

Benhill Estate Regeneration

This newsletter aims to bring everyone who lives on the estate up to date on the progress being made on the future of Benhill.

Engagement Activity on Benhill Estate April – June 2021

Over the past few months, Louis, Ian, Palma, Beckie and their colleagues from Communities First Foundation (CFF) have been around the estate, knocking on doors and meeting up with residents in order to keep people informed and to answer any questions. If you missed them, make sure to contact them directly for a confidential chat - you can find their details overleaf.

CFF were also present over the two days of the drop-in sessions held in June at various locations on Benhill.

The drop-in event was very successful with 25 residents stopping for a chat. Chairs and tables were laid out in open air and residents were able to talk face to face with the Residents Advisers for the first time since they were appointed.

Housing Regeneration colleagues were also available to talk to residents face to face, responding to residents' comments received over the lockdown period that many people preferred person to person communication to new technology. All conversations are confidential.

The Benhill Housing Manager, [Hilda Wood](#), was also in attendance with her colleague and was available for housing enquiries generally. Enquiries received varied from a defective boiler, a leak in a bedroom ceiling, the replacement of a Front Door, bug infestation in one flat and how to apply for pension credit.

Please visit their website:

<http://www.communitiesfirst.uk.com/>

Or contact them on;

Email: benhill@communitiesfirst.uk.com or

Freephone: 0300 365 7150 or

Text or call Ian Simpson on 07740 611817



Zoom Meetings

Although we are carrying out some outdoor meeting events, we are still continuing our 4 weekly Resident Steering Group Zoom Meetings.

13 Residents attended the Residents Steering Group Meeting on 30th June via Zoom.

18 Leaseholders attended a workshop dedicated to leasehold issues on 15th July.

We'd love to see you there too, look out for our next invitation flyer we'll pop through your door!

Gold Nugget

Our gold nugget is a piece of information that defines the future. You will find one in every newsletter.

Here is one to remember, to hold onto and to remind ourselves of:

Successful Regeneration is about communities as well as buildings.

Communities First Foundation Independent Tenant & Homeowner Adviser!

In January 2021 Sutton Council and volunteer residents appointed an Independent Tenant and Homeowner Adviser (ITHA) in order to provide advice, information and consultation independently from Sutton Council. The ITHA consultants have more than twenty years' experience in housing regeneration and they have worked across many housing projects with residents. They know the obligations of the Council as well as those of residents and are familiar with housing law; their profession is dedicated to working with local communities.

A housing options appraisal usually takes a year to eighteen months to complete. There are good reasons why it takes so long. No one wants to rush a decision on the future of their estate, and some of the key information simply won't be available for several months. It won't be possible for residents, and the Council, to make a decision about the future of the Benhill estate until all the information is available during 2022.

That means some residents' questions can't be answered in full yet. People often complain that they cannot make informed decisions until they know what will happen to their homes, and some residents feel anxious because of the lack of clarity.

- An independent adviser can help you understand the implications of all the options for yourself, your household and your neighbours.
- Communities First, the independent residents adviser for Benhill, has worked on similar options appraisals on dozens of estates across London. This experience means we understand the issues that tenants and homeowners have, and we can explain how your concerns have been addressed in other places.

If you would like to discuss any aspect of the options appraisal and the future on the Benhill estate, we're available to talk in confidence at any time, including evenings and weekends.

We can do home visits if you are comfortable with this (our staff have all been vaccinated), or we can talk on the telephone or over Zoom. We are also planning to hold drop-in sessions on the estate as soon as a suitable venue is ready.

Good News! Newlyn House Drop-Ins

Soon, the room at Newlyn House will be available to Housing Regeneration and Communities First Foundation once a week.

It will be possible for residents to drop in to see the Independent Tenant and Homeowner Adviser as well as Housing Regeneration team members. You will also be able to make an appointment in advance if you prefer. Keep on the lookout for further details!

COMING SOON ON A GREEN NEAR YOU!

We will continue our engagement over the summer with two more Open Air Events on the Benhill Estate...

Wednesday 18th 9.00am - 1.00pm

&

Thursday 19th August 3.00pm - 6.30pm

If you would like to find out more, please contact us on 020 8770 5651 or estateregeneration@sutton.gov.uk

We would be pleased to talk to everyone who lives on Benhill, this includes tenants and leaseholders, all their household members, including your children as we would like to talk to you and to them about what you and they like and/or don't like or would like on Benhill Estate.

Remember, this is about where you want to live, not about whether you are working or retired, young or old, adult or children.

Your living environment needs to answer everybody's needs; in order to do this well, we need to know what you think.

Housing Management Sutton Housing Partnership

If you have any Housing related queries or concerns, please contact your Housing Manager, Hilda Wood on, 020 8915 2357 or hilda.wood@suttonhousingpartnership.org.uk



