

## BENHILL RESIDENTS' STEERING GROUP (RSG) Meeting notes (No.18)

**Venue:** Zoom

**Date:** Monday 20<sup>th</sup> September **Time:** 7pm to 8.30pm

**Attendees:** Residents from Benhill Estate

**Officers:** Lauren Fabregas (LBS), Geeta Le Tissier (LBS), Ian Simpson (CF), Louis Blair (CF), Christine Wytiahlowsky (SHP)

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

**Apologies:** Michele Katana (Chair), Cllr Ali Mirshashem

1.	Introductions	Action
	<p>Ian welcomed everyone to the meeting and said there would be updates on face-to-face meetings, drop-in surgeries and the architect selection process.</p>	
2.	Consultation Events	
	<p>Ian explained that an RSG meeting will be held in a meeting room at the Salvation Army from 12.30pm until 2pm on Monday 27<sup>th</sup> September. The meeting has been publicised on the estate and will have the same agenda as the online meeting. Residents are welcome to attend one or both meetings, with notes to be shared with all attendees.</p> <p>A weekly surgery will also be starting on Monday 27<sup>th</sup> September from 3pm to 5pm in the caretakers' room at Newlyn House. The surgeries will be attended by LBS and Communities First.</p>	
3.	Architects Procurement	
	<p>Geeta outlined the architect procurement process which will be commencing on 27<sup>th</sup> September. It is hoped that the architect will be in place to commence work by mid-January.</p> <p>A brief has been prepared and circulated to the Selection Panel for feedback. The panel includes four resident representatives, Cllr Bartolucci, LBS officers and Savills (Council consultants). Written submissions were being invited from the bidders which would be shared with the panel after return in early November.</p>	

	<p>Following circulation of the responses to the Panel, a moderation meeting will be organised to discuss and agree scores. A question on resident engagement has also been added which will be assessed at an interview with the bidders.</p> <p>Following ratification of the selection process and a colling off period for comments, it is proposed that the architect will be in place by mid-January.</p> <p>Questions were then invited:</p> <p>Q – Will the panel know the names of the bidders ?  A – Yes, once the bids are received, they will be circulated to the panel.</p> <p>Q – How many new flats will be proposed ?  A – The architect will have to develop proposals based on the existing site, planning requirements and viability. We won't know figures until they have carried out their initial design work.</p> <p>Q – Why are so many new homes being proposed ?  A – The Council needs to provide more homes for social rent to meet local need and reduce the costs of placing families in temporary accommodation.</p> <p>Q – Will leaseholders be paying for the architects ?  A – No, the Council cannot recharge these costs to leaseholders.</p> <p>Ian added that once architects are appointed the Option Appraisal will be able to get underway and answers to the many questions that residents ask will emerge during the consultation.</p> <p>Colin added that his experience at Beech Tree Place was that the appointment of the architect led to a real step change in the consultation process.</p>	
<b>4.</b>	<b>Questions and Contributions</b>	
	<p>Q – Why are online meetings continuing ?  A – Face to face meetings are resuming but large indoor public meetings remain problematic. The Council will continue to offer a variety of online and face to face consultation methods to meet residents needs and concerns.</p> <p>Q – What will happen to leaseholders if they cannot afford the new homes?  A – A variety of options will be available including interest-free equity loans to ensure that all leaseholders have an</p>	

	affordable option to move to a new home on Benhill.	
<b>5.</b>	<b>Any Other Business</b>	
	<p>Christine updated the meeting on the recent meeting to discuss setting up a new Benhill TRA on 10<sup>th</sup> September. The meeting had been successful although no officers have yet been appointed. A follow up meeting will be held on Wednesday 13<sup>th</sup> October at 7pm in the Salvation Army Meeting Room.</p> <p>Notes from the last meeting and a copy of Sutton's TRA Handbook will be circulated to attendees, who also have an option to talk to other TRA reps in the borough to discuss the roles, workload and support.</p> <p>Ian added that Communities First are available to meet residents one to one either at the surgeries or through home visits. Colin added that Communities First provide advice which is free to residents and in his view it has been extremely useful to residents because of their extensive knowledge and experience from other schemes.</p>	

**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-mayors-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](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](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/ielIssueDetails.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](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](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](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](mailto:estateregeneration@sutton.gov.uk)

**Communities First (CFF) Email:** [benhill@communitiesfirst.uk.com](mailto:benhill@communitiesfirst.uk.com)