

**Newsletter**  
Summer 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 what we have delivered, 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**.



## Virtual public exhibition held Monday 3rd – Monday 17th August 2020

Following the successful resident ballot last year, in which 75% of residents with a 90% turnout voted to approve plans to regenerate the Douglas Bader Park estate, Home Group and Hill hosted the first virtual exhibition this month outlining the vision for the new estate before we submit the planning application in October this year.

The virtual exhibition was hosted on the project website and replicated all the functions of a traditional event including having display boards to explain the scheme and online feedback forms to record comments. We encourage residents to complete our online feedback form if you haven't done so already. You can find a copy on the final board at the virtual village hall available at [dbp-consultation.co.uk/virtual-exhibition/](http://dbp-consultation.co.uk/virtual-exhibition/)



We also posted brochures and hard copies of the feedback forms to all residents with the information about the proposals should residents not be able to log onto the website.

As part of the virtual exhibition, we held two live chat sessions so residents and the wider community could log onto the website and ask the project team any questions.

If you have any questions about the virtual exhibition and didn't get a chance to contact the project team, please call **020 3219 7958** or email [dbp@becg.com](mailto:dbp@becg.com) and a member of the team will be happy to speak with you.

## May and June webinars

Thank you to everyone who joined our webinars on the open spaces and building design. We found both sessions really useful and we hope you did too. You can find a recording of each of the webinar sessions on our website at [dbp-consultation.co.uk](http://dbp-consultation.co.uk)

Nearly 100 feedback brochures were completed and returned to us ahead of the May and June sessions, so thank you very much to all that contributed. This is a great result and the feedback from these brochures was fed into the webinar presentations and will also be used to further develop the design. **We've provided a summary on the next page of the findings from the webinars. You'll also find the results of the live polls we ran during the sessions in the box adjacent.**



### Live polls

We were really pleased to get positive feedback on the webinars themselves:

**100%**

of attendees found them useful



**75%**

found the process easy to use

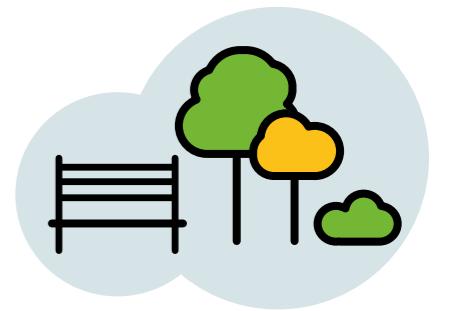


## Findings from our green and public open spaces webinar held on 14th and 16th May 2020

We asked you about how you'd want to use the new spaces on the estate and what you'd like to see in them.

Walking routes and good seating areas came out on top, with colourful planting and children's play equipment also being favoured by those who responded.

We also asked if you had any ideas for naming the two new open spaces we're creating with lots of options relating to the history of the area being put forward, including Aviation Green and Spitfire Gardens. Thank you to everyone for their contributions!



## Findings from our materials webinar held on 24th and 25th June 2020

In this session we focussed on what the buildings would look like from the outside.

So we asked about:

- Brick colours – you favoured lighter bricks
- Balcony types and what you'd use yours for – lots of people said seating and relaxing were a priority
- Window types – large windows letting in lots of light were preferred
- Types of entrances you'd like to see on flat blocks and houses

We also asked for naming ideas for the blocks and roads with lots of varied suggestions put forward including re-using the current road and green names; thank you to everyone for their contributions.



### How will we use the feedback from the webinars?

The feedback we received will be invaluable when we're developing up the detail for the planning application. As we mentioned on the webinars themselves, we asked you to rank options so we could make sure there's a variation of materials and landscape features and that we get the balance right.

Also, as we pointed out, naming of blocks, roads and open spaces will need to be agreed with both emergency and postal services so we'll keep you updated on that. These don't need to be set for the planning application so we hope to hold some more workshops at a later date which will include this as a point for discussion.

We'll continue to write to you when information sessions and exhibitions are planned and will provide you with plenty of notice so you can make time to log onto any future virtual information sessions or contact us to discuss the proposals.



## Our next steps in engagement

### Phase 1 temporary moves

As you know, there is a need for some residents to move away from the estate temporarily until their new home is built. Home Group will be speaking with residents whose current home is in phase 1 of the demolition programme on a one-to-one basis from October 2020. It is important to note this is the start of a discussion and not when we are expecting to start the moves.

The regeneration team will begin discussing resident's requirements who are in phase 1 first and explain the support Home Group will provide as part of the temporary move process.

As residents move away permanently, and properties become empty on the estate, Home Group anticipates re-letting properties for on-site temporary moves, enabling some residents to stay on the estate until their new homes are built.

### Permanent moves

We have been working with residents who expressed an interest in moving away from Douglas Bader Park permanently following the ballot and have already moved several residents off the estate since September 2019.

The regeneration team will continue to be in contact with residents that have expressed an interest to move away permanently as and when properties become available within Home Group's stock that meets the housing need and location requirements of residents.

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

## Planning update and next steps

### Current programme

There has been no change to the programme we communicated in our April newsletter, so we're still on track for a planning submission in October this year and we will write to you once the planning application is submitted.



Due to the uncertainty around the impact of coronavirus on day to day activities at present, the following is a guide only. The below programme may change but we'll update you if it does.

### Present - regular meetings

Planning pre-application meetings with Barnet Council and the Mayor's Office are still taking place via video conferencing

#### October 2020

Planning application submission

#### October 2020

One-to-one conversations with residents in demolition phase 1

#### January - July 2021

Resident temporary moves living in demolition phase 1

#### February 2021

Determination of planning application

#### September 2021

Start of phase 1 building

## Community news

### Douglas Bader Park community garden

A green, open community space can bring such a wide range of benefits, such as connecting residents and reducing isolation, growing fresh produce, and creating a peaceful space to enhance your wellbeing.



Residents from Linklea Close asked if we could provide a green open space within the community which could be utilised as a temporary community garden.

Our community development team have cleared the old allotment behind Parklea Close that was used to grow fruit and vegetables. We are looking to use this space again in the same way and restore the wall mural together, as a community. The allotment will be in place until phase 2 demolition starts. We will be meeting with Groundworks, our suppliers in August and will be in contact with you once we have set a start date.

## Are you interested in volunteering?

### Do you want to grow fruit or veg? Or, are you a budding artist?

Over the coming months we will be seeking volunteers and engaging with you to find out what residents would like in the temporary allotment and would also like residents to get involved with the mural (art project). The location of the allotment and art project will be in Parklea



Close which is in demolition phase 2. This means it will be accessible for a few years - so start thinking about how you'd like to get involved.

If you are interested, have any questions or would like more information, please contact **Sonia Watson, Community Relationship Manager** on **07776 589 346** or email **sonia.watson@homegroup.org.uk**



## 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 September 2020 6pm - 8pm**

**Wednesday 21st October 2020 6pm - 8pm**

**Wednesday 18th November 2020 6pm - 8pm**

**Wednesday 16th December 2020 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**

## A message from Festus

I hope everybody is keeping safe and well in these difficult times. As Chair of the Tenant and Resident Association, I am pleased we now have a TRA website where you can find lots of useful information such as upcoming events or minutes from our meetings. The website address is [dbotra.webador.co.uk](http://dbotra.webador.co.uk), so please have a look and let us know what you think using the website comment box.



The TRA committee met in June to discuss how we can meet regularly but keep safe and maintain social distancing. We had our first TRA meeting on the 15th July using Microsoft Teams and although there were access problems for some committee members, we will continue to meet this way. Representatives from Home Group will be attending the meetings, so please let the TRA know if you have any questions to ask.

As a TRA we are keen to support events and activities for DBP residents. We know because of covid-19 it is challenging times and difficult for groups to get together. However, as a TRA we want to use technology and meet outside in small social distanced groups where we can, so look out for more information coming soon.

Please take care everybody and stay alert!

### Reporting a repair

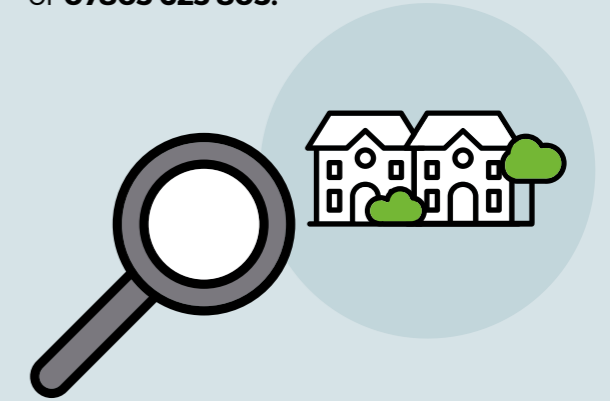
To report a repair you can call the customer service centre on **0345 141 4663**.

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

Following government guidance, our estate inspections are now back up and running. The next inspection will take place on **Tuesday 1st September 2020**.

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



## Grounds maintenance update

You may have seen our grounds maintenance contractors are back on the estate and completing work every fortnight.

We understand that fly-tipping has become a challenge during lockdown, but as restrictions have eased and recycling centres have started to open, we trust this will get better.

If you are concerned about fly-tipping, please contact **Sam Babalola, Housing Manager** on **sam.babalola@homegroup.org.uk** or **07803 623 805**.



# Useful contacts

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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

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## 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

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## 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

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## 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](https://homegroup.org.uk/douglasbaderpark)