

Newsletter
Spring 2021

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 the planning submission, 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**.

What are the next steps for the planning application?



We submitted our planning application for the regeneration in December 2020, and the next step is getting planning permission from Barnet Council so we can go ahead with the build.

The Covid-19 pandemic has made this process a bit slower, but we anticipate our application will be considered at the Barnet Council planning committee in May or June 2021. We then hope to be granted planning permission over the summer.



Our partnership with

Hill is our development partner for the regeneration of Douglas Bader Park, and is acknowledged as a five star housebuilder, recognising their commitment to quality, customer care and satisfaction.

Hill also have a dedicated resident and community liaison team who are experienced at working with people living on estates that are undergoing regeneration. They pride themselves on doing what they say, minimising disruption during the build and providing new homes that are built to an exceptional standard.



Hill have delivered community initiatives with other housing associations and local authorities, and they'd like to introduce some of the below here too:

- Gardening projects
- Supporting the school curriculum
- Making time capsules
- Health and safety talks
- Video diaries - working with young people so that they can share their experience of living at DBP and what they think about the new homes

We look forward to introducing you to the team at our **meet the project team event**, which we hope to hold later on this year (subject to Covid-19 restrictions).



The phasing of the new development

Here's a reminder of our phased plan for building. To make the process quicker and more efficient for everyone, the estate build will be split into three phases. Phase 1 is to the north of the estate and will see new family homes delivered first.

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, 21 Willow Green

Phase 3

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

Phase 1 meetings during February and March

As you may already know - for the build programme to progress, there's a need for some customers to move temporarily into private rented homes in the London Borough of Barnet, or into empty homes on the estate until the new homes are built.

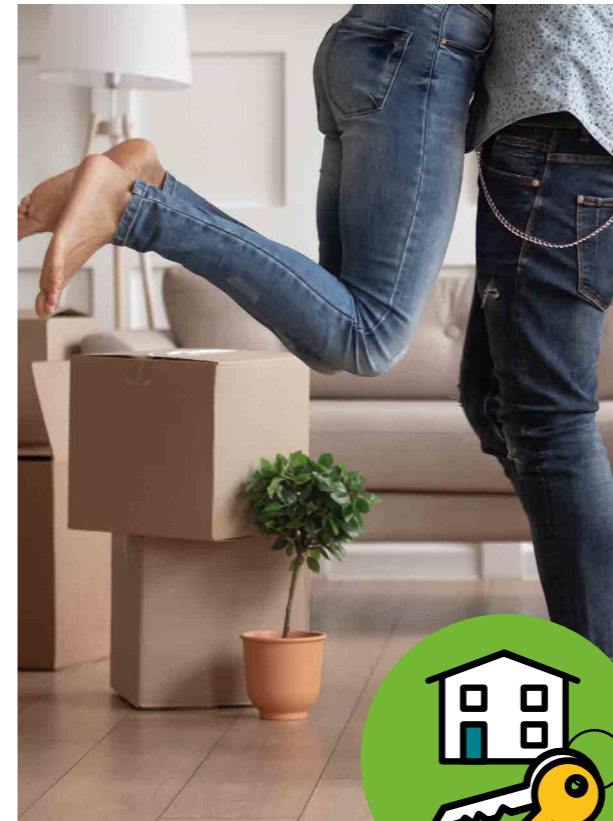
The regeneration team recently met with customers living in phase 1 (1-27 North Green and 52-64 Linklea Close), to talk through the timescales for moving and the support Home Group will provide.

We'll be in touch with customers in phase 1 a lot more over the coming months, so that we can start the process for sourcing temporary homes, and make sure we accommodate each household's individual needs.

And remember, we're here if you'd like a chat! If you have any questions about the

For customers living in phases 2 and 3, please don't worry if you haven't heard from us just yet, we'll be in touch with you further down the line as the build progresses.

regeneration, your new home offer, or if your household circumstances have changed - please contact **Yvette Richards, Regeneration Officer** on 07823 789 395 or email yvette.richards@homegroup.org.uk, or **Liz Owusu, Regeneration Officer** on 07391 868 338 or email liz.owusu@homegroup.org.uk



Permanent movers update

We're still working with customers who've expressed an interest in a permanent move away from the estate and have helped 24 people move so far, with a further four moves planned over the next few months.

If you've expressed an interest to move away permanently and haven't heard from the team for some time, it's because we're supporting permanent movers in phase 1 of the demolition programme to move away first, due to our phased building programme.

Remember, we'll continue to be in contact with people who have expressed an interest in moving away permanently as and when suitable homes become available within Home Group's stock. We'd really like to thank you for your patience during this time.

Meet Josephine

We met with Josephine, who decided to move away with her family as part of the permanent move process - here's what she told us about her recent move:

How was the support provided by Home Group?

Liz from the regeneration team really supported me by keeping in touch with me regularly, providing updates and answering any questions or concerns I had.

How did you feel on the day of your move?

On the day of the move I was overwhelmed as I was sad that I was leaving behind my neighbours at DBP.

What did you think about the move process?

The process was really easy as the regeneration team guide and support you through each step of the way! Everything is planned and organised for you and I didn't realise the level of support the team provide.

How are you settling into your new home?

It's taking time to settle in, especially to a new area but we're getting there slowly and I wouldn't change a thing!

"The process was really easy as the regeneration team guide and support you through each step of the way!"

Josephine,
Home Group customer

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

home group

Have you read our Q&A guide about the regeneration?

We hand delivered a booklet in March to every home with questions and answers about the regeneration.

The planning application mentions a gym. What's happening with the facilities at DBP?

We haven't spoken with any gym providers, but we will be looking at how we provide a facility on the estate as the build progresses. That could mean something like a gym - or a shop or café for example, 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.

Unitas Youth Zone at DBP

It's been a tough year for everyone, and we know the pandemic has had a significant impact on young people and their mental health – with some experiencing anxiety about exams, a potential lack of work opportunities and restrictions on being able to socialise.

We really want to support all the young people at DBP to navigate through this tough time – so we've teamed up with Unitas Youth Zone to provide doorstep youth services at DBP, and this project has now been operating for the past two months.

Unitas youth workers **Jennifer Parris-Buckley** and **Randall Ali** have been contacting young people who are members at Unitas to check on their wellbeing and see how they're coping, as well as engaging with non-members on the estate.

Unitas have also been offering a doorstep support service to parents, providing advice and guidance on all aspects of social, vocational, emotional and health development.

If you've not met the Unitas team yet or would like to find out more, please contact **Sonia Watson, Community Relationship Manager** on **07776 589 346** or email **sonia.watson@homegroup.org.uk**



You can find more information about the fantastic services Unitas offer on the DBP TRA website **dbptra.webador.co.uk**

Stonegrove Community Trust: DBP Food Security Project

Over the past four months we've been working closely with the Stonegrove Community Trust, My Yard and Morrisons to provide fresh weekly groceries, meat parcels and freshly cooked meals to customers affected by the pandemic.

Over the Christmas period, the Stonegrove Community Trust even went the extra mile to provide gifts to adults, young people and children who were registered with their project.

Get involved

We're looking to develop a customer steering group to help Stonegrove reach more people living in Douglas Bader Park. We're also planning to develop a volunteering platform for customers who would like to support this brilliant project and give something back to the local community.

If you'd like to join this project, refer a neighbour in need or you just want to find out more about The Stonegrove Trust, please contact **Sonia Watson, Community Relationship Manager** on **07776 589 346** or email **sonia.watson@homegroup.org.uk**



Over 1594 groceries, meals or meat parcels delivered over the last four months – all free of charge.

Over 149 customers have benefited from the service.



Community news

It's growing season at the DBP community garden!

We're pleased to let you know that we're now in the second phase of establishing the community garden, which will remain open until the start of phase 2 on the build programme.

The project began on the 8th March with a series of online design and planning sessions with customers, and we're excited to see it transform into a pleasant and usable space, owned by you.

Once the plans are in place, a series of workshops will be held so we can bring your ideas to life, whilst also offering an opportunity to learn new skills and build confidence.

Once the design and planting phases have begun, we'll also hold regular customer workshops to help keep the garden maintained and fully utilised. The frequency of these sessions will be decided with your input and all workshops will follow government guidelines on social distancing.

If you'd like to get involved or find out more please contact **Sonia Watson, Community Relationship Manager** on **07776 589 346** or email sonia.watson@homegroup.org.uk

You can also check out the customer findings on phase 1 of the community garden at dbptrawebador.co.uk



Grounds maintenance update

Fly tipping

We understand that fly tipping has been an issue, especially during lockdown. We're working hard to quickly remove any rubbish that appears, and are closely monitoring the areas that are affected the most.

Overgrown trees

We know customers have concerns about the trees around the estate becoming overgrown - we've now appointed maintenance contractor Tivoli to start cutting back the trees, and are hopeful this will be completed soon.

Skip days coming soon

Our maintenance team have confirmed they'll be organising skip days this year, so customers will have the opportunity to get rid of any large or unwanted items. We'll keep you updated on when these will be taking place.



If you're concerned about fly tipping or any other area of grounds maintenance, please do report it to our customer service centre on **0345 141 4663**.



Reporting a repair

Our maintenance team have confirmed that all outstanding repairs and inspections are being reviewed and progressed over the coming months and will be monitored on a weekly basis with our contractor MPS, to address any delays in completing your repairs.

Our customer service centre team should also be able to give you an expected timescale for when your repair will be completed if you give them a call.

Remember, to report a repair you can call the customer service centre on **0345 141 4663**. It's also a good idea to get a reference number for your repair when you call them, in case you need to follow up the repair in future.



Estate inspections

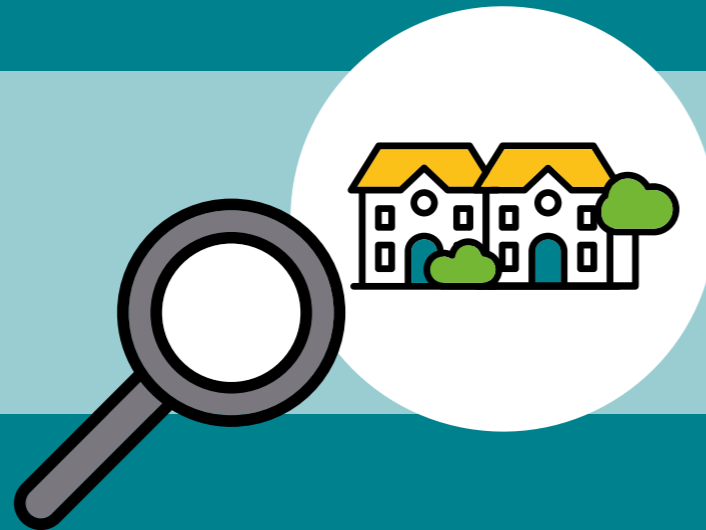
Estate inspections are still being carried out every week with social distancing in place. So we can focus more closely on each area, we've divided the inspections into alternate weeks, focusing on certain areas each time:

Tuesday 27th April 2021

Parklea Close, Brooklea Close, South Green and Larch Green

Tuesday 4th May 2021

Highlea Close, Linklea Close, Willow Green and North Green



If you'd like to attend or have any questions, please contact **Sam Babalola, Housing Manager** on 07803 623 805 or email sam.babalola@homegroup.org.uk

Tenant and Resident Association (TRA)

Meeting dates

We have scheduled the following dates for the next TRA meetings, held online via Microsoft Teams.

Wednesday 19th May 2021	6.30 pm - 8pm
Wednesday 16th June 2021	6.30pm - 8pm
Wednesday 21st July 2021	6.30pm - 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



Coming soon: quality of life survey

In February 2020, we planned to send all our customers at DBP a quality of life survey. When the Covid-19 pandemic hit, we had to delay this as we wanted to offer customers in person support to complete the survey if needed.

What is the quality of life survey?

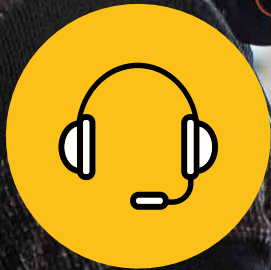
The survey is an opportunity for you to tell us what you think the community needs. The feedback we receive will help us shape community development activities at DBP - this could be anything from employment and educational opportunities, to supporting young people and health and wellbeing activities. The more completed surveys we get, the more we'll understand what the community needs - helping us create community development projects that make a difference.

We're now hoping to send the survey out to you between May and June this year - providing we can have face to face conversations with you in a safe way if needed. Please do look out for the survey later this year. It should take less than 10 minutes to complete and all the information you provide will be confidential.

If you have any questions about the survey please contact **Sonia Watson, Community Relationship Manager** on 07776 589 346 or email sonia.watson@homegroup.org.uk, or **Richard Glaister, Regeneration Manager** on 07921 472 985 or email richard.glaister@homegroup.org.uk

quality of life survey

Useful contacts



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
homegroup.org.uk/repairs

Housing and estate related queries

Sam Babalola,
Housing Manager
Mobile: 07803 623 805
Email: sam.babalola@homegroup.org.uk

TRA and community initiative queries

Richard Glaister,
Regeneration Manager
Mobile: 07921 472 985
Email: richard.glaister@homegroup.org.uk

Sonia Watson,
Community Relationship Manager
Mobile: 07776 589 346
Email: sonia.watson@homegroup.org.uk

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

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