

BENHILL RESIDENTS' STEERING GROUP (RSG) Meeting notes (No.14)

Venue: Zoom

Date: Monday 29th March 2021 **Time:** 7pm to 9pm

Attendees: Residents from Benhill Estate

Officers: Lauren Fabregas (LBS), Geeta Le Tissier (LBS), Ian Simpson (Communities First Foundation), Palma Black (CFF), Louis Blair (CFF)

Observers: Colin Hawkins (Sutton Federation of TRAs), Bev Brigden (Sutton Leaseholders Association) Cllr David Bartolucci, Cllr Ali Mirhashem

Apologies: Michael Hunte (LBS)

1.	Welcome: Introductions & Attendance Register	Action Owner
	Ian Simpson (IS) welcomed everyone to the meeting and explained how it would operate on Zoom. Other members of the Communities First team also introduced themselves as the Independent Tenants and Homeowners Advisors (ITHA), along with Geeta and Lauren from the LBS Regen Team and Phoebe Connell, the Vice Chair of the Steering Group.	
2.	Questions and Answers	
	<p>Ian invited questions from residents:</p> <p>Q – Are absentee leaseholders kept informed ? A – Yes, Lauren said LBS use available information and SHP records to keep in touch with all leaseholders.</p> <p>Q – Are repairs still being carried out on the estate ? A – Yes, all repairs should be reported to SHP as normal.</p> <p>Q – Why is a Stock Condition Survey being carried out ? A - It will allow the Council to assess and price work that would be needed for refurbishment in the Option Appraisal. Lauren said information from the survey will be shared with the RSG when available.</p>	LF

	<p>Q – When would regeneration on Benhill take place ?</p> <p>A – Before any decisions were made there would be an Option Appraisal to assess repair, refurbishment and redevelopment options for the estate. If redevelopment was the preferred option, there would need to be a successful ballot of estate residents. Ian estimated that it would be at least 3 years until any residents would need to move from homes in a first phase of any redevelopment.</p> <p>Q – How many flats would be available for existing residents on a new estate ?</p> <p>A – Geeta explained that redevelopment options would not be known until after the Options Appraisal. The Council would reprovide enough homes for all existing secure tenants and resident leaseholders on a new Benhill estate, along with additional homes for social rent. There would also need to be some additional flats for sale to assist in financing the scheme.</p> <p>Q – Part of the estate condition relates to poor repairs over the years, what can residents do about this ?</p> <p>A – Phoebe agreed that there were issues with the window replacement programme, towards which leaseholders were required to contribute. It was suggested that a TRA would be the best option to take forward repair issues with SHP. Geeta will ask SHP to explore options for setting up a new group. Lauren noted that there is an estate walkabout with SHP on Tuesday 20th April between 9am and 11am</p>	GT
3	Minutes of Last Meeting and Action Points	
	<p>Ian went through the notes of the last meeting on 26th February which were accepted as a correct record. The action points were reported as follows:</p> <ul style="list-style-type: none"> • <i>Develop RSG / engaged residents contact list (Lauren)</i> Lauren said she was building on existing lists and making contact with all residents to find out their preferred contact methods. • <i>Involve RSG in selection of architect (Michael)</i> Geeta said the Council wants to have an architect in place by June or July for the Option Appraisal. They would 	

	<p>shortly be developing a brief and inviting Expressions of Interest from interested firms. The Council would welcome interest from residents in joining the selection panel. Jennifer, Michelle and Maureen volunteered to join the panel along with Phoebe.</p> <ul style="list-style-type: none"> ● <i>Leaseholder meeting before next RSG (Ian & Lauren)</i> A Leaseholder meeting was held on Thursday 18th March and a Tenant meeting on Monday 22nd March, with feedback given later in the meeting. ● <i>Draft RSG Terms of Reference (Ian & Geeta)</i> It was agreed that these would be discussed at a future meeting. Geeta suggested it may most appropriately follow the selection of a new RSG chair. 	
4	Feedback from Tenants Meeting (22 April)	
	<p>Ian provided feedback on the Tenants meeting held on Monday 22nd March. The meeting included an overview of Sutton’s Commitments to secure council tenants on regeneration schemes, including rehousing, compensation and home loss. In addition, the group went through the Options Appraisal process and Resident Ballot.</p> <p>Ian added that a number of questions were asked which could not all be fully answered prior to the Option Appraisal and a decision on the preferred option.</p> <ul style="list-style-type: none"> ● Rents on new homes – we will need architects’ designs to estimate, but they will be based on Government guidance for social rents. ● Size of homes – this would also be an outcome of the Option Appraisal, but the GLA’s <i>Design Guide</i> gives minimum sizes for homes of different size and layout including storage and external space. ● Timetable – this would depend on the preferred option, consultation timescales and likely phasing of any redevelopment scheme. ● RSG – should we have daytime and evening meetings. This would be for residents to decide. 	

5	Feedback from Leaseholders Meeting – 18th March	
	<p>Ian provided feedback on the Leaseholder Meeting on 18th March. The meeting had covered Sutton’s Commitments to homeowners, regeneration options and the ballot process. In addition, the meeting had looked at the valuation process and equity share options for new homes.</p> <p>A number of questions were asked, not all of which can be fully answered at this early stage.</p> <ul style="list-style-type: none"> ● Price of new homes – further detail on the design and size of homes would be required before any estimates. The Equity Share offer would apply. ● Service charges on new homes – these will not be known until there is more information on block layouts and future service arrangements. ● Major works charges if refurbishment is the chosen option - these would depend on lease terms and the nature of works required. ● Lease extension – Communities First can advise individual residents but generally it may be sensible to for leaseholders wait until a preferred option is selected. 	
6	Chairing Options	
	<p>A new RSG Chair is needed as Clive passed away last year. Phoebe is remaining as Vice Chair to support a new Chair but feels that the Chair should be a tenant. Ian and Geeta explained the role of Chair in terms of running RSG meetings and emphasised that training and support will be available to the new postholder.</p>	

7	Residents Charter	
	<p>Ian introduced the idea of a Residents Charter which would capture the specific concerns of Benhill residents throughout the Option Appraisal and set out some basic guarantees.</p> <p>Some typical issues covered in a Residents' Charter are:</p> <ul style="list-style-type: none"> ● A resident Right to Return if re-development goes ahead. ● Temporary moves, if they are needed in a first phase. ● Adult children living at home, overcrowded families. <p>It was agreed to return to the subject at a future meeting.</p>	IS
8	Next Meeting(s), Future Agenda Items and Upcoming Events	
	<p>It was agreed to retain evening meetings at the moment, with the next meeting to be held on:</p> <ul style="list-style-type: none"> ● Monday 26th April at 6.30pm 	
9	Summary of Action Points	
1	Feedback on Stock Condition Survey	LF
2	TRA support options for Benhill Estate	GT
3	Development of Residents Charter	IS

Links to helpful websites:

Mayor of London - Better Homes for Local People, Good Practice Guide to Estate Regeneration (February 2018)

<https://www.london.gov.uk/sites/default/files/better-homes-for-local-people-the-mayor-s-good-practice-guide-to-estate-regeneration.pdf>

GLA Capital Funding Guide, Section 8 - Mayor of London - Funding Conditions that require Resident Ballots for Estate Regeneration Projects (July 2018)

https://www.london.gov.uk/sites/default/files/gla_cfg_section_8_resident_ballots_-_18_july_2018.pdf

GLA Housing Standards - Minor Alterations to the London Plan (March 2016)

https://www.london.gov.uk/sites/default/files/housing_standards_malp_for_publication_7_april_2016.pdf

HEB Report - Estate Regeneration Rehousing and Compensation Scheme (15th October 2018)

<https://modern.gov.sutton.gov.uk/ielssueDetails.aspx?IId=40537&PlanId=0&Opt=3#A139427>

Estate Regeneration Good Practice Guide (December 2016)

<https://www.gov.uk/government/publications/estate-regeneration-good-practice-guide>

Benhill Estate Regeneration Webpage

https://www.sutton.gov.uk/info/200502/housing_advice_and_options/1781/benhill_estate_regeneration

Sutton Link

https://consultations.tfl.gov.uk/trams/sutton-link/user_uploads/sutton-link-consultation-report.pdf

Report It (Sutton Council)

https://www.sutton.gov.uk/info/200447/report_it or telephone: 020 8770 5000

Report It (Sutton Housing Partnership)

<https://www.suttonhousingpartnership.org.uk/report-it> or telephone: 020 8915 2000 or contact Lara Amota (SHP Housing Manager) on 202 8915 2181

Housing Regeneration Team Email: estateregeneration@sutton.gov.uk

Communities First (CFF) Email: benhill@communitiesfirst.uk.com