

**Grange Farm Steering Group (SG) Committee**

**Follow Up / Fun Day Planning**

**One Enterprise Ltd (Independent Tenant Advisor) 19.00 Wednesday 15th June 2016**

**Present**: Thusmira Subaskaran, Malaika Wasim, Rekha Patel, Suraya Habibzay, Kandiah Thayaparan, Ken Woods (chair), Shamim Manji, Fiona Allen, Bill Beardon, Ranjan Narayanasamy, Shaz Mohammed, Sharon Reid, Amita Jagal-Kempster, Shivakuru Selvathurai, Paddy Lyne (HFTRA) and Raj Kumar(One Enterprise Ltd).

Alison Pegg, Paul Mullins, Khalil Rahman, Funmi Nwagagbo and Charlotte Ashton (LB Harrow).

**Apologies**: Varsha Patel, Daud Amin, Juliana Nkansa, Rikki Hicks, Dorothy Powell, Victoria Vaughan, Ann Witter, Aaron Burton, Rupen Gantra, Ali Noormohamad, Joanne Greenwood and the LGA Peer Review Team.

**Declarations**: No new declarations.

1. **Notes of the previous** meeting held on 8th May 2016 were agreed.

2. **Matters arising** a) A new Purchase Order to be produced for the **ITA** with 32 days agreed for the year ahead and additionally outstanding invoices to be paid promptly. Alison made it clear the ITA work should not cover support that the Council’s own team can provide. If the latter is not happening, SG to inform Alison. If additional days required for ITA, the SG would need to discuss this with the Council in the first instance. A system of monthly reporting of ITA days delivered to be reintroduced.

b) SG **Confidence Building** - Raj to explore options with VAHC and Tpas. c) The purpose of **inviting local Councillors, MP and the Leader of the Council** to the SG would be to raise the profile of the work of the SG and the significance of the regeneration proposals. Alison suggested these invites might best come though Glen.

d) Khalil confirmed the **Charter** will be circulated to previous decants week commencing 20th June. e) Currently the SG is not set up to have an **Annual Budget**. Paul asked the SG to consider the bureaucracy involved in holding budgets. f) The website [www.grangefarmsteeringgroup.co.uk](http://www.grangefarmsteeringgroup.co.uk) is up and running and includes the film of the open meeting. All suggestions / ideas welcomed for improving website content, especially from the perspective of young people.

3. **Condition of the Estate**  - Ken passed on his thanks to Wates, HFTRA, GF volunteers and council staff for helping with the Volunteer Day clean up on 14th July.

- It was suggested the ITA should not be used as the channel to report estate and housing management issues, which occurred due to residents frustrations with not being able to get through to the council on the telephone or via email. In addition, Beljit is in the process of organising **estate surgeries** for Elizabeth (Housing Officer) to be present on the estate on a regular basis. It was noted again the caretaker is rarely seen on the estate and the communal areas need a deep clean. Raj reminded the SG that a key element for the success of regeneration programme related to “Management Plus” as captured in the “Mind the Gap” document.

- Alison is also speaking with the Divisional Director to ensure the service related to waste collection and grounds maintenance is improved and offer a service that will be good enough to maintain the high standards of the communal environment (that will be delivered by the regeneration programme).

- Beljit to confirm a date to discuss the Neighbourhood Agreement with Raj in the first instance.

- In order to reduce confusion for residents in temporary accommodation, perhaps a general leaflet can be produced to highlight their rights and who to contact for more information.

4 **Fun / Action Day Saturday 16th July 10.00 (12.00 clean up & 13.00 – 16.00 fun time)** - As the council is planning its own “Harrow Housing Fair” on 9th July for all tenants, leaseholders and residents on estates. It was suggested perhaps a mini-bus could be used to encourage Grange Fair residents to attend the Harrow Housing Fair. - Alison explained due to the Harrow Housing Fair, the Resident Involvement team does not have capacity to support the Grange Farm Action / Fun Day planned for 16th July. It was suggested that perhaps an alternative date in September would be more suitable. However, this was not popular choice. The SG wanted to hold an event during the summer holidays and use it as an opportunity to bring the whole community together (considering the 60 or so new families who have moved into temporary accommodation on the estate).

5. **Youth Engagement Update** - Charlotte gave an update from the event that took place 3rd June. Whilst only 12 young people attended (most came with siblings), it was useful for identifying youngsters who wanted to be involved further with the regeneration programme.

6. **Hawkins/Brown (H/B) update** - The planning application is due to be submitted on 24th June.

- A pre-application meeting with the planners had led to a number of design changes, whilst small in themselves - invariably meant a lot of detailed work for H/B. Still the overall proposal is for 549 new homes, the tallest block will be 11 floors and a slightly smaller community hub (still no final agreement with the Air Cadets). Waitrose were positive with granting access onto their site. The developer may come up with an improved phasing programme of demolition. The character of the mansion blocks now looks better and more in line with the rest of the design. The layout of the block facing Northolt Road has been changed to create a greater opening and offer better visibility of the hub. The heights and distances of the blocks overlooking Dudley Road have been reviewed to improve privacy for neighbouring homes. More careful consideration will be given to the design of the play areas and green spaces.

- A “**Design Code**” is being produced, for example to steer a developer away from balconies with railings or clear glass.

- H/B will be holding a public Exhibition of the final plans on **Tuesday 28th June from 16.00 – 20.00** at the Northolt Rd Community Centre.

7. **Health Impact Report** - Paul to invite the relevant officer from the Council to a future meeting.

8. **Next Meetings**

- Wednesday 22nd June 19.00 British Legion SG Meeting

- Tuesday 28th June 16.00 – 20.00 Northolt Road H/B Exhibition

- Wednesday 6th July 19.00 British Legion SG Meeting

- Saturday 9th July 10.30 Civic Centre Harrow Housing Fair

- Saturday 16th July 10.00 Action / Fun Day Whole Community

- Wednesday 10th August 19.00 British Legion SG Meeting

- Wednesday 24th August 19.00 British Legion SG Meeting

9. **Any Other Business (AOB)** - TerraQuest will be undertaking land referencing across the estate. Fiona requested that a thoughtful approach was required when calling on the homes of “vulnerable” residents.

- Khalil reported that compensation had been paid to one decant who had gas connection issues.

- Khalil reported a case by case approach has been taken when receipts had not been produced to support claims for Disturbance Payments. In addition, some Home Loss and Disturbance Payments had been paid in advance in special cases.

- The home visits undertaken by Khalil and Sajni are helping to identify individual support needs and discuss specific issues related to Home Loss and Disturbance Payments. Khalil to produce specific target dates for making payments, that will be reported to the SG.

- An advert for the post of a Decant Officer has gone out.

- Fiona requested a visit or feedback is received from other neighbourhoods that have undergone regeneration to share and learn good practice, for example from Rayners Lane. Alison suggested the LSE Summary Report on the Rayners Lane may be worth circulating.

- Fiona believed it was important for residents to learn more about the Combined Heating and Power (CHP) system and again a visit to a scheme, which already has a CHP, may be worth undertaking.