

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

6.30 – 8.00 p.m

Wednesday 23rd Jan 2018

DBS TRA Members

Present:

Sarah James	(SJ)	Dora Ryan	(DR)
Kay Gaynor	(KG)	Idil Abdi	(IA)
George Dorman	(GD)	Festus Elaweremi	(FE)
Jan Wan	(JW)	Nina Deborah	(GA)
Diana Nkune	(DN)	Maria Spencer	(MS)

Home Group

Davina Imbuldeniya	(DV)
Richard Glaister	(RG)
Sonia Watson	(SW)
Yvette Richards	(YV)
Leigh Scott	(LS)
Robert Morritt	(RM)

Built Environment Communications Group

Ben Knock	(BK)
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Item	Description	Action
1.0	Apologies received from: Sandra Mercer, Jean Simpson, Shelia Osterley	
2.0	Matters Arising	
2.1	Matters arising minutes of 12 th December 2019	
2.2	Childcare Costs: Home Group will pay costs of childcare for individuals to attend TRA meetings upon receiving a valid receipt or invoice. Home Group cannot pay for family members to take care of children.	
2.3	Sharing of contact details – One attendee didn't want their contact details circulated. SW to action further.	SW to circulate

3.0	Regeneration Update	
3.1	<u>Ballot – What is it – What does it mean</u>	
3.2	LS & RM provided an update on the proposed regeneration. As part of this noted the requirement for a ballot in which customers will be asked to vote on the regeneration.	
3.3	<p>Each eligible customer will have 1 vote (approx. 350 customers on estate) and the result will need to produce a 50% + 1 (Majority vote) result for regeneration to take place. Further information and meetings will be arranged providing more detail on the ballot and the process.</p> <p>RM confirmed the ballot will be:</p> <ul style="list-style-type: none"> • Independent and overseen by an external agency • Postal vote 	
3.4	<p>Eligibility is defined as: -</p> <p><i>residents need to be named on a tenancy agreement (dated on or before the date the Landlord Offer is published). That does not include authorised occupants. Teenage/older children on the estate may, however, be eligible to vote if their principal home is on the estate and they have been on the local authority's register for at least one year prior to publication of the Landlord Offer document</i></p>	
3.5	Home Group will provide further information and commitments which will include plans which details scale, size and the appearance of the new estate to help customers make their decision.	
3.6	<p>Question on ballot paper will be something similar to:</p> <ul style="list-style-type: none"> • Do you (customer) agree with the plans we have set out surrounding the regeneration of Douglas Bader Park – YES or NO. The answer will likely be a simple yes or no. 	
3.7	It is anticipated that the Ballot will take place sometime after Easter but before the summer school holidays.	
3.8	<p>Why are we (customers) only hearing about the Ballot now</p> <p>LS advised that decision was made by Mayors office last year that customers should have a say in whether their estates are regenerated. Home Group had started the regeneration process before the mayor's legislation became a requirement, and have since taken some time to understand the impact on customers at DBP before making a formal announcement.</p>	
3.9	<p>But I thought you already submitted an application for planning and it was happening</p> <p>A pre-application process was undertaken last year. We have worked with customers and the planning department on the designs for the estate. This approach enables Home Group to assess the viability of any proposals before</p>	

	<p>submitting a full planning application. As we had not made a submission before the requirement to ballot, we are not exempt from the requirement to ballot. We now need to ballot customers and secure a majority yes vote prior to submitting a planning application to take the regeneration forward.</p>	
3.10	<p>What happens if the estate vote no:</p> <p>If the outcome is a No majority, then the regeneration won't happen along with the investment connected to the regeneration. Home Group will continue to carry out all other obligations for its customers.</p>	
3.11	<p>Will there still be the same amount of social housing in the new build estate? (271 Units)</p> <p>Home Group are committed to reproviding at least the same amount of social housing that is currently on the estate. Depending upon a number of factors if there is the opportunity to build more social housing units then Home Group will.</p>	
3.12	<p>What if before the build not all housing units are occupied</p> <p>If customers agreed to the regeneration Home Group commits to building 271 units regardless of whether they are occupied before regeneration starts</p>	
3.13	<p>If the regeneration is agreed and I have to move off site can I live next to my existing neighbours until I return.</p> <p>Home Group will update the housing needs survey with each customer and we will ask if customers want to move next to their neighbours. Home Group will try where possible to accommodate customer's requests.</p>	
3.14	<p>What aids and adaptations will be provided in temporary housing and new build housing</p> <p>Home Group will update the housing needs survey. Part of the survey will determine what aids and adaptations individuals may require in temporary accommodation as well as the new properties. If there are existing provisions in place we will provide these in the temporary and new property.</p>	
3.15	<p>Some of us went to a Home Group new build site last year and the properties were very small, will DBP be the same size</p> <p>Before the ballot Home Group will organise visits for customers to see another regenerated scheme which is similar to the anticipated build at DBP. These visits are scheduled for Saturday 23 February and Thursday 28 February – everyone on the estate has been invited to RSVP as soon as possible to reserve their place on the coach.</p>	
3.16	<p>It's clear that once the build is completed, there will be more properties on DBP site than there is currently would this volume impact on the actual size of individual homes (units)</p> <p>The current size of DBP estate includes unused spaces and under occupied garages, which presents an opportunity to utilise more space to support the building of additional homes. Therefore this shouldn't impact on actual size of</p>	

<p>3.17</p> <p>3.18</p> <p>3.19</p>	<p>individual homes. It is possible to build more properties and also ensure there are still communal green spaces as well as individual private outdoor space for people to use.</p> <p>Will we still get the Home loss Payment?</p> <p>Any Home Loss payment is only payable if moves take place once planning approval has been gained, which would be dependent on a yes vote in the ballot. The Home Loss payment is currently £6,300 and will be paid twice if you are out of your permanent home for over 12 months.</p> <p>What if people don't want to move</p> <p>If the majority vote no, then the regeneration of the estate will not happen. Home Group recognise that some people may not want the regeneration and if this is the case Home Group would like to hear their reasons. Home Group would like to work with the TRA (if in agreement) to support the regeneration of the estate by providing regular updates to the wider community.</p> <p>Why did the communication surrounding the regeneration go quiet between Home group and customers</p> <p>LS apologised on behalf of Home Group for a lull in communication. He explained that this was based on work taking place behind the scenes regarding the Mayor's decision to hold ballots and Home Group needed to understand the implications for customers before sharing information with the customers.</p>	
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p>	<p><u>Quality of Life Survey - QLS</u></p> <p>RG explained the purpose of the QLS for the customers who haven't seen a previous draft copy. RG explained it is a customer survey which details individual preferences and personal needs within the communities i.e. work, environment, community activities and neighbourhood.</p> <p>RG explained he has met with London School of Economics (LSE) to discuss the QLS as part of a wider piece of work Home Group are doing with the LSE. The LSE have made a number of suggestions for the QLS which he is currently reviewing.</p> <p>RG asked TA when the survey should go out to community. Should we issue the QLS before or after the ballot? A couple of customers said that the QLS shows Home Group cares and should be done sooner rather than later. Others agreed that there will be a lot of communication being sent to customers, so choosing the right time is important. No overall consensus.</p> <p>RG to circulate QLS when he has finished his review.</p>	<p>RG</p>
<p>5.0</p> <p>5.1</p>	<p>Constitution - Update</p> <p>RG asked customers to think about how they would like to recruit members on to the board? Should DBP have a rolling recruitment process or should the</p>	

	customers would like to join Sam then they should meet him at the Neighbourhood office at 12.45 pm.	
8.0	<u>AOB:</u>	
8.1	Estate Newsletters: Some of the members present commented that they like the new design and glossy feel. There was agreement that a lot of customers don't read the newsletter.	
8.2	Dates of Next Meetings. Venue: Colindale Community Trust 20th February, 2019 6.30pm – 8.00 p.m. 20th March, 2019 6.30pm – 8.00 p.m.	