



Q&As about the
regeneration of
**Douglas Bader
Park in 2021**



We've been listening to residents and we've heard a number of questions and queries from you about the proposed regeneration of Douglas Bader Park.

This handy updated guide aims to give you the latest information on some of the most commonly asked questions.

Why is Home Group building more flats?

We've increased the number of houses and included more larger flats that are accessible for residents with high mobility needs and wheelchair users. This reflects the household information residents have told us. To help pay for the increase in houses we've had to review the number of homes we provide for sale on the estate - there will be 753 properties.



Why can't we have more houses?

The rebuild will cost £260m, a sum we won't recoup for 45 years. The houses cost more to build and would take up more space and would also provide less communal green space.

No houses are being sold - only flats - and the combination we are building reflects the needs of residents.

What's happening with the facilities at DBP?

We will be looking at how we provide a facility on the estate as the build progresses. That could mean something like a gym – but that's a couple of years off and we will keep everyone updated.



Can we use the future facilities?

Yes. They will be open to all – Home Group residents and those who might buy one of the flats.

Will there be an estate office on the new development?

We have included a Home Group estate office in the plans and will be looking at how this operates in the future.



What will the open spaces look like?

We are providing outdoor open spaces throughout the new development for everyone including a community courtyard with play equipment for young children.



What's happening with the private blocks?

There will be a concierge for the private blocks and a roof garden on top of those blocks. Our plans haven't included roof gardens on the blocks for residents because it would have meant a big increase in service charges.

What are the next steps with the planning application?

We had the ballot, but the crucial next step is getting planning permission from Barnet Council. Without that we can't get on with the build.

COVID has made this process slower but we anticipate our application will be considered at Barnet Council planning committee in May and following this, we hope to get the formal go ahead over the summer.

What are the build phases?

Phase 1

1-27 North Green and
52-64 Linklea Close

Phase 2

1-9 South Green, 1-36 Parklea Close,
1-21 Larch Green, 1-36 Brooklea Close
and 19, 20 and 21 Willow Green

Phase 3

1-18 Willow Green, 1-36 Highlea Close,
1-21 Birch Green and 1-51 Linklea Close



What will Home Group do to support with my move?

We'll help you prepare and plan when it's time to move. We'll provide boxes and tape and will work with our elderly and vulnerable residents or those with no support to help with packing. You'll also **receive the statutory home loss payment which is currently £6,500** and reimbursements for other costs associated with your move.

What's happening with parking?

The majority of parking spaces will be located off-street but our plans propose for the new roads to be 'unadopted'. This would mean the Council wouldn't have control and the Controlled Parking Zone (CPZ) won't apply. What happens with parking will be up to Home Group.

How many parking spaces will there be?

The new development will have 389 parking spaces, 180 of which are for our residents which include secure off street car parking in a basement and podium with 20% of all spaces having electric charging points. There will still be some on street parking provided and 74 disabled parking bays.

Will there be cycle space?

Yes. All residents will have access to cycle parking with 1502 secure long stay and short stay spaces provided throughout the estate.



Will the build quality be the same in the rental homes as it is in those for sale?

Yes. When it comes to insulation, noise reduction, fire protection and other aspects of the build quality they will be exactly the same for residents' homes and those we put up for sale.

What's happening with our repairs and maintenance?

We are doing our best to keep to our standard repair times but the current pandemic is making that difficult. Currently, we're prioritising emergency and safety work and repairs that are not emergencies can take up to 12 weeks to complete. As restrictions ease, we'll be able to work through repairs more quickly.



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What is Home Group doing about the rats?

We recognise there is a rat problem on the estate and have called in Rentokil. They will carry out what they think is necessary to bring situation under control. They are currently working through a plan, and whilst some measures are not instant, we will be doing all we can to bring the situation under control just as soon as we can.

We hope you have found this guide useful.

This next stage of the process is so important, and we hope we will have your support through the planning process.

If you want to talk to us about anything in this guide, please get in touch with Robert Morrill, Head of Public Affairs, on robert.morrill@homegroup.org.uk or call 07834 518317

Building a better, safer future