

A report approved by the Housing, Economy and Business Committee (HEB) on 15 October, confirmed the council's commitments to residents on estates where regeneration is being considered as follows:

### Summary of Commitments:

- Secure tenants will be guaranteed a right to return to a new home on their estate if a decision is taken to close and regenerate the site
- Tenancy conditions and rights will not change for existing secure tenants
- 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 everyone.

To view the full report: <https://moderngov.sutton.gov.uk/ieDecisionDetails.aspx?AllId=39427>

## Get support to make your voice heard

Advocacy for All is the council's advocacy provider. They offer a one to one service for people who might find it hard to take part in the consultations, but don't have any other support in place. They can help you get involved and to take part in discussions, so that your views are heard when decisions are being made. If you, or someone you know, would like to find out how Advocacy for All could help you take part in the consultation, please contact Sabrina on **020 8770 5012**

## Sutton Federation of Tenant & Resident Associations (SFTRA)

Colin Hawkins

[colin.sftra@gmail.com](mailto:colin.sftra@gmail.com) 020 8915 2348

## Sutton West ward councillors

Councillor Lily Bande

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Councillor Kevin Burke

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Councillor Catherine Gray

[catherine.gray@sutton.gov.uk](mailto:catherine.gray@sutton.gov.uk) 020 8770 5775

## Independent Tenant Adviser (ITA)

The council is working with the RSG to appoint an Independent Tenant Adviser (ITA). The ITA provides you with independent advice and support to represent your views and interests.

### The ITA will:

- help residents and resident groups to get involved in shaping future proposals
- provide clear advice on council proposals and commitments, as well as any legislation
- offer support in negotiating with the council
- provide access to specialist financial, legal and property advice
- offer training so you can take part in and contribute to discussions

## Next steps over the coming months

- Work collaboratively to appoint an ITA
- Clarify the advocacy support service available
- Produce a frequently asked questions fact sheet
- Explore options for the future of Beech Tree Place
- One to one consultation meetings
- Develop the Beech Tree Place Residents and Community charters.

If you have any enquiries about the ongoing management and maintenance of Beech Tree Place, please contact **Sutton Housing Partnership 020 8915 2000** [www.suttonhousingpartnership.org.uk](http://www.suttonhousingpartnership.org.uk) Or contact your Independent Living Officer **Debbie Lennon 07794 073 095**



## 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**