

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

**Hawkins/Brown & catch Up**

**One Enterprise Ltd (Independent Tenant Advisor) 19.00 Wednesday 2nd March 2016**

**Present**: Ken Woods (Chair), Shivakuru Selvathurai, Fiona Allen, Varsha Patel, Rekha Mehta, Bill Beardon, Kandiah Thayaparan, Daud Amin, Amita Jagai-Kempster, Richard Kempster, Paddy Lyne (HFTRA), Raj Kumar and John Harvey (One Enterprise Ltd).

Sajni Durve, Khalil Rahman, Christine Scott and Alison Pegg. (Harrow Council).

Euan MacDonald, Emma Lynn, Richard Fisher and Stuart Bacon (Hawkins/Brown)

**Apologies**: Ann Witter, Dorothy Powell, Ranjan Narayanasamy, Juliana Nkansa, Victoria Vaughan, Aaron Burton, Rupen Gantra and Tim Chaudhry.

1. Notes of previous meeting held on 24th February 2016 were agreed.

2. Matters arising - Schedule of new dates to be circulated by Raj, including holding a special meeting on 16th March to plan the Open Meeting and discuss Youth Engagement. - Anu (Kandiah’s son) produced the first draft of the flyer for the Open Meeting. Raj will pass the draft onto the Resident Engagement team to work their magic before it is recirculated for further discussion with the SG and Anu. - Ken will be engaging with the local papers to hopefully gain positive coverage. - Christine joined the meeting and offered support in producing the flyer, organising t-shirts (depending on ordering process) and using the Facebook page created by Bill for GF (which Charlotte has joined). Christine confirmed the Housing Needs survey will be updated and the 69 or so people on the “hard to reach” list will be targeted by Charlotte. Fiona explained a number of the residents on this list may have mental health issues and that the Council should already have some background information or best contact details. - It was agreed the best way to engage with young people would be through having some practical objective or issue that they could work on. Fiona will make contact with the **Ignite Trust** (youth engagement specialist) and invite them to the meeting scheduled for 16th March. - Khalil joined the meeting and explained the residents who had already been decanted would receive a copy of the Charter and thereafter be contacted to explain their rights in relation to the statutory Disturbance Payments. Paddy was aware the Charter had been signed off and was going to the printers. - Khalil offered to provide a key for the communal notice board so the SG could add information, including dates for future SG meetings, which may help encourage other resident to get involved. - Ken restated the importance of officers attending the SG on an invitation basis and that occasionally the SG may wish to hold catch up meeting just for itself.

3. **Hawkins/Brown (H/B) update** - Euan explained that the revised plans and models reflected views captured from the SG, the wider resident base, Harrow’s Project Planning team and the Planners. There are currently proposals for 554 homes of which 229 are for social housing (54 x 1Beds, 136 x 2Beds, 32 x 3Beds and 7 x 4Beds). The design of the homes are split into 3 types – mansion blocks (over looking Waitrose and predominately for sale), court yard blocks and metro style houses. - Significant changes have been made to the mansion blocks, which have been modulated with different height blocks (varying between 10 and 5 storeys), creating stepping and reducing shadowing. - Emma and Richard are leading on the Hub design. Its location has shifted slightly to be more closely aligned with the generous community square. This area in turn creates the heart / centre / focal point of the development with clear visibility from the main entrance points. - Grant Associates (landscape architects) have designed a gentle sloping access way (not stepped) through to Waitrose. Lessons from the awarding Accordia development (Cambridge), which was visited by SG members, have been incorporated into the green space designs. The SG will have an opportunity to work with Grant Associates and contribute to the landscaping design and also help select robust and safe play equipment. It was noted that there never can never be a 100 per cent guarantee that children would not hurt themselves during play. - The proposals still envisaged a two phase demolition, with the communal heating facility forming part of the first phase. - Bill identified that the private for sale properties appeared to be located in the most desirable position around the community square. Euan emphasised that the intention is to mix the different tenures. Emma and Euan agreed to look at the different tenures and the respective locations and this will be explored in more detail with the SG. - Richard gave details of his consultation with Martin Brown from the Metropolitan Police in relation to designing out crime (Secured by Design). Suggestions included lighting on columns, CCTV (at entrances / exists / lifts / podium parking), tree canopy levels and fob controlled gates to the podium. - It was confirmed back up maintenance contracts would be put in place for repairs for items such as the controlled gates. - Whilst smoke alarms would be fitted in all homes, it was not clear if the communal areas would have such alarms. Euan gave assurance that all building regulations would be fully complied with. - Euan highlighted the numerous standards the design had to meet, which included the London Housing Design Guide, Life Time Homes, Building Regulations, Wheelchair local and national standards and planning guidance. Alison highlighted all the key documents are all readily available on the Greater London Authority (GLA) website [www.london.gov.uk](http://www.london.gov.uk). - Bin stores and cycle storage would be given careful consideration on design and security. - The design would ensure noise from lifts is minimised. The design would meet the highest standards of sound insulation recommended. However, internal noise can be impacted on by the lack of underlay / cushioning under wooden flooring. Another meeting needs to take place to discuss the internal finishes. - Euan highlighted proposals for having grand and light filled communal entrances, with a two stage entry (restricting deliveries to the first part). The letter boxes would be in the communal area for flats. - There were a number of options for balconies and more consultation would take place with regards. Also there needs to be a separate sessions with the SG to look at external finishes. - Emma highlighted recent community art initiatives that had incorporated historical images of workers into the brick walls, curtains that had images created by a local resident and art design forming part of the hard and soft landscaping. It was suggested this is the type of design activity should be used to fully engage with younger people and the youth living at Grange Farm. - Euan highlighted the alterations to the internal layouts, which now include a separate toilet for each two and three bed home and the option for having a separate kitchen and dinning room. The downside is that this has had an impact on the overall level of storage space available. - Euan closed the presentation by highlighting their next key milestones for when meeting with the GLA on 14th March. This included presenting the design for the community hub, 3D views of the scheme, select sample materials (bricks), work on costs and financial viability and prepare drawings for the planning application (target mid-April 2016). Euan and the team look forward to coming back to meet the SG for further discussion on 20th April.

4. **General Comments to the models & internal layouts** - Generally the one bed unit was considered to offer more generous space. However, Ken was keen to find out more on how the overall floor spaces compare to the existing homes. - There are mixed views on whether the open plan kitchens are preferred to a separate kitchen. The impact of having a separate kitchen (with its own door and small corridor) is that storage space has been compromised. - Again there are mixed views on whether there is a preference for a separate additional toilet at the expense of losing storage space. - The Steering Group will go away and consider their preferences in more detail.

5. **Future meetings (*British Legion, 19.00*)**  - Wednesday 16th March Planning for Open Meeting & Youth Engagement - Wednesday 23rd March Bulk Energy Purchase / Communal Heating / Traffic Report - Wednesday 6th April ASB & Police (Safer Neighbourhood Team) - ***Saturday 16th April 14.00 Open Meeting*** - Wednesday 20th April Hawkins/Brown follow up - Wednesday 4th May Health Impact Assessment / Hub, green spaces, play spaces and environment - Wednesday 18th May ITA role & Training Plan - Wednesday 1st June To Be Confirmed. - Wednesday 15th June To Be Confirmed