



**BEECH
TREE
PLACE**

Consultation for
Secure Tenants under
Section 105 of the
Housing Act 1985

July 2020

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BEECH TREE PLACE



Introduction

As a landlord, the Council has a responsibility to deliver fit for purpose homes that meet your needs, and the needs of future generations. That means we need to make changes to Beech Tree Place.

Beech Tree Place is your home, so I appreciate how scary talk of regeneration and change is to you. On behalf of the Council I am making promises, set out in this document, to ensure that your needs will be at the heart of making decisions about Beech Tree Place. You have worked with the Council to design the draft Residents' Charter and draft Community Charter, so these are promises and priorities that reflect what you've told us.

We have promised to be open with you so I want to be clear that the reason the Council is asking you for your views is because we do not consider the status quo of continued maintenance can deliver the fit for purpose homes we are required to provide. We also need to deliver additional homes to accommodate future generations.

This document gives you information to help you formally provide your feedback. I appreciate the time and work you have already put into this process and very much look forward to reading your responses.

Councillor Jayne McCoy
Deputy Leader and Chair of the Housing, Economy & Business Committee
London Borough of Sutton



This Consultation

Over the last two years we have very much enjoyed listening to the residents of Beech Tree Place as you have attended events, spoken with us on the phone or had one to one meetings. We are very grateful for the amount of time and energy people have given to this.

Recently we held a series of workshops with residents that has led to the development of the draft Residents' Charter and draft Community Charters, which are included in this document. We also had discussions about the options for the future of Beech Tree Place which are:

- ▶ **Option One**
Refurbishment
- ▶ **Option Two**
Refurbishment & Partial Redevelopment
- ▶ **Option Three**
Full Redevelopment

The Council is now at the point of formally seeking your views on the three options, the draft Residents' Charter and draft Community Charter. The Council has a duty and legal obligation to consult with its secure tenants under Section 105 of the Housing Act 1985, on 'matters of housing management,' such as changes to the management, maintenance, improvement or demolition of houses let by them, or changes in the provision of amenities.

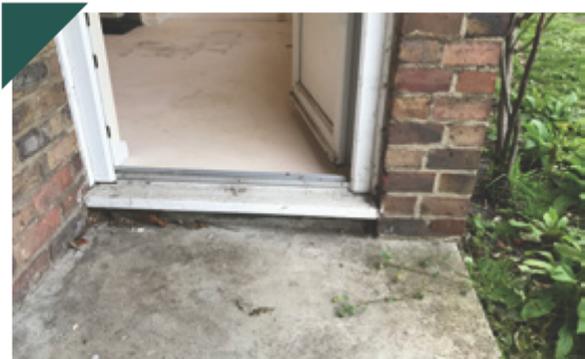
Please do take the time to read this document and contact us or your Independent Tenant Adviser (see details on page 34) if you have any questions. Your views will be recorded and considered as part of any future decisions.

Michael Hunte
Housing Regeneration Manager (Acting)
London Borough of Sutton



The future of Beech Tree Place?

Beech Tree Place was built in the mid-1950s and does not meet current standards for designated older persons housing. The accommodation is very small and falls below modern standards. In terms of accessibility, the stairs to the first floor flats and the presence of bedsit accommodation does not represent acceptable or modern standards for older persons' housing. In August 2018 a report by surveyors Gleeds concluded that internally all elements are reaching the end of their useful life cycle, resulting in a number of inadequate and problematic areas.



Consultation with Beech Tree residents (timeline)

The Council has undertaken extensive consultation with residents of Beech Tree Place over the last two years in preparation for considering the options:

As discussed in the draft Beech Tree Place Community Charter set out later in this document, existing residents and the Council collectively agree that Beech Tree Place has the potential to provide additional homes for existing and future residents. This is acknowledged in local planning policy, (Local Plan allocation - STC 11), which provides an outline option for the future of Beech Tree Place.

As your landlord at Beech Tree Place, the Council will implement initiatives and priorities set out in the Ambitious for Sutton Corporate Plan to work with you in the best way possible to deliver a bright future for your estate. Ambitious for Sutton was created to deliver the Council's commitments which will help improve the lives of local people through the effective provision of services under four outcome-based themes. These are;

- 1 Being Active
- 2 Making Informed Choices
- 3 Living Well Independently
- 4 Keeping Individuals & Communities Safe

The above considerations provide a basis for working collaboratively in considering future options for Beech Tree Place.

FEBRUARY - JUNE

Engagement between February and June to find out more about life at Beech Tree, what residents liked and disliked, and how they felt about the future of their estate. This included public meetings, drop-in sessions and one to one meetings with every secure tenant.

JANUARY

Residents' Steering Group Meeting 2

MAY

Residents' Steering Group Meeting 4



NOVEMBER

Residents' Steering Group Meeting 6

JANUARY

Workshop 1A
Residents' Charter Review of current offer & residents required additional commitments

Workshop 1B
Community Charter & Future Options
What are the options, agreeing resident & community priorities for the area

Workshop 2A
Residents' Charter 'You said we did'

Workshop 2B
Community Charter & Future Options
Opportunities & Constraints

MARCH

Workshop 3B
Community Charter & Future Options

2018



DECEMBER

Resident Steering Group Meeting 1 to formally establish the group

MARCH

Residents' Steering Group Meeting 3

AUGUST

Residents' Steering Group Meeting 5
Site visit to Council New Build schemes at Ludlow Lodge & Richmond Green.

SEPTEMBER

Resident meeting with the Council's Procurement Team to discuss the selection process for an Independent Tenant Adviser (ITA).

OCTOBER

Residents and the Council jointly appoint Public Voice as the Beech Tree Place Independent Tenant Adviser (ITA)

DECEMBER

Estate walkabout at Beech Tree Place with HTA. Steering Group Meeting 7 (Including a presentation from HTA Design architects)



FEBRUARY

Site Visit Oak Court & Peppermint Court older persons housing schemes
Workshop 3A
Agreeing the proposed Residents' Charter

2019

2020

Residents' views on the existing Beech Tree Place

Residents' Likes

Over the last two years we have been working with residents through a series of workshops, drop in sessions, steering group meetings and one to one conversations. We've used these opportunities to listen to their views and to obtain a better understanding of what's important to this community. During these discussions residents have told us about the importance of maintaining their independence, as well as their current location in the town centre, which is easily accessible to transport links and local amenities. Residents have also told us that they value the heritage and character of Beech Tree Place, including its connection with St Nicholas church and the stone eagles.

"Sunlight shines at the front of the homes in the morning and the back of the homes in the afternoon"

(Residents quote 2018)

"It's a practical and pleasant place for not only residents but also for those who pass up and down this area"

(Residents quote 2018)

"The stone eagles used to be on the gated entrance to the vicarage on West Street, and should be incorporated in any future options"

(Residents quote 2018)

"The character of the churchyard flintwork walls & existing brickwork on the estate should be reflected in the character of emerging options"

(Residents quote 2020)

Residents' Dislikes

Residents have also told us about some of the challenges they face and what they'd like to see improved. Residents said their homes are not energy efficient and are poorly insulated. We've also been told that the current bedsits are very small, while the stairs to the first floor flats are too steep. Externally, the cul de sac has sloping pathways which make it difficult for those who are less mobile, whilst parking on the estate is an ongoing problem.

"Poor heating, no gas and the cost of heating, I have to use additional heating"

(Residents quote 2018)

"I must admit the stairs are a chore but banisters help"

(Residents quote 2018)

"Sloping path outside the flats causing issues for the less mobile"

(Residents quote 2020)

"The traffic speeds by too fast on St Nicholas Way, especially swinging out of the multi-storey car-park"

(Residents quote 2020)

Options for the future of Beech Tree Place

The Council is considering options for the future of Beech Tree Place because it does not consider that the status quo of continued maintenance can deliver fit for purpose homes for current and future residents. As a landlord the Council needs to assess the standard of its homes and in doing so take into account important factors such as building safety, carbon reduction, accessibility, viability and the needs of its residents.

On 30 March 2020, the Council's Strategy & Resources Committee authorised officers to consult its secure tenants of 5-24 Beech Tree Place, and on the draft Residents' Charter and draft Community Charter.

Option 1 Refurbishment

Refurbish the existing homes at 5-24 Beech Tree Place in order to address the minimum requirements to meet current statutory and emerging standards in the following areas:

- A.** Building and fire safety requirements
- B.** Accessibility requirements
- C.** Energy efficiency improvements

Option 2 Refurbishment and Partial Redevelopment

Redevelop 25 Beech Tree Place and the properties on West Street (included in STC 11) to modern new build standards for safety, space, accessibility and sustainability and Refurbish the existing homes at 5-24 Beech Tree Place in order to address the minimum requirements to meet current statutory and emerging standards in areas described for Option 1.

Option 3 Full Redevelopment

Redevelop the whole of Beech Tree Place (included in STC 11) to modern new build standards for safety, space, accessibility and sustainability.



SECURE TENANTS Draft Residents' and Community Charters

Regeneration Rehousing & Compensation Scheme

The draft Residents' Charter provides the set of commitments the Council has made to you as secure tenants at Beech Tree Place, that will be upheld whichever of the three options for the estate (*described later in this document*) is chosen. This draft Charter is formed of existing Council pledges taken from the Regeneration Rehousing & Compensation Scheme (October 2018), as well as specific commitments made to Beech Tree Place secure tenants following the workshops earlier in early 2020.

Council Commitments to all Secure Tenants

In collaborating with residents, the Council will implement the following practices...

- Be open and honest, with regular communication
- Engage residents at an early stage to co-produce a Residents' Charter
- Jointly appoint an Independent Residents Advisor with residents
- Produce a Rehousing and Compensation Advice Booklet

If residents are asked to move home, these are the measures that will be followed...

- "Band A" High Priority Housing Status to be given to all residents to be re-housed
- Where possible, residents will only be asked to move once
- New homes to be provided that meet resident needs, and that are safer and of a better quality
- Alternative options for new homes will be provided to tenants, both inside and outside the Borough

Additional support will be provided to those who need it in the following ways...

- Help with new or altered benefits claims
- Help with changing utility providers
- Other general forms of housing advice
- Full-time handyperson service to assist with moving

Compensation will be paid to any resident that moves to a different home in the following ways...

- Statutory home loss payment (currently £6,400)
- Disturbance payments to meet removal and out of pocket expenses
- Downsizing tenants will receive a payment for every bedroom given up (currently £500 per bedroom)

For any tenants that move to new homes at Beech Tree Place, the Council will make the following offers...

- New tenancies to be granted on the same basis as existing
- Tenants to have the option to return as a shared owner
- Overcrowded tenants to be offered larger homes
- Tenants under-occupying by two bedrooms or more to be offered a new home with one bedroom above need
- Options around providing separate tenancies to adult children to be considered

Draft Residents' Charter

The Council's Housing Regeneration team are really pleased to have worked with the secure tenants at Beech Tree Place to agree a number of commitments to you personally if you need to move. These commitments were discussed at Workshop 2A in January 2020 titled "You said, we did". The information below shows how we have responded to residents to agree the key commitments.

Specific Commitments to Beech Tree Place Secure Tenants – "You said we did"

Applicable to options:
1 2 3

"Who will move into the new buildings?" **No No Yes**

There will be new designated older person accommodation for current secure tenants, plus additional new affordable homes to rent or part buy/ part rent, and new private homes for rent or sale. (No commercial facilities are proposed).
* (Not applicable to Options 1 or 2. There are no plans for designated older persons housing under Refurbishment & Partial Redevelopment).

"We want rent parity with our current rents." **Yes Yes Yes**

Your new rents will be guaranteed at the same level as your current rent (excluding service charges), unless you are downsizing from a current 2 bedroom property to a new 1 bedroom property where your rent would be less. (Rents will still be subject to your annual rent increase).

"What type of new home will I be offered?" **No No Yes**

You will be offered a new home that meets your housing need, which will be larger than your current home in terms of the overall floor space, (not necessarily the bedroom size). There will be no new bedsits for older people.
* (Not applicable to Options 1 or 2. There are no plans for designated older persons housing under Refurbishment & Partial Redevelopment).

Applicable to options:
1 2 3

"We'd like a say on the layout, size and design of new homes." **No No Yes**

We will talk to you individually about the specific design and layout of your new home and match what you want as far as possible (and where this is not possible explain why and look at alternative options).
* (Not applicable to Options 1 or 2. There are no plans for designated older persons housing under Refurbishment & Partial Redevelopment).

"We want better quality and more accessible homes." **Yes Yes Yes**

Your new homes will be of a better standard than current homes, with improved accessibility, warmer and cheaper to heat.

"Could we come back to live in the same location?" **Yes Yes Yes**

We will meet your personal preferences as far as possible in relation to the location of your new home. (This may mean that you have to move twice and live next to residents in general needs accommodation and from different tenures).

"Could existing residents stay together?" **Yes Yes Yes**

Where possible, we will try to move you next to your current neighbours, if this is your preference.

"Can we have a transitional period when moving to our new home?" **Yes Yes Yes**

When you move to your new home, you will still have access to your former home for a period of two week. You will only be charged the lowest rent of the two properties for this two week period. (This offer will also apply if you have to move twice).

Shared Vision

The draft Community Charter establishes the resident and community priorities for the area, which were agreed with Beech Tree Place secure tenants through the consultation in early 2020. The “Shared Vision” is created by partnering these priorities with key Council initiatives and priorities included with the Ambitious for Sutton corporate plan.

Priorities have been split into three categories, and each option for Beech Tree Place should be considered in terms of whether or not, and to what extent, these priorities would be met.



▶ **More homes** - Beech Tree Place will provide:

- Homes for current residents
- Homes for future generations

▶ **Better quality homes** - The existing condition and quality of the homes at Beech Tree Place will be improved upon through proposals that target the following:

- Award winning design
- Keep the character (Design, brickwork, features)
- Modern facilities and size (Space standards)
- Layouts (Choice of bath, showers, kitchens)
- Accessible to meet disability needs (Lifts)
- Energy efficient, eco-friendly and sustainable
- Cost efficient and affordable to run
- High standards of safety (Fire safety & designing out crime)
- Access to better technology (Fibre optic internet)

▶ **Better quality of communal areas and outdoor space** -

The quality of the overall environment of Beech Tree Place will be enhanced, with particular focus on communal areas and outdoor space. The factors that will play into this include:

- Accessible areas (Flat paving)
- Quality outdoor space (Shared and private gardens and balconies)
- Sensitive to the surrounding setting (Church)
- Retention of Beech and Oak trees and stone eagles
- Suitable storage provision
- Effective waste disposal (Communal bin store and rubbish chutes)
- Sufficient parking for residents that need it
- A well-managed parking scheme that is enforced
- Install traffic calming measures
- Improved lighting



OPTION ONE
Refurbishment

What this option involves

The Refurbishment option involves changing the layout and some of the facilities in the existing homes to ensure that they are more suitable for older people. Additionally, the thermal performance of the properties will be improved through internal and/or external insulation, works to renew the roofs, new windows, doors and heating systems, and improvement works to meet modern building and safety standards.

Ground floor properties will be made wheelchair accessible, however this will not be possible for first floor homes and the existing staircases are likely to remain. Wider accessibility issues around Beech Tree Place are however likely to remain.

What this option means for the future of Beech Tree Place

> Homes will be stripped out, internal partitions removed and rooms reconfigured more appropriately for their size, so for example, current two bedroom properties will be converted to proportionally sized one bedroom homes. The approximate size of each type of home at the estate before and after refurbishment are provided in the table below.

Whilst this information shows that refurbishment would result in a slight increase in the size of homes, they will still fall below modern space standards. These modern standards are presented in the tables at Options 2 & 3 later in this document and can be used to compare the size of the refurbished properties against an equivalent type of new build property.

Type of home to be refurbished	Current size (type)	Potential size (type) after refurbishment
Ground floor bedsit	35 sq m (bedsit)	40.6 sq m (1 bed 1 person flat)
First floor bedsit	41.2 sq m (bedsit)	41.2 sq m (1 bed 1 person flat)
Two bed flats	48.8 sq m (2 bed 3 person flat)	50.2 sq m (1 bed 2 person flat)

> Current access arrangements will generally remain the same for refurbished properties, so for example there will continue to be a number of level changes around Beech Tree Place.



> The vehicle access arrangement will remain the same.



> Refurbished homes will include modern fixtures and fittings including new kitchens and bathrooms.

> Homes will be better insulated and made more energy efficient with modern heating, new roofs, windows and doors.

> Landscaping and public realm will generally be the same.



> The extent of the refurbishment works will require residents to move out for a number of weeks or months whilst works are carried out.

How this option meets the priorities in the draft community charter

More Homes

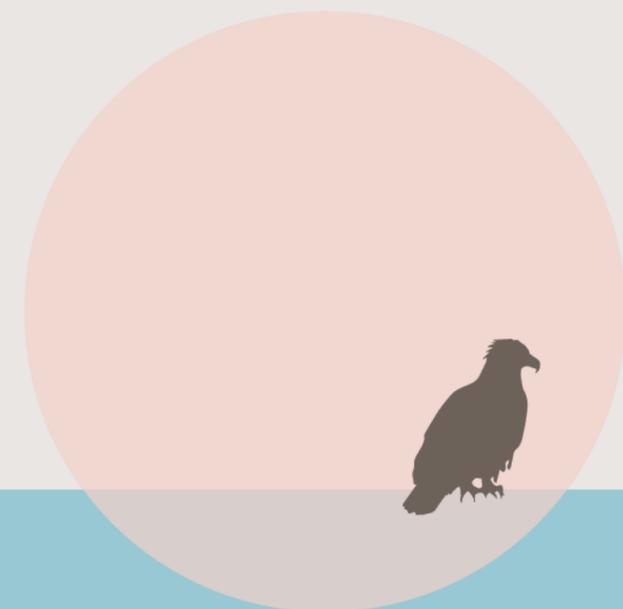
No, as no new homes will be built.

Better Quality Homes

Partly met as refurbishment works will improve the quality of homes, but issues around the size and accessibility of homes will remain.

Better quality of communal areas and outdoor space

Partly met through limited improvements, although comprehensive landscaping will not be possible.



OPTION TWO
Refurbishment &
Partial Redevelopment

What this option involves

Proposals for Option 2 will involve the refurbishment proposals for 5-24 Beech Tree Place as described in Option 1, with higher density new development taking place at the northern and southern ends of the cul-de-sac.

All new homes will be spacious and built to modern accessibility, space, energy efficiency and building safety standards. Each home will benefit from either private patio gardens or balconies. There is also potential for landscape improvements around new blocks. The new homes are likely to be of mixed tenure.

What this option means for the future of Beech Tree Place

New homes will involve modern layouts and space standards. The tables below provide the potential changes in size for the retained homes before and after refurbishment, as well as the London Mayor’s space standards for relevant new build home types.

> Approximately 40 to 50 new homes could be built in addition to the existing homes at 5-24 Beech Tree Place, which would be refurbished.

Type of home to be refurbished	Current size (type)	Potential size (type) after refurbishment
Ground floor bedsit	35 sq m (bedsit)	40.6 sq m (1 bed 1 person flat)
First floor bedsit	41.2 sq m (bedsit)	41.2 sq m (1 bed 1 person flat)
Two bed flats	48.8 sq m (2 bed 3 person flat)	50.2 sq m (1 bed 2 person flat)

New build property type	Minimum space requirement
1 bed 1 person wheelchair accessible flat	56 sq m
1 bed 2 person wheelchair accessible flat	65 sq m
1 bed 2 person flat	50 sq m
2 bed 3 person flat	61 sq m
2 bed 4 person flat	70 sq m

> The vehicle access and servicing arrangements will remain the same.



> Each new home will include patio gardens or balconies.



> Targeted improvements to public realm will be possible around new blocks.

> The homes at 5-24 Beech Tree Place will be refurbished to the standard as described in Option 1.

> The extent of the refurbishment works will mean residents living in 5-24 Beech Tree Place will need to move out for a number of weeks or months whilst work is undertaken and then move back into the properties when they are refurbished.

How this option meets the priorities in the draft community charter

More Homes

Met, as some additional new homes would be built.

Better Quality Homes

Partly met, as refurbishment works will improve the quality of current homes, however issues around the size and accessibility of the existing homes will remain. New homes will exceed current standards for space, accessibility, sustainability and building safety.

Better quality of communal areas and outdoor space

Partly met, as comprehensive landscaping or public realm improvements will not be possible, although some shared spaces around the new blocks will be improved.



OPTION THREE
Full Redevelopment

What this option involves

Full redevelopment will create a carefully designed new scheme that addresses all resident and Council priorities. Designs that are sensitive to the existing character of the estate, as well as the surrounding area, will ensure that the charm of the existing Beech Tree Place will live on.

This option will result in the eventual demolition of all existing properties at Beech Tree Place, but construction works would be phased to ensure that existing secure tenants only need to move once. The proposals will include a designated older persons block that would involve level access throughout and a community room.

All new homes would be built to modern space, accessibility, safety, sustainability and energy efficiency standards, meaning the overall scheme will be much better for residents. For example, new one bed homes would be larger than current two bed homes. A new comprehensive servicing, parking and public realm strategy would create a modern scheme that works for residents of all ages and abilities. The proposals will involve additional mixed tenure homes, including more affordable homes.

What this option means for the future of Beech Tree Place

- > All new homes will be larger, with better layouts and designed to modern space standards. The table below provides London Mayor's space standards for relevant new build home types.

New build property type	Minimum space requirement
1 bed 1 person wheelchair accessible flat	56 sq m
1 bed 2 person wheelchair accessible flat	65 sq m
1 bed 2 person flat	50 sq m
2 bed 3 person flat	61 sq m
2 bed 4 person flat	70 sq m

- > Approximately 80 to around 100 new homes for existing and future residents.
- > Level access provided across the scheme.
- > All homes will be built to modern building and safety standards.



- > Every home will have patio gardens or balconies, and there is potential to include roof gardens if feasible.
- > The whole of Beech Tree Place will be re-landscaped, with a clear plan for how different areas will be used. For example, there will be specific areas for; relaxing, exercising, playing etc.



- > Every secure tenant will be able to stay living at Beech Tree Place in a new home and only have to move once. No secure tenant will need to move elsewhere unless they choose to.
- > New energy centre that serves the whole of the scheme, and provides a sustainable energy source.
- > New road system that provides better access for parking and servicing, and is safer for pedestrians.

How this option meets the priorities in the draft community charter

More Homes

Met with new homes for existing residents, and more affordable homes for new residents.

Better Quality Homes

Met with all homes exceeding current standards for space, accessibility, sustainability and building safety.

Better quality of communal areas and outdoor space

Met with comprehensive public realm and landscaping strategies possible across the whole scheme.

Draft Community Charter Priorities	Refurbishment	Refurbishment & Partial Redevelopment	Full Redevelopment
More Homes	Priority not met	Priority met	Priority met
Better Quality Homes	Priority partly met	Priority partly met	Priority met
Better Quality Of Communal Areas & Outdoor Space	Priority partly met	Priority partly met	Priority met

What happens next?

Provided below is an outline programme which shows how long this consultation will last, and the following activities.

Through this consultation, it is important that we understand your views on the draft Resident and Community Charters and the three options being considered for Beech Tree Place. We have included a questionnaire within the pack of documents you will have received,

and we'd ask that you provide your views by completing and returning this form to us. Your views will form an important part of our overall assessment of each option which we will carry out through the options appraisal process. Our intention is to identify a preferred option through the options appraisal process. We intend to then take a report on this to Housing Economy and Business Committee in October 2020 to seek approval of this preferred option.

Next steps	Date
1 Section 105 Consultation	3rd July 2020 - 1st September 2020
2 Complete options appraisal and agree preferred option	September 2020
3 Intention to report back to Housing, Economy and Business Committee	13th October 2020

Residents' Frequently Asked Questions



1. What is regeneration?

Regeneration is about improving the quality of housing for residents and where possible, to deliver more homes for those in need. This includes improving standards of safety, accessibility and energy efficiency. Regeneration can also provide opportunities to create new jobs, support the economy, deliver new infrastructure and enhance the local environment.

2. Why is regeneration being considered?

The current accommodation at Beech Tree Place is small with poor accessibility and insulation that does not meet acceptable or modern standards. Beech Tree Place is also identified in the Sutton Local Plan as part of an allocated site for mixed use, including housing designated for older people (STC11). The Council wants to create better homes and places for its existing residents and growing community.

3. A recent Council decision was made at committee, what's going to happen with my home next?

On 30 March 2020, the Council's Strategy & Resources Committee authorised officers to consult the secure tenants of 5-24 Beech Tree Place, on the options for Beech Tree Place, and on the draft Residents' Charter and draft Community Charter.

Option 1 Refurbishment

Refurbish the existing homes at 5-24 Beech Tree Place in order to address the minimum requirements to meet current statutory and emerging standards in the following areas:

- A. Building and fire safety requirements
- B. Accessibility requirements
- C. Energy efficiency improvements

**Option 2
Refurbishment and Partial Redevelopment**
Redevelop 25 Beech Tree Place and the properties on West Street (included in STC 11) to modern new build standards for safety, space, accessibility and sustainability and Refurbish the existing homes at 5-24 Beech Tree Place in order to address the minimum requirements to meet current statutory and emerging standards in areas described for Option 1.

**Option 3
Full Redevelopment**
Redevelop the whole of Beech Tree Place (included in STC 11) to modern new build standards for safety, space, accessibility and sustainability.

4. Will residents have a say in the detailed design?

There is a well established Residents' Steering Group who have already given us some ideas on the initial designs and the type of standards they would like to see going forward. We aim to get all residents involved in each stage of the process, that includes residents who do not attend the steering group meeting too.

5. How long will the option process take before we know the preferred option?

There will be formal consultation on the 3 options, where officers will discuss with residents their preferences, what the implications of each option will mean and how we meet future priorities to establish a preferred option. The consultation starts on 3 July 2020 and ends on 1 September 2020. It will be followed by a Committee decision to approve the preferred option.

6. Will I have to leave my home?

Yes, all 3 options will result in secure tenants moving out of their existing homes into either a temporary or permanent home.

If your home is refurbished, due to the extent of the works required, you would need to move home temporarily whilst the works are carried out. We'd also try to ensure that your temporary home was close to the town centre.

If you move to a new home, we'd aim to move you from your current home straight into your new home once it is built. If for any reason a resident has to move away temporarily, they will have the automatic right to return back to the new estate and support will be given for both moves.

7. How long will all the works take?

We don't know at this stage, as it all depends on the option agreed.

8. Will I be compensated?

If you have to move to a new home, secure tenants will receive a statutory home loss payment (currently £6,400). To be eligible for this you will need to have lived in your current property for at least 12 months. A disturbance payment will also be offered to cover 'reasonable expenses' incurred by the move such as removal costs, re-connecting of appliances, adjusting carpets, curtains, based on submitted receipts. If you are downsizing your home you will receive an incentive payment currently £500 per bedroom given up.

9. What if I have or would like a ground floor home - would this be possible?

If your home is refurbished, then you would move back to your refurbished home. If you move to a new home, then it might be possible to relocate you to a ground floor flat. Firstly, the Council will allocate ground floor homes based on housing need, this is to ensure that priority is given to residents who have a medical recommendation for a ground floor property. However all new build homes will be built to accessible and adaptable standards with a communal lift.

10. Can I live next to my existing neighbour?

If you and your neighbour would like to live next to each other, where possible we will arrange for this to happen.

11. Will I have access to my own private outdoor space?

This depends on the option chosen. New build homes would be designed with private balconies or terraces and there would be access to a secure shared garden. If homes are refurbished, then the current arrangement will remain as it is now.

12. Will my rent increase?

New build rents for existing Council secure tenants will be guaranteed at the same level as the current rent unless you are downsizing from a 2 bedroom property to a new 1 bedroom property, where your rent would be less. This will still include your annual rent increases, excluding service charges.

Service charges are costs applied to you for providing services or facilities to your home which you currently pay. These services could change if the new properties are built with new facilities such as a lift. It's possible that your service charge would increase.

13. Will my Council Tax increase?

The amount of Council Tax you pay is based on the value of the home set by the Valuation Office. Therefore, we cannot change the way it is calculated and it is likely your Council Tax charge will increase.

14. Will my tenancy conditions change?

All tenancies to Council secure tenants will be on the basis of their existing tenancy conditions and rights. Please note if you do decide to move to a Housing Association property their own tenancy terms and conditions will apply.

15. What size will my new home be?

This all depends on the option chosen. Newly built homes will meet the Mayor of London current quality & space standards. Newly built one bedroom flats will be larger than existing one and two bedroom flats. The consultation document provides more detail on this.

16. What type of heating will I have?

The method of heating will be decided as proposals are developed over the coming months, but the Council is committed to ensuring heat generation is fossil fuel free as much as reasonably possible.

17. Who will help me with moving?

We understand how difficult it can be to move home and we would like this process to be as smooth as possible. Residents will be given help with preparing to move whether this is to their temporary home or to their new permanent home. This also includes residents who choose to move away permanently, maybe

to another Council or Housing Association home in the borough or move out of the borough completely. The residents who choose to remain on site will have access to full-time handyman service for the period before, during and after people are moved into their homes. There will also be extra support provided for all those residents who may need it.

18. Will I still get support from my Independent Living Officer?

Your independent Living Officer (ILO) will be able to support you through any change. They will still be supporting you in the usual ways by carrying out weekly visits and phone calls. If you have any questions you can speak directly to your ILO who will be able to give you advice and guidance. If they are unable to help you they will know how to sign post you to the right agencies or third parties.

19. What are my housing options if I want to move away?

The Council is committed to keeping the community together. However we do understand some residents may want to move away permanently. There are a number of options available to you. You could move to another Council or Housing Association property within the borough. Alternatively, you could move to another borough in London through the GLA Housing Moves Scheme or take the opportunity to move through the Seaside & Country Homes Scheme to a coastal home. Please note Housing Association properties have their own tenancy terms and conditions which are set by that particular landlord.

20. How many new homes are being proposed?

This will vary according to each option. For refurbishment there will be the same number of homes and no new homes proposed. For partial and full redevelopment there will be additional new homes built and these numbers will depend on further design development, and consultation with Sutton's planning officers and will be guided by planning policy. The consultation document provides more information on this.

21. What will be the height of the new buildings?

This may vary between the partial and full redevelopment options. Building heights will be guided by a number of factors and will need to be in line with planning policy.



**Beech Tree Place
Contact Us**



If you have any questions or need some assistance please contact:

Sabrina Austin, your Housing Regeneration Project Coordinator, on **020 8770 5012**, or email **estateregeneration@sutton.gov.uk** or **sabrina.austin@sutton.gov.uk**.

Other ways to get help and support:

Debbie Lennon, your Sutton Housing Partnership, Independent Living Officer, can also offer you assistance if you need it. Debbie can be contacted on **020 8915 2000** or **07794 073 095** or by email at **debbie.lennon@suttonhousingpartnership.org.uk**.

Public Voice, your Independent Tenant Advisors (ITA), is available to help you to complete your questionnaire, provide feedback, or answer any questions you might have. Please contact

Christine Searle on **07764 421 981** or email **christine.searle@publicvoice.london**. Alternatively contact **Rob Lantsbury** on **07961 532 761** or email **rob.lantsbury@publicvoice.london**. The Public Voice Freephone number is **0800 169 8677**.

Advocacy for All, the Council's advocacy provider can offer a one to one service if you find it hard to take part in the consultations and don't have any other support in place. They can help you get involved and take part in discussions, so that your views are heard. If you'd like to find out how Advocacy for All could help you take part in the consultation, please contact **Sabrina** on **020 8770 5012**

Colin Hawkins, Chair of Sutton Federation of Tenant & Resident Associations (SFTRA) can be contacted on **020 8915 2348** or email Colin **colin.sftra@gmail.com**

Your **Sutton West Ward Councillors** are:

Councillor Lily Bande
lily.bande@sutton.gov.uk
020 8770 5783



Councillor Kevin Burke
kevin.burke@sutton.gov.uk
020 8770 4234



Councillor Catherine Gray
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