

Newsletter
Winter 2020

DBP Colindale

home
group

Welcome to our quarterly newsletter for the Douglas Bader Park estate. This newsletter will provide you with the latest information about the planning submission, our next steps around the regeneration and how to get in touch.

Our housing office at 30a Parklea Close

Following government guidance, the housing office will continue to be closed until further notice due to coronavirus. You can still get in contact with our housing team for housing and estate related matters by contacting **Sam Babalola, Housing Manager** on sam.babalola@homegroup.org.uk or **07803 623 805**. Or you can call Home Group's customer service centre on **0345 141 4663**.

Submission of planning application



Home Group and Hill are planning to submit the application to Barnet Council this month for the regeneration of DBP.

They usually have 13 weeks to determine a planning application as they also need to consult with their stakeholders (including organisations like the Fire Service and the Environment Agency).

Following extensive engagement during the design process, we've ensured the community have been at the forefront in shaping the proposals for the new development. The feedback provided by residents has directly fed into the design process where possible, and we presented the final proposals at the virtual public exhibition in October.

Once we've submitted our planning application, it's likely you'll receive a letter from the council letting you know that you can comment on the proposals.

The following proposals are included with the submission:

- 753 homes including the replacement of all social rented and affordable homes for Home Group residents at DBP
- 386 parking spaces, which includes 180 parking spaces for Home Group residents
- A safer, more secure estate
- Enhanced green and open areas

Anticipated programme timeline

December 2020
Planning application submission

February 2021
Residents in demolition phase 1 have one to one meetings (1-27 North Green and 52-64 Linklea Close)

Early 2021
Determination of planning application

October 2021
Start of phase 1 building

This timeline is correct at the time of print but may change due to planning determination or restrictions caused by the coronavirus pandemic.



Phase 1 temporary moves

There's a need for some people to move temporarily into private rented homes on the open market within Colindale or into empty properties on the estate until their new home is built. In the New Year, Home Group will be speaking with residents on a one to one basis, first with those who live in phase 1 of the demolition programme (1-27 North Green and 52-64 Linklea Close).

In line with government guidelines around social distancing, the regeneration team will issue telephone appointment letters to discuss location and household requirements. During the appointment we'll also let you know a bit more about the timescales for moving temporarily and will explain the support Home Group will provide as part of the temporary move process, for both on and off site temporary moves.

Permanent moves

We've advised all customers who've expressed an interest in a permanent move away from the estate, that we face challenges with the timescales around sourcing vacant homes which are specific to each individual's household requirements and preferred location.

Despite the challenges that the coronavirus pandemic has added to an already difficult process, the regeneration team is committed to working closely with you and will firstly support permanent movers in phase 1 of the demolition plan to move away permanently, before we start decanting customers ahead of the building work starting.

We'll continue to be in contact with those of you who have expressed an interest in moving away permanently as and when suitable homes become available within Home Group's stock. We really appreciate your patience.

Virtual public exhibition for the regeneration proposals

Home Group and Hill presented the final proposals for DBP via our project website at dbp-consultation.co.uk/virtual-exhibition following the successful ballot last year - like a traditional event, the exhibition included display boards to explain the development and feedback forms to record your comments.

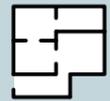


The plans presented have been developed with the community and are a result of residents' feedback from a range of engagement activities pre-ballot and from over the past year.

The exhibition ran for two weeks from Tuesday 27th October until Tuesday 10th November and the website received 216 views over the two week consultation period.

We also sent out brochures of the exhibition boards to everyone, just in case some residents don't have online access.

Thank you to everyone who joined the final virtual public exhibition in October!



If you have any questions in the meantime about your permanent move or the regeneration, please get in touch with **Yvette Richards, Regeneration Officer** on 07823 789 395 or email yvette.richards@homegroup.org.uk

Community news

DBP Food Security Project



Are you in need of help or support during the pandemic? We now have the DBP Food Security Project up and running!

Since the end of August, we've delivered a total of 246 hot meals to a small number of households affected by the pandemic.

Our initial approach was kept purposely small to enable us to further understand the needs of customers during this difficult time. We've now teamed up with Morrisons, My Yard and the Stonebridge Trust to extend this service to more households on the estate.



The second phase of this project means we can extend our support by offering weekly food parcels, wholesome cooked and frozen meals to the elderly and those receiving benefits.

If you need any help or are concerned about a neighbour, please get in touch by visiting dbptrawebador.co.uk or contact **Sonia Watson, Community Relationship Manager** on **07776 589 346** or email sonia.watson@homegroup.org.uk

Community garden

On 12th September 2020, we teamed up with Groundworks and The Young Barnet Foundation to bring to life the under-utilised community garden on Larch Green. Although this is a temporary garden, we anticipate it to bring life and colour to the estate prior to demolition.

We wanted to find out from you how you wanted to use the garden, so with the help of Groundworks, we organised a community wide survey, a residents' zoom meeting and a localised Facebook campaign. All households were encouraged to take part in the planning and design of this space.

Thank you to everyone who got involved! Eight residents attended the zoom meeting and to date 22 survey responses have been received.



The results of your community garden feedback

You've requested that the space be used:

- To grow fruit and vegetables
- To provide a sensory garden for children on the estate
- To provide a space for those less mobile to sit and enjoy the outdoors

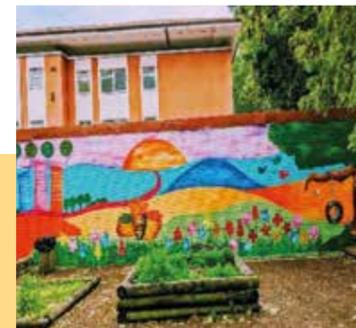
We'll be holding further sessions with you to develop these ideas a little more, so watch this space! And there's still time to get involved on how this space is used - just visit [surveymonkey.co.uk/r/FQRGY7F](https://www.surveymonkey.co.uk/r/FQRGY7F) or contact **Asha Tomlin-Kent** at asha.tomlin-kent@groundwork.org.uk or on **07889 756 837**.

If you'd like to get involved or find out more about the community garden, please contact **Sonia Watson, Community Relationship Manager** on **07776 589 346** or email sonia.watson@homegroup.org.uk

Wall mural

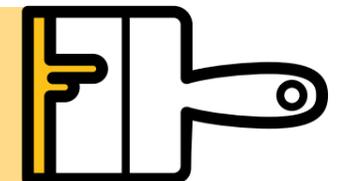
We held an outdoor arts workshop with an artist secured by The Young Barnet Foundation, which provided young residents and the wider community with an opportunity to shape the design of a wall mural for the community garden.

The mural can now be seen far and wide in the community garden.



48 residents

attended the event and the design ideas presented and translated into the mural by children and young people were fantastic!



Tenant and Resident Association (TRA)

Future meeting dates

We have scheduled the following dates for the next TRA meetings, online via Microsoft Teams.

Wednesday 16th December 2020 6pm - 8pm

Wednesday 20th January 2021 6pm - 8pm

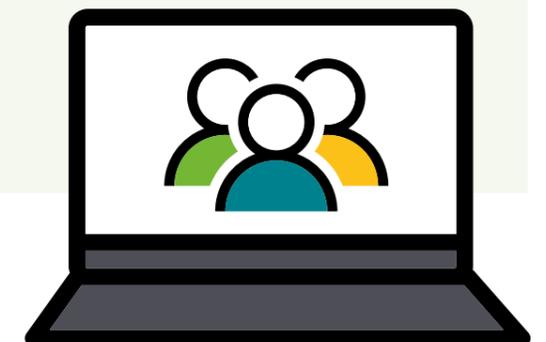
Wednesday 17th February 2021 6pm - 8pm

Wednesday 17th March 2021 6pm - 8pm

If you would like to know more about the TRA, or are interested in joining, please contact **Sonia Watson, Community Relationship Manager** on **07776 589 346** or email sonia.watson@homegroup.org.uk



Douglas Bader Park
Residents Association





Introducing our London and south east financial inclusion team

Our financial inclusion team is a specially trained group of Home Group colleagues who are here to give you free, one to one support, if you're worried about money. In your area the team consists of two financial inclusion partners and one community housing assistant.

The team can assess your financial situation without judgement and chat you through your options. They'll give you info tailored to your circumstances, and can help with things like:

- Claiming benefits
- Budgeting and saving
- Filling in forms
- Universal Credit journal updates

You can have a one off conversation, or schedule regular catch ups with them to help keep on top of things.

"There are no words to say how grateful my partner and myself are with the help..."

Home Group customer

How do I contact them?

If you'd like to speak to the financial inclusion team, please contact **Sam Babalola, Housing Manager** on sam.babalola@homegroup.org.uk or **07803 623 805**, or give our customer service centre a call on **0345 141 4663** and ask for a referral. **Remember we're here to help!**

Since July 2020, the financial inclusion team have secured **over £33,000** of additional income for customers in London and the south east.



Reporting a repair

To report a repair you can call the customer service centre on **0345 141 4663**.

Remember to get a reference number when you call the customer service centre. This will help the team follow up any repairs that may be ongoing.

Estate inspections

Our estate inspections will continue and the next inspection will take place on **Tuesday 8th December 2020**.

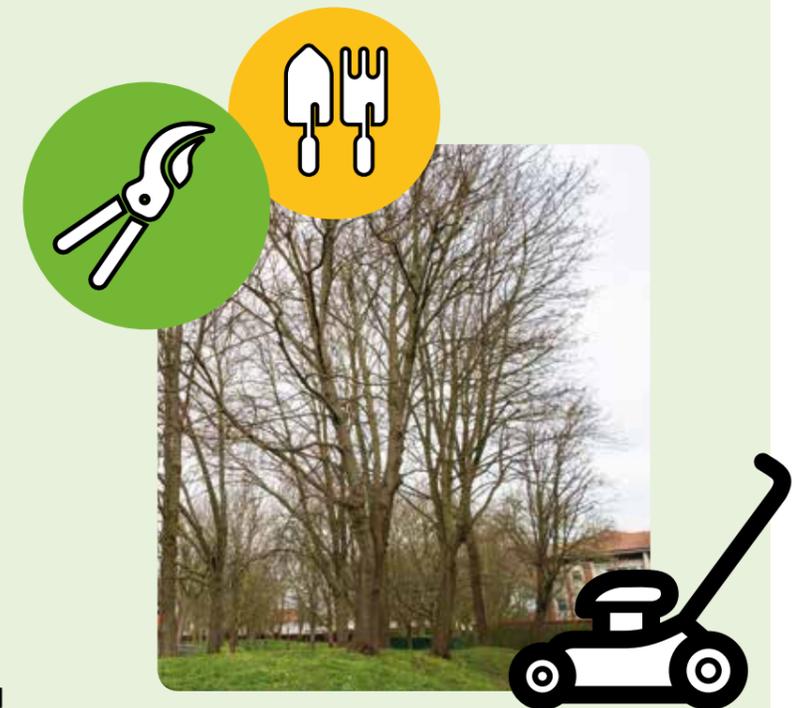
If you would like to attend, you can register your interest by contacting **Sam Babalola, Housing Manager** on **07803 623 805** or email sam.babalola@homegroup.org.uk



Grounds maintenance update

We know that a lot of trees around the estate are overgrown and need a good trim! We're in the process of working with contractors to get quotes for the work, so watch this space.

We understand that fly tipping continues to be a challenge and are monitoring and removing any rubbish that appears. If you're concerned about fly tipping, please contact **Sam Babalola, Housing Manager** on **07803 623 805** or email sam.babalola@homegroup.org.uk



Useful contacts



If you'd like to get in touch and have any questions about the regeneration proposals or housing matters, here is who to get in touch with:

Reporting a repair

Home Group customer service centre
Phone: 0345 141 4663

Housing and estate related queries

Sam Babalola,
Housing Manager
Mobile: 07803 623 805
Email: sam.babalola@homegroup.org.uk

TRA and community initiative queries

Richard Glaister,
Regeneration Manager
Mobile: 07921 472985
Email: richard.glaister@homegroup.org.uk

Sonia Watson,
Community Relationship Manager
Mobile: 07776 589 346
Email: sonia.watson@homegroup.org.uk

Regeneration queries

Yvette Richards,
Regeneration Officer
Mobile: 07823 789 395
Email: yvette.richards@homegroup.org.uk

Liz Owusu,
Regeneration Officer
Mobile: 07391 868 338
Email: liz.owusu@homegroup.org.uk

Find out more

For up to date information, frequently asked questions and to find out what we've delivered to date, please visit homegroup.org.uk/douglasbaderpark