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

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

**19.00 Wednesday 21st May 2020 via ZOOM**

**SG Members:** Ken Woods, Bill Beardon, Duad Amin, Varsa Patel, Erica Fontaine, Fiona Allen, Shaz Mohammed, Dennis Barker, Ranjan Narayanasamy, Alison Coudray and Rekha Mehta.

**HFTRA**: Paddy Lynne

**Council:** Alison Pegg and Anthea Watkins

**ITA**: Raj Kumar, John Harvey and Zainab Malik.

**Guests:** Callum Benison

**Apologies**: Amita Jagai-Kempster, Sharon Reid, Mandy Shephard, Shamim Manji, Ali Noormohammed, Magali Peyrefitte, Sarah Butterworth and Dan Anderson.

1. **Notes from the previous meetings held on 29th April and 14th May were agreed.**
2. **Good News Stories**
	1. Anthea said that the free food parcel distribution continues to go well with lots of help from residents, Steering Group members, the Salvation Army, Christ Church Roxeth and One Enterprise Ltd. Everyone on the estate has been really appreciative of this support work.
	2. Raj reported that the refuse collection team have been doing a good job and the grounds maintenance team have done an equally good job in maintaining the green areas.
	3. Ken informed the group that Rachel had been managing to help him from Jamaica – sending her colleague to help with his shopping.
3. **Contractor Update**
	1. Alison informed the group that the contractors are back to working almost as normal, while maintaining social distancing rules. There will be delays in commencing the demolition work as more than expected asbestos had been uncovered and needed removing under strict guidelines.
	2. Fiona asked whether homes in Phases 2 and 3 will now be checked for asbestos due to the increased amount found in Phase 1. Alison explained that they cannot check other properties as the asbestos was found behind the walls therefore a proper asbestos check cannot be carried out whilst residents are still living in their homes. Also it is best not to disturb the asbestos in these circumstances.
4. **Draft Vision for Grange Farm**
	1. John and Raj are currently consulting the Steering Group on an updated vision for Grange Farm. Hard copies have been sent to all members as requested at the previous meeting and comments are to be sent back to Raj by Monday 25th May. Ideally, the vision is to be one page long and this should be ready by the next meeting, where it will be shared with the council to develop a relevant action plan going forward. Raj has already had some comments - to remove reference to the Steering Group (which was established in 2013 rather 2015 as stated) to simply the document and make reference to the key aim being to establish a “**community that cares for one another**”.
5. **Open Plan/Enclosed Kitchens & Windows**
	1. Ken started off the discussion by stating the Steering Group cannot envisage a kitchen with no windows. Alison explained that all kitchens will have windows, but as the Steering Group wanted some of the open plan kitchens to be enclosed, the only way to do this was by adding a partition wall that would end up separating the window in the living room and the kitchen.
	2. Alison explained that there are 68 rented flats in Phase 1 and:
		* 31 of these already have separate kitchens with windows. These are all 2/3 beds, which are 8 are houses, 6 are duplex and 17 are flats.
		* There are 18 x 2 bed flats and 19 x 1 beds with open plan kitchen/living rooms. None of the 1 bed flats can have enclosed kitchens.
		* There are **12 flats that could be altered to have enclosed kitchens without windows**.
	3. Alison asked the Steering Group to make a decision as to whether they want to go ahead and have an extra 12 enclosed kitchens with no windows. The Steering Group felt it was not their place to make this decision as they do not know what other residents' opinions are. The council will therefore check the Housing Needs surveys, hold an internal discussion within the council and come to a decision themselves. It may be that they decide to stick with the current plans because they were consulted on widely and they already know some residents specifically prefer open living.
	4. Alison also explained that the council can review this matter for future phases as long as people understand the site constraints and need to achieve the overall number of homes stated in the planning permission. This means not all of the rented homes can have separate kitchens with windows. It was important to recognise that some people desire open plan living in any case and so most of the sale flats will be open plan living.
	5. Fiona asked about the sizes of the windows. Alison said that the living room windows would be tall windows.
	6. Ranjan asked about noise transference and Alison assured him that there should be no noise transference between floors, subject to normal living behaviour.
6. **CCTV Impact**
	1. Ken asked if the CCTV had made a statistical difference in relation to reported anti-social behaviour. Alison had asked this question to the housing officers and they said that they cannot say for sure as other factors were at play, including Covid-19 and an eviction of a repeat perpetrator of anti-social behaviour.
	2. An incident regarding an ice-cream van was explained by Shaz - that in fact there was no child abduction and it was all just a false alarm.
	3. Ranjan said that CCTV was supposed to be put at the entrance of Wesley Close. Alison said it would be helpful to have such questions in advance of meetings in order to obtain the correct information from the relevant council team. As far as Allison was aware, all the CCTV cameras that were agreed, had been installed already. Ken thought there was inadequate CCTV coverage from the Osmond Close entrance. Raj said that the Steering Group had such a discussion almost 12 months ago and at that time only one “blind spot” had been mentioned to Beljit and Steve. Alison offered to go back to the relavant officers and get feedback on this matter for the next meeting.
7. **Food Parcel Initiative & Thinking About the Summer Holidays**
	1. Harrow Masons have said that they will deliver food until the end of the lockdown period and confirmed they will in any case give one months notice if they have to stop deliveries. This should be ample time to help recipients of the food parcels to make any necessary adjustments.
	2. Anthea is looking into what can be done for the upcoming summer holidays, when it is recognised that some families struggle financially when their children are not at school. Anthea is hopeful that Rachel will be back by then as she would want to be involved with any initiative. Christ Church Roxeth have also made a commitment to support any summer initiative. Alison C. reported that at the moment children who would usually be receiving free school meals have been receiving food vouchers instead, but was unsure on whether this will continue during the summer holidays.
8. **Fun Day Planning**
	1. Alison's idea to broaden the Wi-Fi coverage was accepted by all as the number one priority. Alison and Anthea will need to look into how they can do this and have asked if anyone knows companies who can add boosters to their Wi-Fi to get in touch with them. It was decided an approach should be made in the first instance to the current broadband provider. Fiona stated that Jamella already has had some dealings with the broadband provider.
	2. Shaz suggested having an online raffle. Anthea said she can look into this and start seeking donations from service providers.
	3. Ken suggested a colouring competition (to be placed in windows) for children. This could be linked into the new Grange Farm vision - Raj and Anthea to think about a relevant newsletter or flyer to encourage take up.
	4. The goody-bag idea was brought up again, but Anthea said this would be a challenge to hit the mark for all the different children age groups.
	5. **Saturday 22nd August** was the agreed as the date for the Fun Day, which will adhere to any Covid-19 social distancing guidance in place at the time.
9. **Instagram for Grange Farm**
	1. Shaz has created an Instagram page for Grange Farm, where people can use the **#grangefarmsg** and all photos can be found in one place. Shaz felt this would be a good portal for the colouring competition.
10. **Items for Future Meetings**
	1. Items for future meetings to include allocations, parking and the green environment.
11. **Next Meeting**
	1. Thursday 25th June at 19:00 on Zoom
12. **Any Other Business**
	1. Questions regarding the allocations process were asked by Steering Group members. Alison explained the process briefly stating that:
		* All Phase 2 secure tenants will be moved into Phase 1.
		* Thereafter, if some homes are still available in Phase 1, then Phase 3 secure tenants can be considered for a move into these.
		* The allocations process will be discussed in much more detail during the next meeting. That the Steering Group should not get too anxious at this stage as the council will work closely with them.