

Newsletter
Summer 2019

home
group

Douglas Bader Park Colindale

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

A message from our Chief Executive, Mark Henderson

Dear residents,

This is your home and community. So to have your backing for the regeneration and take this forward means a lot to all of us at Home Group.

We will work closely with you and continue to listen to you throughout the lifetime of the redevelopment.

I think it's widely agreed that Douglas Bader Park is in need of updating and is no longer meeting the needs and aspirations of our customers.

Everyone deserves a high quality home which reflects modern standards from improved energy efficiency right through to space.

The feedback we have had to date from Barnet Council and the Greater London Authority has been really positive and we look forward to submitting our plans for approval in spring next year.

We've learnt a lot from working together with the community here at Douglas Bader Park and it's a process that we are going to introduce across all our major regeneration schemes - not just those in London.

I'd like to wish you all the best in your future homes.

Best wishes

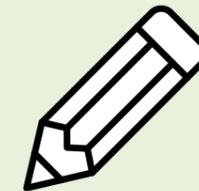


Planning update

Following the successful ballot we are now assembling a team of consultants to work up a detailed design for planning submission. This requires a lot of work as we need to ensure our designs are in line with planning policy for Barnet Council and the Mayor, so we're working closely with Hill, our building contractor and partner to ensure this is achieved.

During the ballot period there have been some changes to household need, an increase in families opting for household splits, and many residents requesting to move away permanently. To ensure all the new information is captured into the overall development we will need some more time to get the detail of the designs right. Therefore, we're now aiming for a submission in spring 2020 as opposed to our original timescales of winter this year.

We will of course keep you updated on our progress through letters, coffee mornings and newsletters. We want you to be involved in our next steps so we'll be in touch with information about upcoming design workshops and further engagement through our information sessions.



Visit us at the office

The housing office continues to be open at 30A Parklea Close. You can meet the housing team weekly with or without an appointment during the following days:

Tuesdays 12 noon to 7pm
Fridays 8.30am to 1pm

To book an appointment please contact Sam Babalola, housing manager, on 07803 623 805 or email sam.babalola@homegroup.org.uk, or call the customer service centre on 0345 141 4663.



A message from Hill

We're delighted that residents voted in favour of the regeneration and look forward to delivering the project in partnership with Home Group. We want to work with you and all stakeholders to minimise disruption and ensure that the development benefits the local community and adds value for everyone.



We have met many of you over the past 18 months at the information sessions and the site visits to our development at New Union Wharf, Isle of Dogs. We look forward to working with everyone over the coming years and delivering your new homes!

Meet the pre-delivery team from Hill who are closely working with Home Group now:



Allan O'Brien



Cain Peters



Dominic Jankowski



Lynne Bell



Patrick Connolly



Ross Williams

Hill's Deputy Chief Executive, Greg Hill, said:

"It's fantastic that residents support the plans and we can now look forward to working closely with you to build new improved homes and landscaped areas. By building to the latest standard we will be able to provide sustainable and energy efficient homes creating a better living environment."



What we've been up to and our next steps

One to one meetings

Throughout July, Yvette has met with a number of residents who have expressed a permanent move away from Douglas Bader Park. The meetings were to update residents on our approach and inform them of our next steps. We will start to work closely with them first over the coming months to kick start the property sourcing programme for their permanent moves.



If you weren't able to make your appointment, and would still like to have a chat with Yvette, please contact her as soon as possible on 07823 789395 or email yvette.richards@homegroup.org.uk to arrange a mutually convenient time.

Landscaping workshop ... coming soon

We would like to talk to you about what you want to see in the landscaping as part of the new development and around your new home.

As you know, we propose to have two main spaces, a smaller neighbourhood green to the north of the estate and a larger open space to the centre. This will be alongside lots of smaller spaces dotted around the estate to ensure we keep the estate as green as we can.

We're planning to have these in the autumn of this year and we'll send you more information closer to the time.

The planning process - Information session

We're going to hold a presentation towards the end of the year to take you through the planning process and what that means in terms of timescales for the project and what we need to do to get planning permission. We have discussed this with your Tenants and Residents Association (TRA) and they too thought this would be a good idea. We'll write to you as soon as we have the dates!



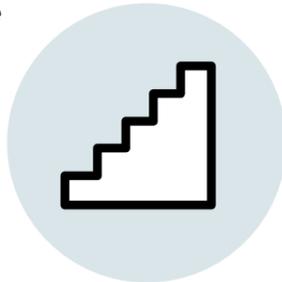
Phasing update

You all know which demolition phase you are in, and this information can be found in the landlord offer document. As we now have everyone's household need and reviewed some changes, we're in the process of working out which phase your new home will be in as part of the new development and therefore which phase you will be moving into.

We hope to be able to confirm this in the next few months and we will be writing to everyone to let you know which phase you're in.

Apprenticeships

Did you know we offer jobs and apprenticeships exclusively for Home Group customers and their family members?



New opportunities are released all the time! You can be ANY age and will earn a great wage while gaining a recognised qualification.

Whether you're looking to start a career or take a change of direction - just bring plenty of enthusiasm and we'll support you to succeed.

The great news is that over 80% of our apprentices stay with us when their apprenticeship ends! Apply online at www.homegroup.org.uk/careers

If you have any questions, want to see if we have any vacancies in your area or to register an interest email colleagueservices@homegroup.org.uk or contact Kate Horsfield on 0191 594 8526.

Get involved with our viewpoint team

Our London and South East viewpoint team are a group of customers from rented, supported and leasehold services who scrutinise our performance, tell us their views in national and regional consultations, and get involved in reviewing and feeding back on how we are delivering our customer promise. Customers get the opportunity to shape, change and influence how we do business in your community and in the whole of the region.

We met with Nina, whose been living at Douglas Bader Park for 20 years. She wanted to tell us a bit about her involvement with our viewpoint team.

1. How long have you been involved with viewpoint?

I've been part of viewpoint for about two years

2. Why did you want to get involved?

I got involved so I could have a say in what happens with Home Group and certain services where we have the chance to input towards.

3. What have you been involved with?

I meet with residents from the regional area and Home Group colleagues to discuss ways of improving a range of services at Home Group. For example a customer can suggest ways of improving communication between Home Group and its customers. This is discussed at the meeting and taken on board to improve services.

4. What do you most like about viewpoint?

The thing I like most about viewpoint is that Home Group keeps us informed about how they are changing things for the better.

5. Do you recommend other customers being involved? If yes, why?

I would recommend other customers get involved because they will have the opportunity to shape plans for our estate.

If you're interested in joining our brilliant London and South East viewpoint team, please contact Louise Neighbour on 07423109039, or email us at involvement@homegroup.org.uk

Dates for your diary!

Coffee mornings reconvene

We're pleased to start up coffee mornings from the autumn as we know that many of you like to pop along and meet the team to have a friendly chat.

It's been great meeting new residents since the beginning of the year and we enjoy seeing our regular residents too!

Coffee mornings provide a good opportunity for you to come along and speak with the regeneration, housing and maintenance teams. You can also have a chat with us on a one to one basis if you like and we'd be happy to take you through any queries you may have.

The coffee mornings are drop-ins and are really informal - no booking is required.

They take place from 10.30am-12 noon at St Augustine's Church Hall (side room), Great Field, NW9 5SY.

We've had to change them from our regular Tuesdays to Wednesdays due to the availability at the church - we do hope you come along!

Coffee morning dates for your diary:

11th September 2019

16th October 2019

13th November 2019

11th December 2019



Get involved with estate inspections

Estate inspections have been taking place since the New Year and the housing and maintenance team are keen for you to join them in weekly and provide feedback around service delivery.

They take place every Tuesday at 1.00pm and should last no longer than an hour. The meeting point will be outside the housing office, 30A Parklea Close.

If you have any questions about estate inspections or would like to come along please call Sam on 07803 623 805 or email sam.babalola@homegroup.org.uk

A message from the Chair of the Tenants & Residents Association (TRA)

For those who don't know me, I am Festus Elaweremi and I live on the Douglas Bader Park estate with my family. At the Annual General Meeting in April 2019 I was delighted to be voted Chair of the Tenants & Resident Association (TRA).

The TRA and I are really pleased with the outcome of the ballot because we feel that the regeneration of the estate is good for the long-term future of Douglas Bader Park. I am really pleased with the number of people who voted yes and the turnout of 91% is amazing!

I appreciate and recognise that not everybody voted for the regeneration of the estate and they will be disappointed and I wanted to remind you that the purpose of the TRA is to support everybody who lives on the estate and to be a collective voice together.

The TRA hold monthly meetings, with representatives from Home Group in attendance, and we receive updates about the estate and on the regeneration going forward.

The future dates for the TRA meetings are:

21st August 2019

18th September 2019

16th October 2019

28th November 2019

18th December 2019

If you're interested in joining the TRA or have any questions, please contact Sonia Watson, Community Relationship Manager on 07776 589346 or email Sonia.watson@homegroup.org.uk. I hope to meet you at the TRA meetings if you'd like to join!

Kind regards



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



Housing and estate related matters

Sam Babalola, Housing Manager

M 07803 623 805

E sam.babalola@homegroup.org.uk

Reporting a repair

Customer service centre

T 0345 141 4663

Regeneration queries

Yvette Richards, Regeneration Officer

T 07823 789395

E yvette.richards@homegroup.org.uk

TRA and community initiative queries

Richard Glaister

T 07921472985

E richard.glaister@homegroup.org.uk

Sonia Watson

T 07776 589346

E sonia.watson@homegroup.org.uk

Visit our website

For up to date information, frequently asked questions and to find out what we have delivered to date, log onto homegroup.org.uk/douglasbaderpark