

FUTURE OF ELM GROVE ESTATE

SUMMARY REPORT

| | |
|---------------------------------|---|
| Event title: | Workshop 5 |
| Event date: | 15 December 2020 (morning and afternoon session) |
| No. of attendees: | 13 residents |
| Location: | Online |
| Levitt Bernstein | Vinita Dhume & Riaan Louw |
| London Borough of Sutton | Michael Hunte, Sabrina Austin, Georgia Nicholls, Lauren Fabregas |
| PPCR | Janet Edwards |
| Savills | Daniela Columbano |

Summary of the report:

This report summarises the feedback provided at the Workshop 5 consultation session. Two online workshops were held in the morning and evening sessions with the residents.

The content of the presentation is as follows:

- The site in the town centre location.
- Discussing the Emerging Community Charter.
- Breakdown of the opportunities and constraints for each option for the estate.
 - Refurbishment option
 - Partial redevelopment option
 - Full redevelopment option
- The next steps forward are discussed and explained.

There are 31 feedback forms for Workshop 4 and 5 included at the end of this report.

How could we improve your neighbourhood ?



Feedback from Elm Grove residents during the consultation event

Workshop 5 - Morning session

Comments

- The rear end of the High Street - Sensitive treatment is needed along the rear edge of the High Street.
- Disabled home standards – What do disabled homes mean?
- “How can you improve the rear end of High Street, it’s in a terrible state at the moment and how can this be improved.”
- Fly-tipping – anti-social issues reduced during the lockdown.
- Mattress lying along near the edge of High Street – needs to be cleaned up.
- “It is stressful to think about moving”.

- “Before full regeneration happens, what are SHP + Sutton Council going to do for the people on the estate?”
- “Until regeneration, can something be done to improve things for residents on the estate?”
- The New Housing manager on Elm Grove will be a direct contact at SHP.
- Noise issues will not be resolved through refurbishment.
- Sound travelling between homes and noise cannot be resolved.
- “Improving homes from the inside will not improve our lives in the longer term, regeneration might be better – give us a quiet home which is well insulated.”
- “Regeneration option is the best route.”

- Council – to decide once all feedback comes in from all residents.
- The Options appraisal process will be shared and discussed with Sutton Council Committee.
- Tenure mix – 50% of dwellings to be affordable. A preferred option needs to be agreed upon to see the viability.

- A Valuations estimate is needed
- Presentations to be emailed to residents in advance.
- “What are we going to do after 9th February?”



Feedback from Elm Grove residents during the consultation event

Workshop 5 – Evening Session

Comments

- “Could we have CCTV?” – surveillance equipment along the backs of the High Street – improving Elm Grove.
- Soundproofing between properties is critical to reducing ASB - “I think when people read insulation they usually think heat rather than sound.”
- Design out sound pollution & air pollution.
- “How would refurbishment affect homeowners?”
- “Does refurbishment add extra rooms or would families who are underhoused continue to be underhoused?”
- “Leaseholders were not able to pay for work to their homes under Decent Homes Standard work. It would be good for any refurb work to be offered to leaseholders”.
- The option which demolishes houses – could build only flats maisonettes back again – no houses rebuilt
- “If option 2 goes ahead, would residents in currently overcrowded flats get priority to move into new homes that fit the family? Should this not go under Residents’ Charter.”
- “I wanted to know if one could get a bigger property if they are currently overcrowded.”
- “What is the plan on waste and rubbish maintenance as we’ve had issues for years but with full redevelopment there will probably be double or more the number of residents.”
- “Should Elm Grove be extended so it is not a cul-de-sac? Either for all or for vehicles such as refuse collection which must have difficulty turning round which can cause problems and extra noise.”
- “Unfortunately LBS change every few years the types and numbers of different bins that are required for collecting refuse and recycling so you may design for the current but it will not necessarily be able to take any new requirements of waste bins in the future.”

