



# Tenant Participation Community Development Plan 2009-2011



## Tenant Participation Community Development Plan 2009 - 2011

### Background

The Tenant Participation Community Development Plan is one of three documents that provides the framework for the delivery of Tenant Participation in Lewes District. The other two documents are the Tenants' Compact and The Tenant Participation Team Action Plan.

The Tenant Participation Community Development Plan was first introduced in 2000, and is produced every two years. The plan details the past successes and future aims of all Tenants and Residents Associations (TRA's) within Lewes District. It is used to inform tenants, staff and Councillors on the important role that associations play in terms of supporting their community and is also used by the Tenant Participation team to enable them to help carry out proactive work with their TRA's.

**1. The Tenant Participation Community Development Plan sets out:**

- all TRA's main achievements of the last two years
- TRA's main plans for the next two years
- whether the TRA has a Neighbourhood Action Plan in place and if regular estate walkabouts are held.
- any proposed new TRA's or community schemes for the next two years

The TP Community Plan is not updated throughout it's lifetime as TRA's needs change all the time, requiring a reactive response. However TP targets are set within the plan, and progress is reported back to the Tenants of Lewes District (TOLD) annually. TOLD is the umbrella organisation for TRA's, which holds public meetings three times a year and meets monthly with Housing Services Senior Management Team. TOLD also sends regular consultation bulletins to each TRA regarding topical housing issues.

The other two documents which provide the framework for the delivery of TP are:

**2. The Lewes District Council Tenants Compact** was introduced in 2000 and is produced every three years. The Compact sets out:

- how tenants and the Council will work in partnership to make housing services improvements.
- how tenants can get involved in the management of the housing service resources available to promote tenant involvement.



- tenants priorities -ie proposed actions for improvement, included in a Compact Action plan.
- how the improvements and service delivery will be monitored.

The Compact is not updated throughout its lifetime, but the Compact Action Plan is monitored monthly by Tenants of Lewes District (TOLD) and updated annually.

**3. The Tenant Participation Team Action Plan** which was introduced in 2005 and is produced every two months. The plan sets out

- all proactive and reactive work being undertaken by the TP team and identifies specific actions which need to be taken
- who is responsible in the TP Team for each action
- when actions are to be taken by

This plan is a live document which draws from the Compact and the Community Development Plan. It changes regularly to reflect the emerging needs of the TRA's, the Housing Department and TOLD. The plan enables the TP team to keep on schedule with their work and to be accountable to TOLD and Housing Managers.

## **Progress of TRA's to date and proposed new TRA's for 2009-11**

Since 1997, TRA's within Lewes District have formed the backbone of tenant participation. Each association is constituted, meets regularly to discuss local housing and community issues, and produces minutes or action plans from those meetings. All TRA's can get involved in district wide housing service decisions by responding to TOLD consultation bulletins and by sending two representatives to TOLD meetings and Housing Consultative Panel (HCP) meetings. The HCP is made up of tenants, housing staff and elected councillors and is responsible for prioritising both a communal area and environmental improvement budget.

The number of TRA's rose steadily from 1997 to peak in 2001 at 20, the numbers dipped slightly in 2007 to 18 but this number has remained constant since then. New TRA's still continue to be set up in areas as issues arise, and some dissolve as they achieve their aims. One association, Brickly and Cinque Foil at Peacehaven, has chosen to remain dormant as it has achieved its main objectives, but wants to be able to remain in existence in order to respond to important issues as they arise. We feel this approach is sensible as re-establishing dissolved groups is time consuming and costly.

Since the last TP Community Development Plan three groups have dissolved, Malling Residents Association, Vale Road Residents Association and The Lewes District Association of Leaseholders. One new group has been established at East Street and Mercread Road at Seaford, which was previously a Street Representative Scheme.

We no longer have any active Street Representative Schemes in the district. Establishing and retaining such schemes took the same amount of resources as establishing and retaining a TRA, but with limited benefits to the community. However the TP team will be looking at the feasibility of setting up a simplified Block Representative Scheme, to enable nominated tenants to report and monitor communal repairs. Details of these proposals can be found in the Lewes District Councils Compact Action Plan (Compact Action no 1). The TP Team will also explore the possibility of reforming a group at Malling Lewes, and whether a TRA is needed at Barcombe.


The TP team are proud of all the achievements of the TRA's in Lewes District and are keen to consolidate the good work of the associations in a number of ways. These include:


- encouraging groups that do not do so already to produce Neighbourhood Action Plans
- supporting more TRA involvement in Neighbourhood Panel meetings, with Police, local councils etc
- Formalising tenant involvement in estate walkabouts. More details can be found in the Lewes District Council Tenants Compact Action Plan (Compact Action 5)

### 3. Main achievements, activities and future plans of existing TRA's and TOLD in Lewes District


Name of Association	Main achievements 2007-2009	Future Plans	Is your association involved in Estate Walkabouts?	Does your association have an Action Plan?	How many meetings on average do you hold per year?
Ashington CA Peacehaven	<ul style="list-style-type: none"> <li>• Raised funds and started a youth club</li> <li>• Negotiated for improvements to area outside shops</li> <li>• Raised funds from Environmental Budget for lighting and landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Work with NCDA to raise future funds for continuing youth club</li> </ul>	No	No	2
Balcombe Road RA Peacehaven	<ul style="list-style-type: none"> <li>• Raised funds towards communal fencing</li> <li>• Negotiated for improved communal gardens</li> <li>• Campaigned for communal area improvements</li> <li>• Obtained extra lighting from Environmental Budget</li> </ul>	<ul style="list-style-type: none"> <li>• Improve TV reception</li> <li>• Improve recycling areas</li> <li>• Extend opening times for tradesman to enter flats</li> <li>• Improve safety of sub-station</li> </ul>	Yes with Area Housing Officer (AHO) and Maintenance Officer (MO)	Yes	9
Beacon Park RA Ditchling	<ul style="list-style-type: none"> <li>• Agreed changes to bus service</li> <li>• Agreed improvements to road safety</li> <li>• Improved signs to estate</li> <li>• Held community picnic</li> </ul>	<ul style="list-style-type: none"> <li>• Improve grass verges</li> <li>• Campaign for a shelter</li> <li>• Provide youth club evening</li> </ul>	No	Yes	3
Beame Court RA Seaford	<ul style="list-style-type: none"> <li>• Obtained water butts from Environmental Budget</li> <li>• Agreed improvements to road safety</li> <li>• Negotiated for communal area improvements eg new carpets, additional grounds maintenance, re-pointing etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve community spirit at Beame Court by holding a social event.</li> </ul>	Yes with AHO	No	4


Name of Association	Main achievements 2007-2009	Future Plans	Is your association involved in Estate Walkabouts?	Does your association have an Action Plan?	How many meetings on average do you hold per year?
Bricky and Cinque Foil RA Peacehaven	<ul style="list-style-type: none"> <li>Negotiated improvements to play area</li> <li>Campaigned for additional parking</li> <li>Improved lighting from environmental budget</li> </ul>	<ul style="list-style-type: none"> <li>Association in hibernation at moment - look into possibly resurrecting</li> </ul>	Not at moment but was in the past	Yes, mainly completed.	None at moment
Broyle Area Community Association Ringmer	<ul style="list-style-type: none"> <li>Worked with LDC to get replacement windows</li> <li>Created a lay-by in Broyle Lane</li> <li>Obtained a bench for the bus stop</li> <li>Awarded money from Env Budget for lighting</li> </ul>	<ul style="list-style-type: none"> <li>Work with other stakeholders to create a "community conservation area" on an area of land which is currently an eyesore.</li> </ul>	AHO does Walkabouts, but tenants are not notified in advance. Would like to be more involved.	No, an plan of action is incorporated into minutes	4
Cradle Hill Community Association Seaford	<ul style="list-style-type: none"> <li>Fund raised to replace crumbling community portacabin, with a new cabin</li> <li>Provided childrens/youth activities and community activities for older people.</li> </ul>	<ul style="list-style-type: none"> <li>Negotiate with new Children's Centre, opening 2010 to run extended services from portacabin.</li> <li>Explore setting up parents &amp; toddler</li> </ul>	Involved in Walkabouts with AHO	No	2 to 3
Demontfort Improvement Group Lewes	<ul style="list-style-type: none"> <li>Opened a new Community flat</li> <li>Set up a Youth Club at the flat</li> <li>Raised funds for extra after school activities</li> <li>Negotiated for improvements to communal areas outside Heron Court, Swallow House</li> <li>Raised funds and held</li> </ul>	<ul style="list-style-type: none"> <li>Pilot new door entry system</li> <li>Set up 100 club to raise funds for DIG</li> <li>Provide additional storage areas in flats.</li> <li>Improve areas outside Kestrel Court and Abergavenny Road from Environmental Budget</li> <li>Pilot Credit Union scheme</li> <li>Negotiate for further improvements to Heron Courtyard bin area, using ring</li> </ul>	AHO and MO's hold regular walkabouts. DIG members are invited to attend.	Yes	12


	<ul style="list-style-type: none"> <li>• holiday play schemes</li> <li>• Raised funds and held summer fetes and fun days for the whole community</li> <li>• Consulted on changes to parking scheme.</li> <li>• Raised funds from Environmental Budget for improved lighting to Abergavenney Road.</li> </ul>	<ul style="list-style-type: none"> <li>• fenced money.</li> <li>• Look at raising funds for community worker</li> <li>• Negotiate with ESCC for changes to parking scheme to happen.</li> </ul>			
<p>East Street and Mercread Road Residents Association Seaford</p>	<ul style="list-style-type: none"> <li>• Was a representative scheme, residents asked for an association to meet twice a year. Survey conducted Oct 09. Meeting to be held</li> </ul>	<ul style="list-style-type: none"> <li>• To be agreed</li> </ul>			2
<p>Hanson Road RA Newhaven</p>	<ul style="list-style-type: none"> <li>• Obtained funding for community skip</li> <li>• Negotiated for individual fencing on some properties.</li> <li>• Worked with police and NCDA to combat asb and provide youth activities</li> <li>• Consultation held on rubbish and litter collection</li> </ul>	<ul style="list-style-type: none"> <li>• Hold daytime meetings at the Star Café to encourage more involvement</li> <li>• Work with the Council to provide better bins and bin storage.</li> <li>• Hold further community clean up day, with skip plus litter picking</li> </ul>	<p>AHO and MO have started to hold joint meetings with Tenants. Hanson Road RA are keen to advertise these in advance.</p>	<p>Yes</p>	6
<p>Hillcrest Court RA Newhaven</p>	<ul style="list-style-type: none"> <li>• New patio area provided from Environmental Budget</li> <li>• Campaigned for improved storage facilities</li> <li>• Held community bbq</li> </ul>	<ul style="list-style-type: none"> <li>• Re-establish regular meetings</li> <li>• Improve the grass cutting on sloped area to rear of Hillcrest</li> <li>• Submit bid to Environmental Budget</li> </ul>	<p>AHO holds walkabouts with caretaker</p>	<p>No</p>	<p>Not regular at moment, plan to hold 4 per year</p>

Name of Association	Main achievements 2007- 2009	Future Plans	Is your association involved in Estate Walkabouts ?	Does your association have an Action Plan?	How many meetings on average do you hold per year?
Lewes Association of Scattered Tenants (LAST) Whole District	<ul style="list-style-type: none"> <li>• Input into following LDC policies: <ul style="list-style-type: none"> <li>- Pets in flats</li> <li>- Internal redecoration Scheme</li> <li>- Revised tenants handbook</li> </ul> </li> <li>• Assisted individual LAST members with outstanding repairs issues</li> </ul>	<ul style="list-style-type: none"> <li>• Input into new Grounds Maintenance Contract</li> <li>• Input into proposed communal repairs monitoring scheme</li> </ul>	Not applicable	No	4
Landport Residents Association Lewes	<ul style="list-style-type: none"> <li>• Raised £50k for a new skate-park and youth shelter</li> <li>• Held six intergenerational socials (BBQ, Christmas and Easter)</li> <li>• Worked with Lewes Youth Centre to help it re-open</li> <li>• Campaigned for improvements to the local bus service, lighting and drains, for the Post Office to re-open, and for more litter bins.</li> <li>• Forged better links with local police and helped set up Neighbourhood Panels</li> <li>• Community Room has also hosted regular bingo sessions, coffee mornings, Sexual health clinics, Stop smoking clinics, and Housing Officer surgeries.</li> </ul>	<ul style="list-style-type: none"> <li>• Campaign to have mini-recycling centre re-instated</li> <li>• Provide reactor lights at the skate area</li> <li>• Establish advertised quarterly walkabouts with AHO and MO</li> <li>• Explore setting up community garden project at Landport Farmhouse.</li> <li>• Organise joint Christmas party with LRA and youth centre</li> <li>• Continue to organise regular socials and barbecues</li> </ul> 	Held walkabout in June with AHO and MO, with 4 locals. Report made to LRA on agreed actions. Would like to do this on a regular basis.	Yes	8

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Neville Residents Association Lewes	<ul style="list-style-type: none"> <li>• Annual garden trail held to raise money for association and other charity</li> <li>• Negotiated to increase frequency of bus service</li> <li>• welcome pack sent to all new households</li> </ul>	<ul style="list-style-type: none"> <li>• Annual garden trail 2010</li> </ul>	No	No action plan is part of minutes	4
Residents Association of Chyngton Estate Seaford	<ul style="list-style-type: none"> <li>• Group newly reformed in Sept 09</li> </ul>	<ul style="list-style-type: none"> <li>• Work with LDC and police to resolve ASB in the area.</li> <li>• Work to resolve dogs mess issue</li> <li>• Work with YDS to improve youth provision</li> <li>• Look into possibility of fencing off Walmer recreation area, to make safer</li> <li>• Work with LDC and police to resolve dangerous parking around school.</li> <li>• Establish regular AHO/MO walkabouts to coincide with meeting dates.</li> </ul>	Yes	Yes	4

Name of Association	Main achievements 2007- 2009	Future Plans	Is your association involved in Estate Walkabouts ?	Does your association have an Action Plan?	How many meetings on average do you hold per year?
Sheltered Forum Whole District	<ul style="list-style-type: none"> <li>• Consulted/shared information with sheltered schemes on security arrangements, TV licensing, recycling facilities, grounds maintenance and Mobility Scooter policy</li> <li>• Consulted and involved in monitoring the Sheltered Housing Review, including new HUB and Spoke scheme</li> <li>• Input into Sheltered Compact</li> <li>• Oversaw Lifeline move from Chichester to WEL at Eastbourne, including visits to Lifeline control</li> <li>• Sheltered Forum Representatives involved and reported back on "Supporting People" review.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued involvement in Sheltered Housing Review, in particular pilot schemes for Scheme Managers and floating support</li> <li>• Review of Sheltered Compact</li> <li>• Continue to consult and be involved in any proposed changes to service as a result of possible Supporting people changes to funding.</li> </ul> 	Local issues for each sheltered scheme discussed at local meetings with AHO twice a year.	No	4
St Pancras RA Lewes	<ul style="list-style-type: none"> <li>• Survey carried out. Plan to re-launch association. Meeting planned for December</li> </ul>				

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Tenants of Lewes District (TOLD) Whole district	<ul style="list-style-type: none"> <li>• Consultation carried out on pets in flats policy, rent collection, Choice Based lettings, internal redecoration scheme</li> <li>• Newsletters sent out to all Tenants Associations following monthly TOLD committee meetings when there were items that TOLD need to consult on with other tenants.</li> <li>• Negotiated lower rent rise for 2008/9</li> <li>• Two tenants conferences held 2007 and 2008</li> <li>• Tenants Voice newsletter to all tenants 3 times a year</li> <li>• Tenants BBQ and Christmas socials held</li> <li>• Funding secured for district 5 a side football project and coaching in partnership with Lewes FC</li> </ul>	See Compact Action Plan  	Not applicable	Yes	3 public meetings and 11 monthly meetings with TOLD committee and Housing Senior management Team

Name of Association	Main achievements 2007- 2009	Future Plans	Is your association involved in Estate Walkabouts ?	Does your association have an Action Plan?	How many meetings on average do you hold per year?
Wivelsfield Green RA	<ul style="list-style-type: none"> <li>• Held Christmas tea parties</li> <li>• Set up a youth club in the village hall with the Parish Council and Action in Rural Sussex.</li> <li>• Worked with ESCC to do road safety campaign using Speed Indicator Device</li> <li>• Held fund raising jumble sales</li> <li>• Took part in Village day</li> <li>• Campaigned to update bus shelter</li> <li>• Campaigned to improve car parking</li> <li>• Improved lighting from Environmental Budget</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate possibility of a spring outing</li> <li>• Raise funds from further jumble sale</li> <li>• Take part in village day 2010</li> <li>• Organise Christmas tea 2009/10</li> </ul> 	Yes with AHO	No	11

For more information on this Community Development Plan or tenant participation in general, contact Ruth Tahsin or Sue Wells on 01273-487249, email them at [Tenant.participation@lewes.gov.uk](mailto:Tenant.participation@lewes.gov.uk) or write to them at the Tenants Resource Centre, 2a Horsfield Road Lewes BN7 2TA.