



Grange Farm Community  
Building better lives

**7pm Thursday 26<sup>th</sup> June 2025**

**Steering Group Meeting Agenda**

**The British Legion, 76 Northolt Road, South Harrow**

## **1. Welcome, Apologies & Declarations**

The meeting commenced at 7:10 PM with a warm welcome from the Chair, Varsha.

### **Attendees:**

- **Steering Group Members:** Varsha Patel (Chair), Erica Fontaine (Vice Chair), Rekha Mehta (Vice Chair), Franki Reid (Vice Chair), Ranjan Narayanasamy, Shobhana Shah, Denis Barker, Paddy Lyne (Co-optee).
- **Independent Tenant Advisors (ITA):** Casey Dalton and Raj Kumar.
- **Christ Church Roxeth:** Carol Sormaz.

### **Apologies Received:**

Shivakuru Selvathurai, Shamim Manji, Ken Woods, Sharleen O'Leary and Aliyah Ali.

## **2. Good News and Community Updates**

- Raj extended thanks to everyone who participated in the recent **estate walkabout** with the LBH team (Rita, Bill & Rob). It was highlighted as a productive and valuable exercise, but also the challenges faced to deal with the estate wide issues caused by the regeneration programme.
- A special thank-you was given to Ranjan for providing refreshments.
- Ranjan shared details of a recent holiday.

## **3. Review and Agreement of Previous Meeting Notes**

**Meeting Date:** Meeting held on 29th May 2025

The group unanimously approved the notes from the previous meeting as a true and accurate record.

## **4. Planning Ahead: Annual General Meeting (AGM) – 30th October 2025**

The group discussed the importance of engaging new members ahead of the AGM. A strong and diverse Steering Group is vital to representing the wider community effectively.

### **Actions:**

- A discussion followed around individuals who have previously expressed interest in getting more involved. Raj agreed to follow up with the following residents to explore

their continued interest - Sharlene, Elizabeth, Alison C, Adna, Hafsa, Kadra, Grace, Amita, Aliyah, and Blessing.

The group emphasised the importance of encouraging people from underrepresented groups, and those with lived experience of housing challenges, to take up leadership and engagement roles. It would be excellent to engage some of the younger residents.

## **5. R Collard – Social Value Contribution: £10,000 and 50 Volunteer Hours**

A recent email from Mary confirmed that R Collard has agreed to contribute **£10,000 in funding** and **50 hours of volunteer labour** as part of their social value obligation.

### **Discussion Points:**

- Anthea has requested a meeting with interested parties to discuss how the funds and hours should be allocated.
- Suggestions from the SG included:
  - **Allotments:** Use some funds & volunteer hours to support the development of the Pleasant Place allotment. A space that would appeal to older residents to come out and enjoy the green environment.
  - **Community Centre Upgrades:**
    - Purchase of a new fridge and cooker
    - Fixing broken plug sockets
    - Rodent-proofing
    - Replacing damaged chairs
    - Garden improvements: Raised beds, soil, bulbs, and other garden equipment.

The Steering Group expressed a collective desire for tangible, long-term improvements that enhance the functionality and comfort of the community spaces.

## **6. Main Works – Contractor Selection Process**

### **Timelines:**

- **Tender Submission Deadline:** 12th August 2025
- **Tender Evaluation Period:** 13th August – 3rd September 2025
- **Social Value Presentations:** Week commencing 25th August 2025

It was felt dates need to be specific and the presentations must be accessible to residents and clearly outline how each contractor intends to support the community through added social value.

### Concerns Raised:

- Holding these key events during summer holiday period could limit resident participation.
- In addition, some LBH staff will also be taking their summer holidays during this period.

## 7. Agenda Planning for Meeting with LBH Staff – Thursday 31st July 2025 at 7:00 PM

A preliminary agenda was prepared to ensure that key issues are raised with London Borough of Harrow (LBH) representatives.

### Topics for Discussion:

#### a. R Collard Social Value Contribution

- Ensure collaborative planning on how funds and hours will be utilised.

#### b. Anti-Social Behaviour (ASB) and Safety Concerns

- Ongoing ASB issues in Russet Court, particularly involving an individual with serious mental health challenges.
- Legal action updates requested.
- Residents are increasingly distressed and wish to reach out to the BBC and local MP due to perceived lack of progress.
- There is a growing fear that without intervention, someone may be seriously harmed.
- The Chair will contact the Portfolio Holder for Housing to discuss this matter further.

#### c. Criminal Activity and Police Involvement

- Multiple drug-related police raids in the new Phase 1 development.
- Concern that some residents with known criminal history were moved into Phase 1 & consideration was not given to undertaking sensitive lettings.
- Request for Council to arrange **police reassurance visits** to calm community fears.

#### d. Noise and Nuisance

- Reports of **disruptive behaviour in the park** between 9 PM and midnight.
- Suggestions for a **poster campaign, letters to residents**, and information in the **community newsletter**.

#### e. Rough Sleeping and Drug Use

- The number of rough sleepers & drug users has again increased in & around the vacant blocks & the empty cars left for repair (by M&M Harrow Auto Repairs).
- Ongoing drug activity around **Wesley Close** and the **ex-Genesis bin area**.

- R Collard have done a great job with the recent hoarding going up. However, it would have been more effective to have extended the hoarding to the two blocks not yet ear marked for demolition (especially 19 - 27 Wesley Close). Also it would be good to empty out the last few remaining residents around this area, including 55 - 63 Wesley Close.

#### f. CCTV and Enforcement

- CCTV footage is being used in an ongoing eviction case.
- There is potential for further use of CCTV in addressing other concerns.
- **ACTION: Can mobile CCTV be utilised** on the estate to monitor drug activity in known hot spots?

#### g. Resident Involvement in Tender Evaluation

- Residents wish to be directly involved in the upcoming contractor selection process.

#### h. Environmental and Maintenance Issues

- Fly-tipping hot spots continue to be a problem and have been identified as such by LBH.
- **ACTION:** The pest control service provision for the demolition remains a concern. Residents are worried about the scale of infestation and displacement.

### 8. Any Other Business

#### a. Support for Vulnerable Residents

- Some floors in Phase 1 (new build) have a high concentration of **elderly and vulnerable residents**.
- There are concerns that some properties are no longer suitable due to **mobility issues**, particularly where **stairs are involved**.
- Recommendation to explore **long-term adaptation or rehousing options** for such residents.
- In addition, when rehousing residents into Phase 2 and beyond, to consider the more long-term needs of residents.

#### b. Personal Emergency Evacuation Plans (PEEP's)

- Proposal to install **noticeboard signs** with information so residents can identify themselves or individuals needing evacuation assistance and specify who to contact in an emergency.

#### c. Hygiene and Safety in Community Centre

- Carol reported that food left over in crates at the centre on Wednesday was mouldy, posing health risks & encourage rodents into the building.

#### **d. Building Cleanliness**

- Ongoing issues with **cleanliness in communal areas** of new buildings. Residents feel cleaning standards are well below expectations, with some areas seemingly never cleaned.

#### **e. Community Cohesion**

- Residents asked whether the **poems displayed in Phase 1** will be relocated when Phase 2 begins, highlighting the importance of preserving local identity and community expression.

#### **f. Insite System**

- Some residents are unable to **pay bills through Insite**, the website seems to be experiencing issues. This is causing stress to many families as they do not wish to build up debt.

### **9. Date of Next Meeting**

- **Next Steering Group Meeting:** Thursday 31st July 2025, 7:00 PM at the British Legion
- **Warm Hub Community Event (with Erica):** Saturday 5th July 2025, then **summer break** will follow until further notice.