

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

**One Enterprise Ltd (Independent Tenant Advisor)**

**19.00 Wednesday 17th May 2017**

**Community Hall, 66 Osmond Close**

**Present**: Ken Woods (Chair), Bill Beardon, Sharon Reid, Rekha Mehta, Fiona Allen, Shaz Mohammed, Shamim Manji, Varsha Patel, Shivakuru Selvathurai, Amita Jagai-Kempster, Alison Coudray, Ranjan Narayanasamy and Ghizlane Darugaa.

Zainab Malik, Raj Kumar, John Harvey and Chantelle Baker (One Enterprise Ltd), Alison Pegg and Christine Scott (LB of Harrow), Clare Flowers (RedLoft), Richard Fisher and Euan MacDonald(Hawkins/Brown)

**Apologies**: Juliana Nkansa, Duad Amin, Marim Sekanderza, Kandiah Thayaparan, Ali Noormohammed and Paddy Lyne (HFTRA)

**Declarations**: No new declarations.

1. **Notes of previous meeting held on 3rd May were agreed.**
2. **Good News Stories**

* The council has received a response from the MOD, but they still need more time to consider the revised proposals.
* There is a full compliment of Steering Group members with some new members joining.
* Saturday afternoon Art classes for children are becoming more popular each week.
* There is an offer to start creative writing or reading classes on the estate.

1. **Matters Arising**

* Dennis and Sue will attend the Fun Day to gain more interest in Nordic Walking.
* Walking Leaders training is taking place on 3rd June 10:00 – 16:00 at the Civic.
* Raj and John are currently drafting the TRA constitution with charitable objectives.
* [Housing.estateservices@harrow.gov.uk](mailto:Housing.estateservices@harrow.gov.uk)

This email address is the right point of contact to report matters online.

* Steve Compton, Refuse and Waste team, did not attend the pre-arranged meeting.
* ‘Xcite’ Employment Initiative door knocking will take place on Monday 10th July 16:00 -19:00. It will be good to have some volunteers to go around with the Xcite team and could also be used to promote the Fun Day and other activities.

1. **Hawkins/Brown (H/B) & the Process for Redesigning the Scheme**

* Claire gave out a handout reminding members of the MOD objection and its impact on the scheme. The Council hopes to negotiate with the MOD and agree a maximum height of 25 metres. This would reduce the number of properties that could be built and would mean there is less cross subsidy. As part of the design review Hawkins Brown have been tasked with achieving the same number of properties at the lower height. Based on the previous scheme and securing GLA funding, there is a gap of £15 million. However, it is important to note this figure will change.
* The Steering Group would like further discussions on the financials, to include:
  + the likely build cost per property (private and council),
  + how the quality of the homes will be maintained whilst “value engineering” is undertaken to reduce the costs
  + the level of rents for existing tenants and the offer for leaseholders. Chantelle was keen to ensure that the matter of rents and the leaseholder offer are captured in the revised Charter
  + Fixed charges for the Combined Heat and Power (CHP)
  + Service charge levels and ground rents
  + The “overage” – how a percentage of potential higher prices (profits) for private flat sales can be shared with the council.
* Hawkins/Brown gave a presentation (that will be made available on email) to explain the impact of having reduced heights for buildings, against the original planning application. An alternative design will comply to the 25 metre rule and also that the phasing will be refined. There would be a loss of 39 units if the Council comply with the MoD’s objection. However, H/B will try to maintain 549 homes and any losses would be from the private homes. Suggested changes included:
  + moving from having 2 – 11 storey buildings to 3 - 7 storey buildings
  + redesigning the community centre with the multi use play area (MUGA) being outside
  + maintaining the quality of the green spaces
  + less one-bed properties, reflecting the greater need for family homes.
* The Air Cadets have still not accepted the offer to move into the new community centre and the development can go ahead regardless of their decision.
* The planners are positive with the proposed changes so far and Ken believed the reduction in building heights was a positive step.
* H/B can attend the Fun Day to explain the new designs to the wider resident base.
* **Fun Day Project Management**
  + The current running cost of the Fun Day is £3056.00
  + Christine has provided the details of a face painter and magician from the Christmas event. However Zainab will try to find some less expensive alternatives.
  + (The Council will contribute £2,000.00 funding toward the Fun Day).
  + Christine also said she would look into providing bunting and safety mats/strip covers for electrical cables.
  + Alison Coudray spoke to the Ice Cream van driver who said he would be busy on the day, but suggested another local ice cream van driver.
  + Bill suggested a Steel Band comes to the Fun Day, so Christine has provided Zainab and Raj with the contact details of a steel band.
  + Alison confirmed herself and Nick’s attendance to the event.
  + The 2018 Annual Family Fun Day will be held a week earlier on Saturday 7th July.
  + It may be useful for a representative from the Resident Involvement team to attend each meeting or ensure key actions are identified from the meeting notes.
* **Green Initiative**
  + Christine has organised a Coffee morning/evening Surgery (10am-12pm and 4pm-6pm on 1st June) to identify residents for the green initiative ‘Growing Your Community’. Christine provided posters advertising the coffee sessions, to be distributed and put up in blocks.
  + Raj confirmed there are already Corporate Volunteers organised and residents will be nudged into participating once a date is confirmed.
* **Date of Next Meeting**
* Wednesday 24th May 19.00 Section 10a notices, Moving Strategy and Phasing
* Wednesday 7th June 19.00 Training with Chantelle
* **A.O.B** 
  + Alison confirmed there had not been any statutory increase in the Home Loss payments.