

AGENDA - TUESDAY 12 JAN 2021 @ 10.30AM & 7.00PM

ITEMS FOR DISCUSSION	LEAD	TIME
1 Welcome, Introductions, Aims <ul style="list-style-type: none"> • Purpose • Principle of Co-design and Collaboration 	Housing Regeneration Team	(5 mins)
2 Recap on the last Residents' Charter Workshop 4 (Part 2) <ul style="list-style-type: none"> • Resident Consultation Booklet 2 • Workshop 4 & 5 Feedback Form 	Housing Regeneration Team	(10 mins)
3 Draft Residents' Charter Secure Tenants <ul style="list-style-type: none"> • Agreed Additional Commitments for Secure Tenants • Resident Feedback & Questions 	Housing Regeneration Team	(50 mins)
4 Draft Residents' Charter Homeowners <ul style="list-style-type: none"> • Agreed Additional Commitments for Resident Homeowners • Resident Feedback & Questions 	Housing Regeneration Team	(20 mins)
5 Next Steps & Timetable <ul style="list-style-type: none"> • Homeowner Valuations • Testing Financial Viability and Homeswap Percentage Thresholds • Community Charter & Estate Options Workshops 7 (Part 3) • Final Workshop (Bringing it altogether) • Feedback on the session 	Housing Regeneration Team	(5 mins)
6 Residents Session with PPCR	PPCR	(30 mins)



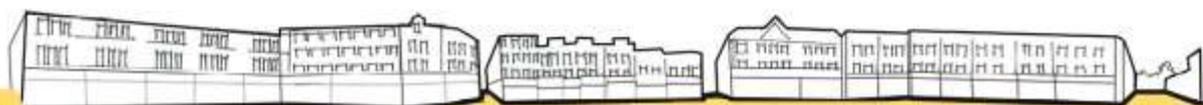
AGENDA ITEM 1 - WELCOME, INTRODUCTIONS, AIMS

Purpose

Now that residents have formed their Residents' Steering Group (RSG) and we have jointly appointed PPCR as the Independent Tenant & Homeowner Adviser (ITHA) for Elm Grove, we want to work collaboratively with all residents on the estate, supported by the Council's Commercial Adviser (Savills) and the Elm Grove Community Architect (Levitt Bernstein) to develop a bespoke Residents' Charter to agree the Council's Commitments to residents, and a Community Charter to agree residents' priorities for the area. We also want to work with residents to explore options for improving the estate in accordance with the Mayor of London's good practice guidance. In doing so we aim to agree on a preferred solution for the future of Elm Grove and its community through a series of virtual 'co-design' workshops, alongside individual conversations - all designed to give residents their say.

Principle of Co-design and Collaboration

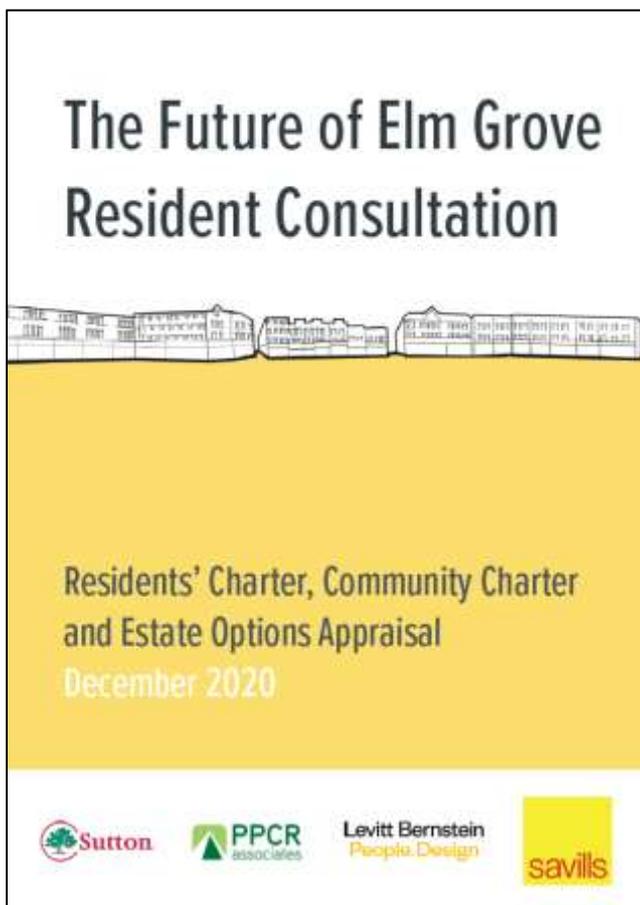
- Every voice is heard no matter how quiet
- Everyone has something to offer no matter what their role
- We work together as a team to get the best for the future of the local community and Elm Grove residents
- Different views are welcomed and it is fine to disagree
- We shall also work to get the best solution possible with the most support possible
- We shall treat each other with respect and refrain from personal comments or behaviours and language that may cause offense.
- Where there are real difficulties that cannot be resolved we shall agree a process outside the workshops and meetings to handle these
- Jargon should be avoided and plain English used.
- Questions from anyone are welcomed where anything is not clear or understood.
- Elm Grove residents who cannot or do not want to come to the workshops will be included through 1 to 1 conversations and their views valued.



AGENDA ITEM 2 - RECAP ON PREVIOUS WORKSHOP

Workshop 4, Residents' Charter (Part 2)

- Resident Consultation Booklet 2 and Feedback Forms
 - Draft Residents Charter (Additional specific commitments)
 - Resident Feedback Form (Workshop 4)



The Future of Elm Grove Resident Consultation

Workshop 4 Feedback Form

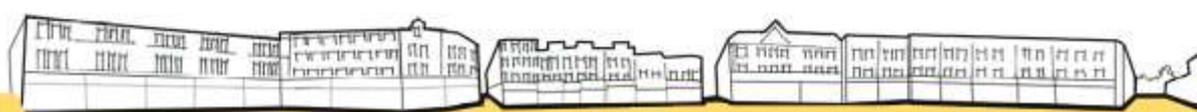
What is your tenure? Secure tenancy Non-secure tenancy
 Resident homeowners Non-resident homeowners

Please tell us your views on the Council's additional commitments in the draft Residents' Charter. Are there any other commitments you would like the Council to consider?

AGENDA ITEM 3 - DRAFT RESIDENTS' CHARTER

- Agreed Additional Commitments for Secure Tenants

Elm Grove Draft Residents' Charter - Additional Specific Commitments to Secure Tenants.	Applicable to:		
	O P T I O N 1	O P T I O N 2	O P T I O N 3
<p>The Council's Housing Regeneration team are really pleased to have worked with the residents of Elm Grove to agree a number of additional specific commitments to you personally if you need to move as part of any plans to regenerate your estate. These commitments were discussed at Workshops 2 and 4, and the information below shows how we have responded to residents to agree to these additional commitments.</p>			
<p>Can I have a say in where I live?</p> <p>We'll work with you to establish your housing needs and try to meet your personal preferences as far as possible in relation to the location of your new home, either on or off the estate. (Please note: When and where you move to will depend on your housing and medical needs, and when the type of accommodation you need becomes available)*</p> <p><i>*(This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished)</i></p>	X	✓	✓
<p>Can I have a say in the design and layout of new homes and the estate?</p> <p>We'll talk to you individually about the design and layout of your new home and try to match as far as possible what you want. Where this isn't possible we'll explain why and look at other options. We'll also consult with residents on the development of plans for the estate.*</p> <p><i>*(This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished)</i></p>	X	✓	✓
<p>Can I stay next to my current neighbours?</p> <p>Where possible, we'll try to move you next to your neighbours if this is your preference.</p>	✓	✓	✓
<p>Can I be offered a replacement house?</p> <p>If you currently live in a house but the proposal for your estate does not include a replacement house, we can offer you a high quality maisonette or flat on the new estate, or another Council house elsewhere in the borough.* (Please note: When and where you move to will depend on your housing and medical needs, and when the type of accommodation you need becomes available)</p> <p><i>*(This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished)</i></p>	X	✓	✓



<p>We'd like to move outside of London, is that possible?</p> <p>There are a number of rehousing options available if you'd like to move to another area, such as Mutual Exchange, the Housing Moves scheme and the Seaside and Country Homes schemes. We can also work with other local authorities to facilitate reciprocating home swaps. (Please note: Other authorities are under no obligation to participate in such schemes, or may not have tenants who want to move to Sutton)</p>	✓	✓	✓
<p>Can our adult children have separate bedrooms?</p> <p>We'll offer you a new home that meets your needs and will consider options for providing separate bedrooms or tenancies for adult children where this is appropriate.*</p> <p><i>*(This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home, where your current home is to be demolished.. This will also depend on the number and sizes of homes being built under Option 2)</i></p>	X	✓	✓
<p>Can existing residents be given priority for parking?</p> <p>We can prioritise the allocation of parking for existing residents, however this will depend on the amount of parking available and an assessment of need, such as where residents require access to a parking space because they have a Blue Badge.</p>	✓	✓	✓
<p>Can my current rent be protected if I move to a new or replacement home in Council ownership?</p> <p>Your new rent will be guaranteed at the same level as your current rent (excluding services charges), unless you are downsizing or upsizing in which case your rent would be based on the equivalent rent for a similar property on Elm Grove. This guarantee will also apply if you move to another Council property in the borough. (Rents will still be subject to your annual rent increase)</p> <p>(Please note: Service charges will be charged on the same basis as they are now and across the Councils stock. Only the services that are incurred will be charged for, such as for grounds maintenance, lifts, estate cleaning and lighting etc.)</p>	✓	✓	✓

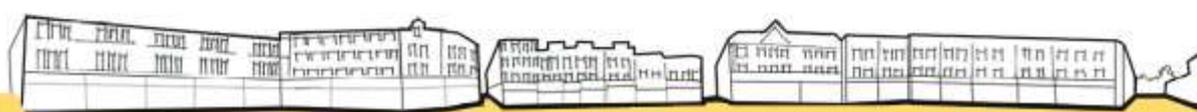
- Resident Feedback & Questions



AGENDA ITEM 4 - DRAFT RESIDENTS' CHARTER

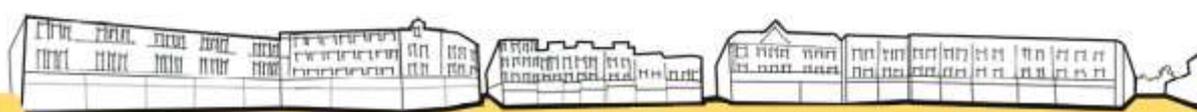
- Agreed Additional Commitments for Resident Homeowners

Elm Grove Draft Residents' Charter - Additional Specific Commitments to Resident Homeowners.	Applicable to:		
	O P T I O N 1	O P T I O N 2	O P T I O N 3
<p>The Council's Housing Regeneration team are really pleased to have worked with the residents of Elm Grove to agree a number of additional specific commitments to you personally if you need to move as part of any plans to regenerate your estate. These commitments were discussed at Workshops 2 and 4, and the information below shows how we have responded to residents to agree to these additional commitments.</p>			
<p>Can I have a say in where I live?</p> <p>We'll work with you to establish your housing needs and try and meet your personal preferences as far as possible in relation to the location of your new home, either on or off the estate. (Please note: When and where you move to will depend on your preferences, affordability and when the type of accommodation you require becomes available)*</p> <p><i>* (This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home where your current home is to be demolished)</i></p>	X	✓	✓
<p>Can I have a say in the design and layout of new homes and the estate?</p> <p>We'll talk to you individually about the design and layout of your new home and try to match as far as possible what you want. Where this isn't possible we'll explain why and look at other options. We'll also consult with residents on the development of plans for the estate.*</p> <p><i>* (This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home where your current home is to be demolished)</i></p>	X	✓	✓
<p>Can I stay next to my current neighbours?</p> <p>Where possible, we'll try to move you next to your neighbours if this is your preference.</p>	✓	✓	✓
<p>Can resident homeowners that currently own a house be offered a replacement house?</p> <p>If you currently own a house on the estate but the proposal for your estate does not include a replacement house, we can offer you a Home swap option to move to a high quality maisonette or flat on the estate. We can also swap your current home with another Council house elsewhere in the borough (subject to availability), or could help you buy a replacement house on the open market if you prefer.*</p> <p><i>* (This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home where your current home is to be demolished)</i></p>	X	✓	✓



<p>Can I decide how much of my Homeloss payment I reinvest into buying my new or replacement home?</p> <p>You can choose whether or not to invest all, part, or none of your Homeloss payment into buying a new home. The amount of Homeloss you choose to invest will depend on the Homeswap Option that meets your circumstances and the share of the property you can afford to buy.*</p> <p><i>*(This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home where your current home is to be demolished)</i></p>	<p>X</p>	<p>✓</p>	<p>✓</p>
<p>Can the value of our existing homes be protected?</p> <p>The Council will purchase your property in accordance with the Compensation Code, which states that the prices to be paid must disregard any effect regeneration may have had on property values. Homeowners will also be able to obtain their own independent valuation as part of any negotiations with the Council. The cost of this will be met by the Council.*</p> <p><i>*(This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home where your current home is to be demolished)</i></p>	<p>X</p>	<p>✓</p>	<p>✓</p>
<p>Can existing residents be given priority for parking?</p> <p>We can prioritise the allocation of parking for existing residents, but this will depend on the amount of parking available and an assessment of need, such as where residents require access to a parking space because they have a Blue Badge.</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>
<p>Can we have a service charge guarantee?</p> <p>Service charges will be charged on the same basis as they are now and across the Council's stock. Only the services that are incurred will be charged for, such as for grounds maintenance, lifts, estate cleaning and lighting etc.</p>	<p>✓</p>	<p>✓</p>	<p>✓</p>
<p>Could the beneficiaries of my estate inherit my Homeswap Option?</p> <p>Beneficiaries of the estate will inherit the Homeswap Option providing the property is to be the principal home of at least one beneficiary. Failure to meet the residency requirements will result in forfeiture of the Homeswap Option resulting in the repayment of any equity held by or gifted by the Council.*</p> <p>(Please note: Succession and inheritance will be governed by any will or rules of intestacy)</p> <p><i>*(This commitment is not applicable to Option 1 and is only applicable to Option 2 if you need to move to a new home where your current home is to be demolished)</i></p>	<p>X</p>	<p>✓</p>	<p>✓</p>

- Resident Feedback & Questions



AGENDA ITEM 5 - NEXT STEPS & TIMETABLE

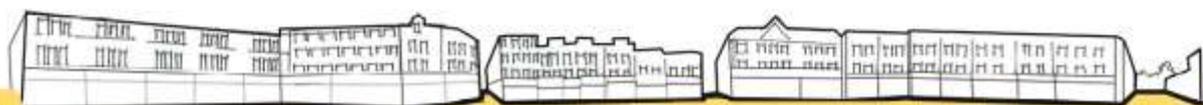
- Homeowner Valuations
- Testing Financial Viability and Homeswap Percentage Thresholds

Workshop 7, Community Charter & Estate Options (Part 3)
19 January 2021

Workshop 8, Final workshop
9 February 2021

Morning session 10.30am

Evening session 7.00pm



AGENDA ITEM 6 - RESIDENTS SESSION WITH PPCR



Janet and **Christina**, your Independent Resident Advisors, are holding one to one Zoom virtual drop-in sessions on

- **25 November 2020: 5-7pm**
- **2 December 2020: 5-7pm**
- **16 December 2020: 5-7pm**
- **20 January 2021: 5-7pm**

About using ZOOM

1. Visit website: <https://ZOOM.us>
2. Sign up (for new users) or sign in (return users);
3. click on "join a meeting";
4. enter the 10 digit meeting code **6204091157**

Alternatively send us your email so we can send you the link
or you can dial into the meeting: 0203 901 7895 followed by the meeting code
6204091157##

Please contact Janet on freephone 0800 317066, office 0207 407 7452, or
by email jedwards@ppcr.org.uk

