

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

6.30pm – 8.00 p.m.

Wednesday 19th June 2019

**DBP TRA Members
Present:**

Kay Gaynor	(KG)	Festus Elaweremi	(FE) Chair
Denis Din	(DD)		
Nina Debrah	(ND)		
Jan Wan	(JW)		
Diana Nkune	(DN)		

Home Group (HG)

Richard Glaister	(RG)
Yvette Richards	(YR)
Emma Murgatroyd	(EM)
Sonia Watson	(SMW)

Built Environment Communications Group

Ben Knock (BK)

Item	Description	Action
1.0	Apologies received from: Carley Osedo, George Dorman, Maria Spencer	
2.0	Approval of minutes: 24th April 2019 Approved	
3.0	Actions arising from minutes - 24th April, 2019	
3.1	Some members asked for their names to be spelt correctly. RG made changes and agreed to be accurate.	
4.0	Regeneration update	
4.1	EM outlined prior to Home Group seeking planning permission, design testing will take place to ensure the design of the scheme meets the required standards, such as, ensuring the properties have adequate sunlight.	
4.2	Throughout design and build process HG will continually review allocations as household circumstances may change.	

4.3	KG – Asked if phase 1 will include the building of some flats. EM confirmed that there will only be houses in Phase 1 due to the nature of the surrounding homes outside of the estate and the design principles agreed with the council and the Mayor.	
4.4	EM confirmed that all parking in Phase 1 will be on street, the basement carpark will cover only Phases 2 & 3.	
4.5	JW asked if customers who move into a larger property will be pay more, because of higher specifications. EM said HG will monitor costs carefully to ensure expenditure, such as, service charges are affordable. Anyone moving into a home with more bedrooms than they currently have, will have a higher rent.	
4.6	ND asked about the length of time customers will be waiting to move into their new properties, if they are not being re-housed in phase 1. EM said that customers moving into phases 2 or 3 will have to wait longer, with Phase 2 moves likely to be more than four years away. HG will seek to minimise the disruption for customers who have to move into temporary accommodation by utilising empty properties located on the DBP estate. Throughout the build period, the decant plan will change, because customer’s circumstances change, such as, some customers may find permanent accommodation outside of the estate.	
4.7	The TRA said that HG have been very thoughtful and kind in offering customers the option of household splits	
4.8	EM said HG intend to work in partnership with the Architects who are re-designing the Grahame Park Estate. Working in partnership will ensure we can avoid duplications and ensure logistics are aligned. HG intend to meet with the architects to discuss the plans for the DBP estate and the Grahame Park Estate. Grahame Park hope to submit plans by late summer with build program starting in 2020.	
4.9	EM suggested inviting the architects for the Grahame Park estate to a future TRA meeting.	
4.10	Home Group are aiming to submit plans to Barnet Council by the end of 2019/early 2020. Council have up to 13 weeks to decide if the plans are suitable. If the Council accept the plans, the build program will probably start in early summer 2020.	
4.11	EM suggested a session on the planning process for the TRA or the same session could be for all of the DBP customers. RG/SW to organise with Festus	RG/SW
4.12	DN asked how the new properties will be allocated. EM said that the customers who wish to remain on the estate will be allocated a property. Any vacant properties, thereafter, will be offered to the local authority for a nomination.	
4.13	DN asked why several properties on site have been empty (void) for a considerable period of time	

	YR: All void properties are being refurbished & held vacant to move existing customers into once the re-housing element of the regeneration process starts	
5.0	Feedback - Coffee Morning	
5.1	7 customers attended. The coffee morning will have a break for the summer holidays with sessions restarting in September. For the start of the new sessions, HG are considering changing the format, so that the sessions have more of an impact.	
5.2	The regeneration team confirmed that they will be focusing on re-housing customers who want to move off site permanently with possible moves taking place from September onwards. The regeneration team will also be identifying properties located on the estate and in the wider area, which will be suitable as temporary accommodation.	
5.3	YR advised that a customer at the coffee morning has heard that a person living on the estate is questioning the legitimacy of the ballot. A letter is supposedly circulating around the estate regarding this matter. YR advised at the coffee morning that any customers who had any concerns regarding the ballot should contact ERS directly. ERS are the organisation responsible for independently managing the ballot process. None of the TRA members have seen the letter. FE asked if any TRA members receive the letter, can they forward a copy to him.	
5.4	Customers wanted reassurance that any voids used as temporary accommodation would be in good order. YR reassured customers that all voids would be clean, tidy and in good condition.	
6.0	The Way Forward – TRA Event	
6.1.	FE said that The Way Forward event had to be cancelled because of the heavy rain. A person slipped in the foyer area of the church hall and there were also problems with the roof leaking. A notice was placed on the front door and HG staff stayed behind to apologise to customers.	
6.2	DN suggested that a letter should have been sent to customers apologising and explaining why the event was cancelled.	
6.3	FE/RG to identify possible dates for a re-arranged event.	FE/RG
7.0	TRA Website	
7.1	RG explained that at a previous TRA meeting, a number of committee members had said they would like a TRA website. The website can provide the community with news updates, progress of the TRA, minutes of meetings and the latest regeneration news.	

7.2	BN agreed and said the website should be functional and include updates and notices. A website will make TRA more accessible to community	
7.3	RG said he has arranged a meeting with a colleague to discuss the development of the website. RG will then feedback findings to FE and it can be discussed at future TRA meetings.	RG
8.0	TRA Training Plan	
8.1	RG explained that the training plan has been created through 1:1 discussions with members to identify their training needs. After the ballot results, we can now fully implement the plan, because the future remit and role of the TRA is very clear. RG said new training requirements can be added to the plan when required. RG to liaise with FE to ensure the plan progresses.	RG/FE
8.2	ND asked if the TRA have input from an independent advisor. ND also requested that training include key elements of regeneration – the physical & natural environment and community development.	
8.3	RG said that one of the organisations HG will be contacting regarding the training plan is the Tenant Participation Advisory Service (TPAS) who can provide advisors to support the development of the TRA.	
9.0	<u>AOB:</u>	
9.1	Comment made that the road sweepers are not cleaning the roads. Advised to contact Barnet Council because the roads are adopted by them and it is their responsibility.	
9.2	Comment made that the Gardeners are not maintaining the landscape on a regular basis. YR said this has been reported to the Housing Manager for action.	
9.3	KG asked if customers can be allocated empty garages. YR said that the garages are being left vacant, because Home Group will need to ensure they are empty ready for demolition. EM said there may be possible support for customers to assist with emptying garages. HG may be able to organise skip days where customers can dispose of goods from garages they no longer need	
9.4	Introduction of parking permits on the Estate. FE has written to local councillors regarding the concerns of the community. He currently hasn't received a reply.	
9.5	DD said there is still a hole in the ceiling in his front room, which hasn't been repaired. Job has been reported on numerous occasions & has been outstanding for a considerable period of time.	RG to check for update.

	Meeting Closed at 8.00 p.m.	
	Dates of Next Meetings 24th July 2019 21st August 2019 6.30pm – 8.00 pm, CCT Shop	