

**Douglas Bader Park (DBP) TRA Meeting  
Colindale Community Concourse**

**6.30pm – 8.00 p.m.**

**Wednesday 24<sup>th</sup> April, 2019**

**DBP TRA Members  
Present:**

Kay Gaynor	(KG)	Festus Elaweremi	(FE) Chair
George Dorman	(GD)	Janet Hatrick	(JH)
Asli Yusuf	(AY)	Mark Whitford	(MW)
Denis Din	(DD)	Sabina Whitford	(SW)
Anna Din	(AD)	Nina Debrah	(ND)
Carley Osedo Vice Chair	(CO)	Jan Wan	(JW)
Diana Nkune	(DN)	Guida Almeida	(GA)
Maria Spencer	(MS)		

**Home Group** (HG)

Richard Glaister	(RG)
Leigh Scott	(LS)
Davina Imbuldeniya	(DI)
Sonia Watson	(SMW)
Robert Morritt	(RM)

**Built Environment Communications Group**

**Ben Knock** (BK)

Item	Description	Action
1.0	Apologies received from: Sarah James, Jean Simpson, Lynne Cooke	
2.0	<b>AGM</b>	
2.1	RM chaired the AGM. He explained that the AGM had been advertised in the newsletter and customers asked to consider being Chair, Vice Chair or a Committee Member of the TRA. Home Group has received one application for Chair from Festus Elaweremi. RM clarified that nobody else present would like to be considered for Chair.  Agreed by all, therefore, that the process of election should be through a proposer and a seconder.	
2.2	<b>Election of Chair</b>  Kay Gaynor proposed Festus as Chair Janet Hatrick seconded.	

<p>2.3</p> <p>2.4</p> <p>2.5</p> <p>2.6</p> <p>2.7</p> <p>2.8</p>	<p>Festus Elaweremi duly elected as Chair.</p> <p><b>Election of Vice Chair</b></p> <p>Carley Osedo raised her hand at the meeting and confirmed she would like to be considered for the role of Vice Chair.</p> <p>Festus Elaweremi proposed Carley as Vice Chair. Nina Debrah seconded. Carley Osedo duly elected as Vice Chair.</p> <p><b>Approval of Constitution</b></p> <p>RM explained that at the last meeting, the TRA had agreed the contents of the constitution and it required formal approval at the AGM. The TRA agreed to approve by a show of hands.</p> <p>Majority show of hands. Constitution approved.</p> <p><b>Election of Committee</b></p> <p>RM advised that the process for electing the Committee is entirely up to the TRA members. Members present decided to identify anybody present who would like to be a Committee Member. An expression of interest was shown by KG, GD, DN, JS, JH &amp; GD and they were duly appointed as committee members.</p> <p>RM advised that the constitution allows for additional members to be appointed throughout the year to the Committee.</p> <p>RG confirmed that all customers living on the DBP estate are members of the TRA and they can access the Committee through the Chair, attending a meeting with the Chair's permission and open TRA meetings which all members can attend.</p> <p>SW asked how members can access the minutes on-line. RG explained that when the minutes are approved at a TRA meeting, they can then be accessed by the members. RM said the committee will have the opportunity to create their own website and, if necessary, Home Group can assist in developing it further.</p> <p>The TRA have their own logo and letterhead, which was shown to TRA members by Festus at the March meeting.</p> <p>AGM closed at 7.00pm</p>	
<p>3.0</p> <p>3.1</p> <p>3.2</p>	<p><b>Approval of 20<sup>th</sup> March 2019 minutes</b></p> <p>Some members asked for their names to be spelt correctly. RG &amp; SW to ensure names are correct.</p> <p>Minutes approved.</p>	<p><b>RG</b></p>

4.0	<b>Actions from last meeting – 20<sup>th</sup> March 2019</b>	
4.1	Chair & Vice Chair elected.	
4.2	Item of glass was removed from the estate.	
4.3	The AGM was advertised in the newsletter.	
5.0	<b><u>Regeneration update</u></b>	
5.1	DI discussed the allocation offers. The houses have been offered to households with younger families and those with high medical needs. Anybody under-occupying their current property has been offered need plus one additional bedroom. All residents who have requested a permanent move since their offer have been provided with an updated confirmation letter acknowledging their permanent move request with their original offer being replaced. Home Group where possible have also offered household splits enabling family members currently in overcrowded or unsuitable homes to obtain their own tenancies.	
5.2	A question was asked about individuals completing the housing verification form incorrectly to secure a larger property that doesn't meet their housing needs.	
5.3	RM explained that Home Group will complete checks prior to final allocations. At that time customers will need to demonstrate their need is the same as the property being offered to them. If a customer's circumstances change then their individual needs will be reassessed. For example a couple who have a baby after the initial allocation may require a larger property. Home Group will continue to track offers throughout the regeneration to ensure offers reflect changes in customer's circumstances.	
5.4	FI said some customers have expressed an interest in swapping their offers. LS & DI both confirmed that Home Group have the ability to review offers prior to the ballot papers being issued.	
5.5	MS & SW said that they have concerns regarding the allocation process and systems surrounding allocations. They asked how Home Group ensure customers are being allocated suitable properties to meet their needs. RM reaffirmed the continuous tracking of customer's needs throughout the regeneration process.	
5.6	Question asked about the needs assessment process completed in 2017, which with confirmation from their GP clarified customer's medical conditions. However, medical conditions can change, so how do Home Group ensure any changes are reflected in allocations? DI said her team will speak to individuals surrounding their particular medical concerns and their subsequent housing needs and at a later stage in the process an independent occupational therapist will be appointed to undertake assessments so we have a clearer understanding of any specific requirements.	
5.7	MS highlighted the short time frame between receiving offers to actual ballot opening and the impact on the outcome of the vote. RM said	

	<p>customers tend to know their circumstances and therefore, know their need. There are 305 individuals eligible to vote and only 44 have contacted the office with queries regarding their offer.</p>	
5.8	<p>SW said she feels customers are missing information which could assist them to make an informed decision. Such as individuals who have been offered flats, knowing where they will be on the estate or their floor level. Also issues surrounding number of parking spaces against the number of new properties to be built and whether underground parking will meet the high number of SUV/larger vehicles. Also how will visitor parking permits be distributed.</p>	
5.9	<p>RM said visitors parking permits are a decision which will be determined by customer demand and Barnet Council if the roads are re-adopted by the Local authority or Home Group if the roads remain un-adopted.</p>	
5.10	<p>RM said Barnet Council govern the amount of parking spaces Home Group are able to allocate as part of the redevelopment of the estate. The new development includes up to 700 homes with 460 parking spaces which is a ratio of 0.7 per household. This ratio is set by Barnet Council as part of their planning process. 0.7 is higher than the current ratio on the DBP estate and is also higher than the Mayor of London's preferred ratio.</p>	
5.11	<p>SW asked if Home Group built less properties could more parking spaces be offer.</p>	
5.12	<p>RM said if Home Group build less properties, there will be insufficient grant funding available to rebuild homes for all existing customers. The Mayor of London will be providing grant funding to aid the re-provision of customers' homes. Home Group can only fund the proposed regeneration with this and through the sales of private units. No houses will be sold as private units only flats. The surplus obtained from the sales and rental will not cover the total costs of the build. Regeneration is very expensive, especially in London with high construction costs. Also a reduction in the number of units will not increase the number of parking spaces. The ratio remains at 0.7 per household.</p>	
5.13	<p>DN asked in which phase will the sales flats be for sale</p> <p>Phase 1: Houses – existing customers only  Phase 2: Flats &amp; Maisonettes – existing customers &amp; sales units  Phase 3: Flats &amp; Maisonettes – existing customers &amp; sales units</p> <p>27% of the current estate are overcrowded. Some properties will have to be bigger on the new estate to reflect the existing family's needs.</p>	

<p><b>6.0</b></p> <p>6.1.</p>	<p><b><u>Communication</u></b></p> <p>RM has received calls from customers regarding 2 letters which have been distributed across the estate encouraging residents to vote no. The customers who contacted RM are unhappy with the content of the documents and have requested Home Group respond through some form of communication. RM advised customers that he would raise their concerns at the TRA meeting and over the next week Home Group will start to distribute lots of information highlighting the value of the regeneration.</p>	
<p>7.0</p> <p>7.1</p> <p>7.2</p> <p>7.3</p>	<p><b><u>Ballot Results</u></b></p> <p>RM said ERS Group will formally write to all results advising of the outcome of the ballot after the 29<sup>th</sup> May 2019. Home Group will organise an open meeting for all customers on 29<sup>th</sup> May. All the advice boards in the flats will have information surrounding the ballot outcomes. ERS Group are skilled in undertaking ballots. Each ballot paper has its own security code and even the thickness of the paper cannot easily be replicated to create extra copies.</p> <p>DN said it would be useful to have a surveyor's report that the TRA could examine, which outlines the key factors explaining why the estate needs regenerating.</p> <p>MW said he thinks Home Group has given itself limited time from allocations offers being given to the customers to the ballot papers being distributed.</p> <p>RM said on balance some customers want Home Group to progress quickly whilst other customers may want the process to be longer. We have to take all their views into account and ultimately make a judgement that Home Group thinks is right.</p>	
<p><b>8.0</b></p> <p>8.1</p>	<p><b><u>Meet &amp; Greet Event TRA</u></b></p> <p>RG said the event will take place on 30<sup>th</sup> April. This will be an opportunity for the community to meet the Chair and TRA members. An opportunity for customers to ask questions, become more involved and obtain more information. The event will take place in the Church Hall between 4.30 pm – 8.00 p.m.</p>	
<p><b>9.0</b></p> <p>9.1</p>	<p><b><u>Feedback from Coffee Morning</u></b></p> <p>RG provided update.</p> <p>Conversation regarding new maintenance contract. RM said MPS still working through backlog of works – all staff should now have vans stocked with spare equipment for common types of repairs and operatives should be in uniform so they can easily be identified.</p>	

9.2	A Flyer to be posted to all customers from the 25 <sup>th</sup> April regarding the new handy person service.	
9.3	TRA members were reassured that Greg as the Estate Caretaker will remain in post regardless of the outcome of the ballot.	
9.4	Conversation at the coffee morning regarding customer's frustration in contacting the Customer Service Centre to log repairs.	
9.5	Fly-tipping is still taking place but agreed that the clear up of bulk waste has improved.	
<b>10.0</b>	<b><u>AOB:</u></b>	
10.1	DN asked if the rents in the new properties will remain the same.  RM suggested customers have individual conversations with DI concerning their rent levels.  <b>Dates of Next Meetings</b>  29 <sup>th</sup> May 2019 6.30pm – 7.00pm (Church Hall)  19 <sup>th</sup> June 2019 6.30pm – 8.00pm (Colindale Community Trust)	
	<b><u>Meeting Closed at 8.00 p.m.</u></b>	