

Introduction

Welcome to the third Regeneration Options Appraisal co-design workshop “Greening the Options”. Please join one of the workshop tables, get involved and share your ideas for the future of your estate!

Your ideas and feedback will be really helpful in shaping emerging design options. There will be further events coming up to get involved with design and community objectives.

Please tell us what you think and speak to a member of the team if you have any questions.

What’s on today...

The Options Appraisal process is all about collective involvement where residents and the Council together shape the future of the estate.

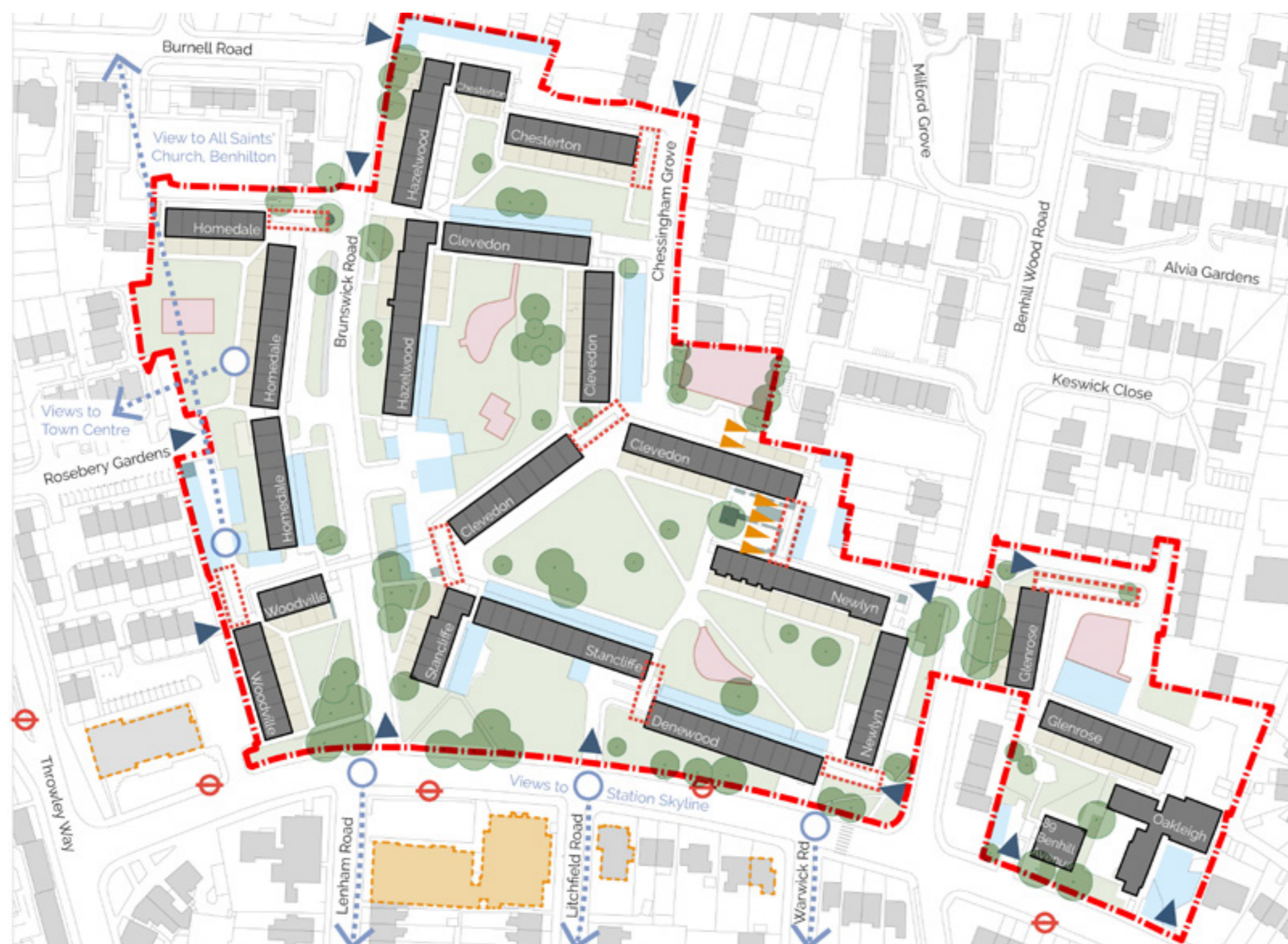
- Residents’ feedback from Workshop No. 2
- What do you like or dislike about your estate?
- What are your objectives for the future of the estate?
- Join a co-design workshop and share your ideas on the masterplan options
- Find out more about greening the estate

Options

Today’s workshop sets out a range of the following regeneration options. We welcome all your ideas to help shape the designs, and we’ll listen to all the feedback to develop the options for the winter drop-in exhibition.

- Option 0 - Business as Usual
- Option 1 - Refurbishment & Infill
- Option 2 - Partial Redevelopment
- Option 3 - Full Redevelopment

Regeneration of your Benhill Estate



Key

- Site Boundary
- Existing Trees
- Bus Stops
- Community & Health
- Key Views
- Play
- Public Green Space
- Private Amenity
- Shrub Planting
- Locally Listed
- Concrete structure
- Level Change
- Parking Court
- Site Access

Why Regeneration?

The Council’s priorities include keeping residents safe, living well independently, and being active citizens to enable Sutton to continue to be a great place to live, work and raise a family. The Council is committed to delivering these priorities by maintaining and improving the physical environment and through the regeneration of its Council estates to provide better homes and places for existing residents and Sutton’s growing community.

Benhill has been identified as a “Potential Area for Renewal” in Sutton’s Local Plan, including all 441 homes across Benhill Estate plus the 40 homes at Oakleigh, within the red line on the estate plan.

Dates for your diary

#1

Wed 12 Oct
Options Appraisal Workshop #3

#2

TBC Autumn / Winter Residents’ Charter Workshops

#3

TBC Autumn / Winter Residents’ Charter Workshops

#4

TBC Winter Drop-in Options Exhibition

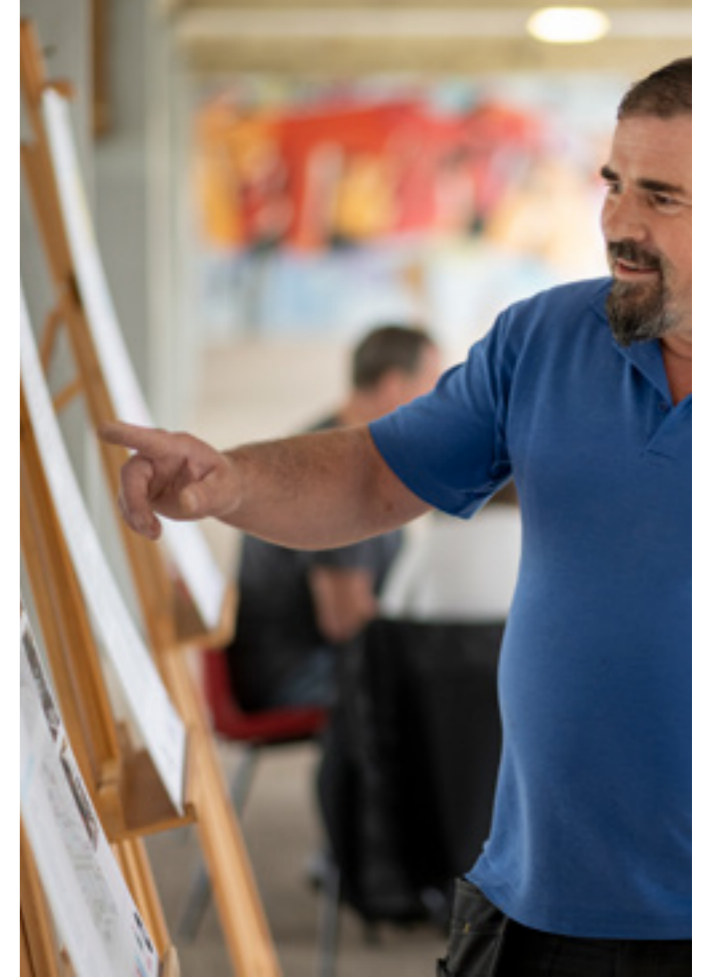
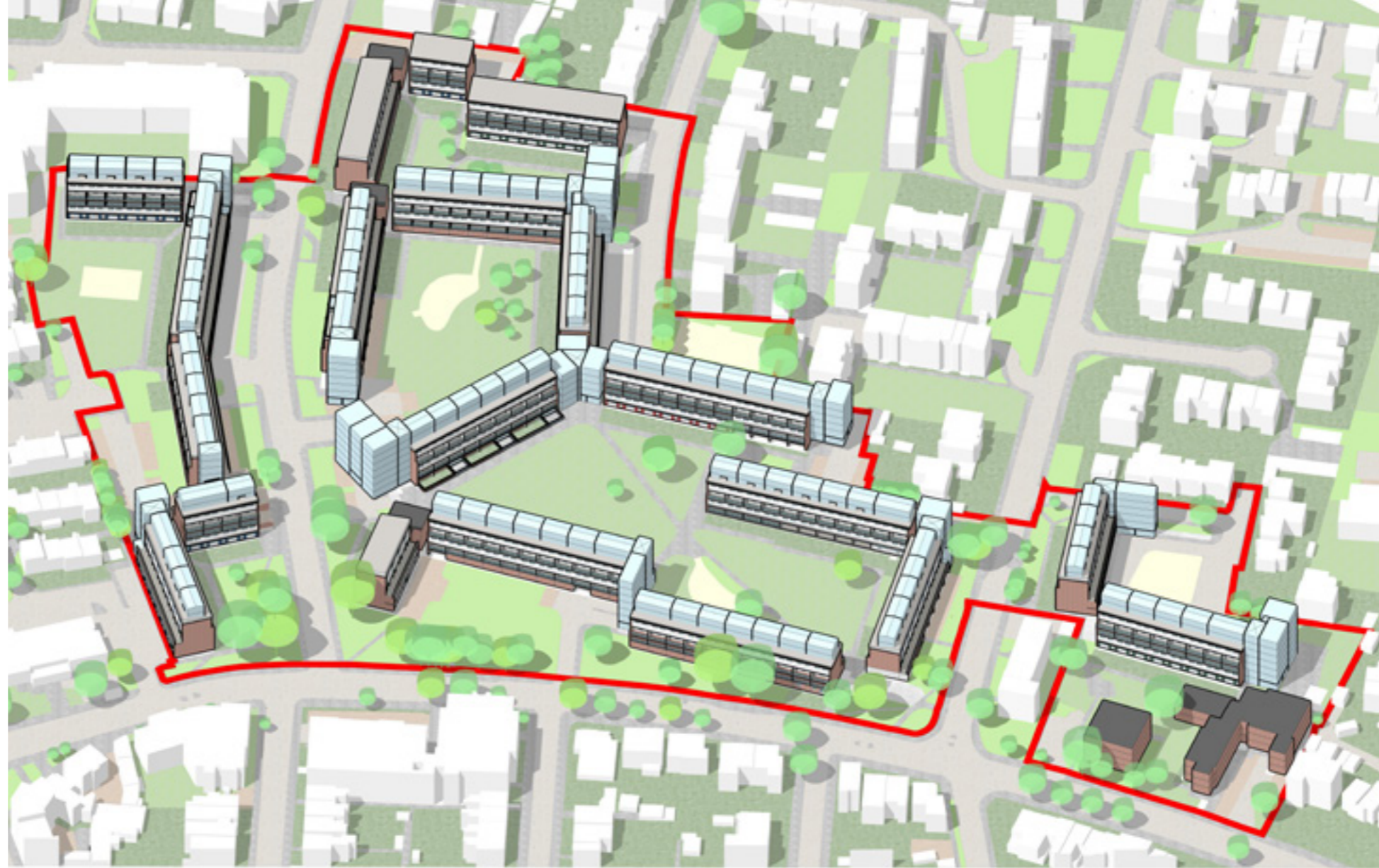
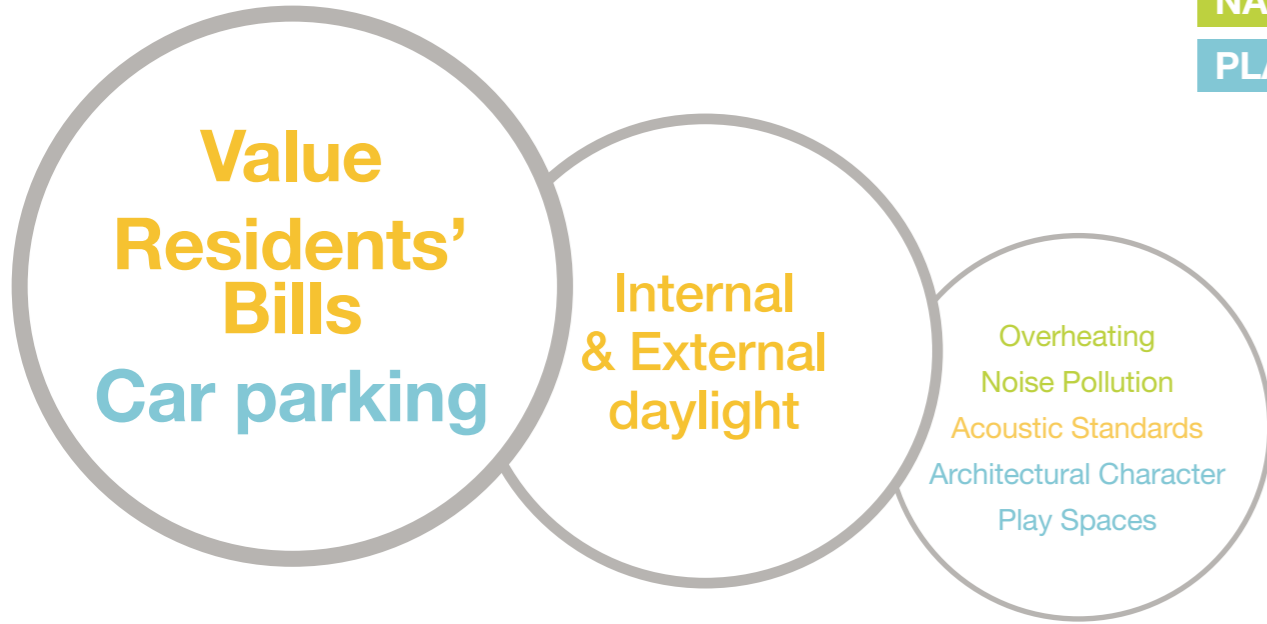
Workshop No. 2 Feedback

Selection of feedback received from residents at Workshop No. 2 on 10/09/22 expressing their sustainable priorities

OPTION 01 INFILL AND REFURBISHMENT

TOP PRIORITIES FROM ATTENDEES

HUMAN
NATURE
PLACE



COMMENTS

- Option 1 – Secure parking / garages needed
- Options 1 and 2 do not represent value for costs
- Option 1 – existing buildings need to be upgraded

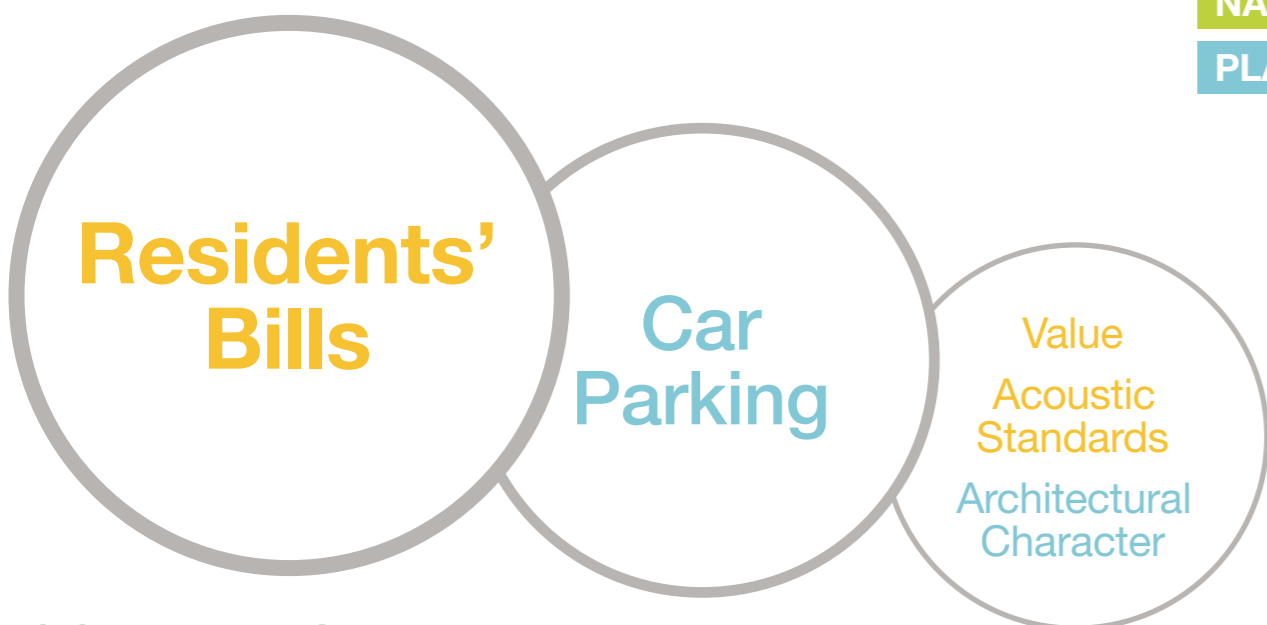
Refurbishment & Infill
Responding residents indicated this was an option they were interested in developing further



OPTION 02 PARTIAL REDEVELOPMENT

TOP PRIORITIES FROM ATTENDEES

HUMAN
NATURE
PLACE



COMMENTS

- Options 1 and 2 do not represent value for costs
- Option 2 - Due to our age at probable time of completion and possible financial constraints we will wish to return to our maisonette. We do not want the imposition of high buildings or lifts.

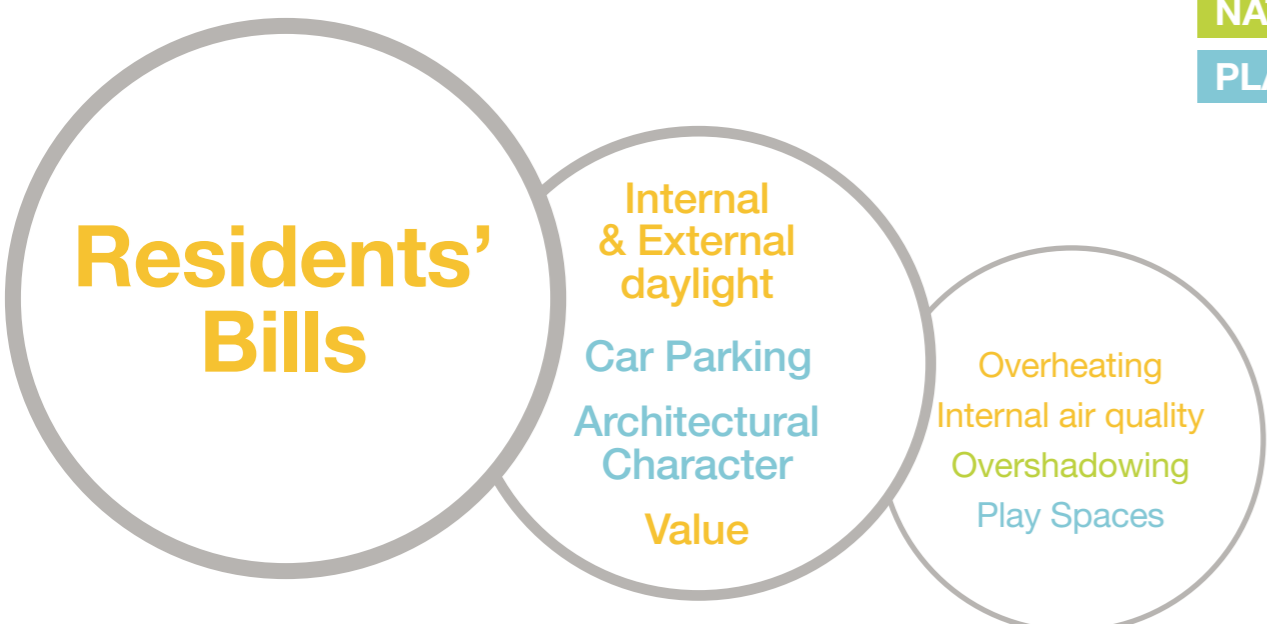
Partial Redevelopment
Responding residents indicated this was an option they were interested in developing further



OPTION 03 FULL REDEVELOPMENT

TOP PRIORITIES FROM ATTENDEES

HUMAN
NATURE
PLACE



COMMENTS

- Option 3 – keep green areas, size of properties. Is there an option of re-housing my son with his own property?
- Option 3 - Let's act not react!

Full Redevelopment
Responding residents indicated this was an option they were interested in developing further



Residents' Shared Priorities & Emerging Community Charter

Please tell us what your objectives are for the future of Benhill Estate. This will help establish community priorities for appraising the emerging regeneration options.

An Objectives Questionnaire was sent out to all households with the June Newsletter. If you would like to complete and return your questionnaire please hand it to a member of the team. Alternatively, tell us your objectives or use a post-it note to write down your ideas under the following 4 themes.

Thank you!

Over the past few years the Council has been talking to the residents of Benhill Estate about the future of their homes.

We've held individual 1 to 1's and steering group meetings, estate walkabouts and drop in events to gain a better understanding of how residents feel about Benhill and their aspirations for the future.

We have summarised below what you've told us under four themes, so that we can reflect your shared objectives as part of an emerging Community Charter:

People & Community

- Promote and encourage the strong sense of community spirit
- Many residents have lived on the estate for 20-30 years and have no desire to leave
- Create inviting community spaces for all residents to use
- Incorporate the Benhill residents' memorial
- Residents like to park directly on the estate

Homes

- Many existing homes are well proportioned, especially the 3 bedrooms
- Improve accessibility into homes to accommodate residents with mobility needs
- Provide easier access into blocks, as current stairwells are very narrow
- Preserve the walkway landings to properties, as they're great for residents with prams or mobility needs
- Improve the internal design of homes to ensure all residents can be comfortable

Throughout the consultation process there have been recurring themes and priorities; highlighting residents' likes and dislikes about the Estate. We want to work collaboratively with you to ensure your views and priorities are considered in developing plans for the future, in order to find the right solution for Benhill. As we take forward the options appraisal we want you to stay involved and to continue sharing your views. Please use these workshops to tell us more.

Place

- Benhill is a perfect location, as it's close to the town centre and there are great transport links
- Tackle fly-tipping to maintain a clean and welcoming environment
- Increase and improve lighting throughout the estate so residents feel safe
- Create a better environment that designs out crime and eliminates antisocial behaviour
- Create safe spaces for children to play and that offers inclusive activities
- Better positioning of blocks that allow easier and straightforward access to the town centre and encourages togetherness in the community
- Create an estate that is easy to navigate, with clear and visible signage
- Make better use of unused spaces, like the undercroft car park causing 'dead corners'

Sustainability

- Create energy efficient and well insulated homes that are affordable to live in
- Increase the amount of external bike storage
- Retain the trees and flowers
- Provide better roofing and pipe structures to eradicate leaks and internal water damage
- Retain our large open spaces for the community to enjoy, allowing 'room to breath'
- Design private gardens that help the environment and can be easily maintained
- Retain the 'views', 'visible skyline' and 'sunset' from our properties

What we have achieved to date

Initial Engagement & Appointments

- Consulted residents through a series of open meetings, drop-ins and walkabouts
- Held one-to-one conversations with residents to hear their likes and dislikes, concerns and aspirations
- Established a Residents Steering Group (RSG) to provide a forum for discussions about regeneration and the future of the Estate
- Appointed Communities First Foundation (CFF) as the Independent Resident Adviser
- Appointed HTA Design as the Community Architect for the Estate Options Appraisal

Where we are now

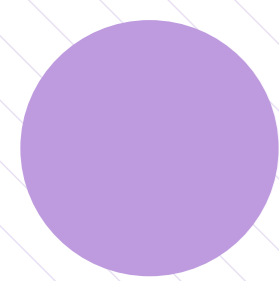
Options Appraisal *Summer 2022 - Winter 2022*

- Consultation with residents through a series of co-design events and individual conversations to agree the key priorities and shared vision for the area, to form a Community Charter
- Working with residents to explore a range of options for the estate, in order to establish a preferred option for the future of Benhill
- Working with residents to agree a set of regeneration commitments, in the form of a Residents' Charter
- Working with residents to develop a Landlord Offer document

Where we may be going

Council Approvals *Spring 2023*

- Report back to the Council's Housing Economy and Business Committee to approve the preferred option and Landlord Offer



Estate Ballot *Summer 2023*

If the preferred option involves the demolition of existing homes and the development of more than 150 new homes, then an Estate Ballot may be required

Planning Approval *2024*

- Obtain planning permission

Start on site *(Subject to the preferred option selected)*

- Refurbishment, Infill & Rooftop Development Option *2024*
- Partial Redevelopment & Refurbishment Option *2024*
- Full Redevelopment Option *2024/25*