

Newsletter
Winter 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 regeneration, estate matters and how to get in touch.

Planning approval and the new development

As you know, we received planning approval for the regeneration of DBP from Barnet Council on 9th September 2021.

This is a major step forward and whilst there are still some steps to work through which flow from the council's planning committee's decision, we can now start to provide much greater clarity on next steps and timescales as we plan to start the building work.



As a reminder, the new development will provide:

- 753 new homes which includes a new home offer for all existing customers who wish to stay.
- 386 parking spaces, which includes 180 parking spaces for Home Group residents and 74 disabled bays across the three phases.
- A safer, more secure estate.
- Enhanced green and open areas.
- An upgrade to the green space to the west of the estate.

How you have shaped the proposals

Thank you to everyone who has been involved in the process of getting us to this positive result. Everyone's comments, feedback and input throughout the past few years has been shared, recorded and included, where possible, in the final designs.

What will the new development look like?

Through the planning process, we made some slight amendments to the look of the new buildings, which included the following:

- Additional pitched roofs to some of the houses
- Inclined roof line detail to some of the flat blocks
- Additional brickwork detailing in key locations
- Recessed brickwork panels
- Textured brickwork at ground plane
- Grouping windows in vertical or horizontal directions

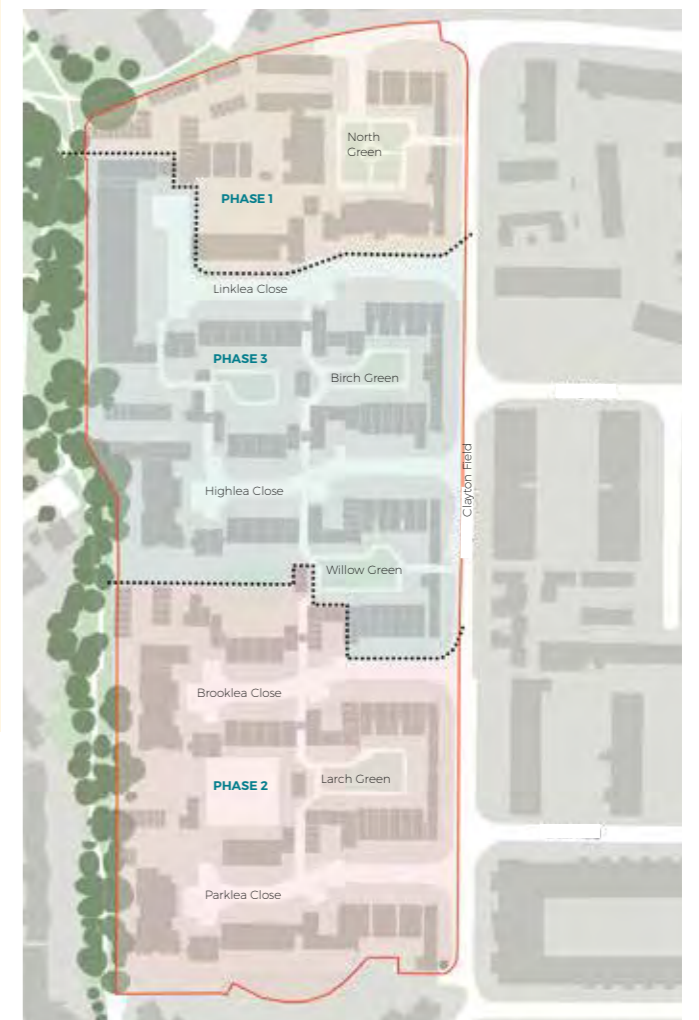
These design features enhance the different character areas of the new development and will make sure that your new homes stand out as individual neighbourhoods within the wider project.

Your new home

Everyone was provided with their new home offer at the time of the Ballot process (2019) and again last month in the planning outcome letter.

We're aware that household circumstances change over time and the team continue to monitor any changes to properties that may become available. If we're able to offer you a home to accommodate a household change since the Ballot, such as a new baby, a request to move away permanently or a household split during the build programme, we will keep you updated.

If we are unable to facilitate your request, please give us some time as changes may occur during the course of the build programme. Your new home offer will remain until we can accommodate and confirm a change, where possible.



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



The new homes we are building

As you know, we will be providing the new affordable homes based on housing need which we captured through the housing verification forms sent out to you in 2017 and 2019. We have provided you with the types and number of new homes we will be building in each phase for our residents below:

Phase 1

Property type	Total number provided
2-bedroom house	11
3-bedroom house	6
4-bedroom house	13
5-bedroom house	5
6 bedroom house	3
Total	38

Phase 2

Property type	Total number provided
1 bedroom flat	42
1 bedroom flat (wheelchair)	5
2 bedroom flat	51
2 bedroom flat (wheelchair)	2
3 bedroom flat	12
3 bedroom flat (wheelchair)	2
3 bedroom maisonette	7
4 bedroom maisonette	7
Total	128

Phase 3

Property type	Total number provided
1 bedroom flat	25
1 bedroom flat (wheelchair)	8
2 bedroom flat	26
2 bedroom flat (wheelchair)	6
3 bedroom flat	9
3 bedroom flat (wheelchair)	1
3-bedroom maisonette	9
3-bedroom house	6
4-bedroom house	13
5-bedroom house	3
Total	106

Car parking for residents

There will be 180 designated car parking spaces incorporated into the new development for Home Group residents.

These will be positioned either on the street, in the basement car park or podium car park, depending on where your new home is located. We'll provide you with more information about your car parking space through each phase of the build programme.

74 allocated disabled parking bays will be provided across the three phases. If you haven't done so already, please let the regeneration team know if you would require a disabled parking bay. Also, 10% of parking spaces will include electric vehicle charging points across the new development.

A huge thank you to everyone that contributed to the landscape designs

Landscape workshops were held over the last few years, both in person when we could and virtually during the pandemic, to make sure that what we deliver works for you. As you can see, the new spaces will look great!



A message from Hill, our regeneration partners

As a reminder, Hill is a family owned business building homes in London and the South East, many of which are in partnership and joint venture with housing associations and local authorities. They are acknowledged as a 5* home builder which gives assurance and commitment to their values around quality and customer care and satisfaction. Their ethos is to work in an open and transparent way with partners and customers, which mirrors our own values and what we are committed to throughout the regeneration at DBP. What's brilliant about Hill is that they have a dedicated resident and community liaison team that are experienced at working with residents on estates that are undergoing regeneration and they will be working alongside Home Group's regeneration team. We look forward to introducing you to the team as the development progresses.

“We are delighted that the planning committee is supportive of our plans to gain full planning permission for the regeneration of Douglas Bader Park. We are committed to delivering new homes and improved surroundings that meet the needs and aspirations of current and future residents, utilising our extensive experience in delivering successful community-led regeneration.”

Andy Hill, Chief Executive at Hill



Our next steps in engagement

Phase 1 residents' one-to-one meetings

As you know, there is a need for some people to move temporarily into private rented homes within Colindale and the surrounding areas, or into empty properties on the estate, whilst their new home is built.

The regeneration team met with all residents in Phase 1 (1-27 North Green and 52-64 Linklea Close) of the demolition programme between October to November to provide more detailed information about what residents can expect throughout the move process into their temporary home and what our next steps will be in supporting them before demolition starts in early Spring 2022.



Works to empty properties



Our maintenance team are planning for the void works to some of the empty properties on the estate. We'll be getting the properties ready to a lettable standard for moving residents from demolition Phase 1 into their temporary home from the New Year, until the new homes are built in the first phase of the new development.

If you have any concerns about an empty property, please contact your local Housing Manager, Khalid Salik at khalid.salik@homegroup.org.uk, or our customer service centre on **0345 141 4663**.

Residents who wish to move away permanently

We've continued to support residents who have expressed an interest to move away permanently from the estate and since 2019, we have now moved 32 households.

It does take time for us to source permanent homes within our own stock, which need to be specific to everyone's household requirements and preferred location, so please bear with us - we haven't forgotten about you! We would like to take this opportunity to thank you for your patience; the regeneration engagement team is committed to working closely with you and will continue to be in contact with households as and when suitable homes become available.

Home loss increase

Home loss is a sum governed in law, independently of Home Group, by the Land Compensation Act 1973, and the amount payable is fixed by statute. The payment is intended to compensate an occupier for the loss of their home due to actions by the landlord. In September, we sent you a decant charter explaining our approach to moving residents into temporary, permanent, or new homes during the regeneration. Page 13 details information about home loss payments and the eligibility criteria. Since publishing the decant charter, home loss payments have increased to £7,100 (previously £6,500).

Coming soon



Coffee mornings with the regeneration team

We'll be starting these again from Spring 2022 on a monthly basis with an opportunity for you to come and have a chat with the team along with some tea or coffee and cake!

We'll write to you with our planned dates, location and timings.



Meet Joshua

We met with Joshua, as he expressed an interest in moving away permanently. Here is what he told us about his recent move:

How was the support provided by Home Group?

Home Group have helped me since June 2017.

The housing and regeneration team understood my needs very well and supported me a lot, especially Tracey Crowley and Yvette Richards. I will always be thankful for their help.

How did you feel on the day of your move?

I felt like I was moving to a different country. It was a very good feeling!

What did you think about the move process?

Unfortunately, my move was delayed because of Covid 19, but at the end it was fast and good, thank you!

How are you settling into your new home?

I love it! I just want to say thank you to Yvette Richards, Sam Babalola, Tracey Crowley and Liz Owusu. Thank you for helping me to move, I can start a new life now. God bless you all and thank you from the bottom of my heart.

Tenant and Resident Association (TRA)

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

Wednesday 19th January 2022	6.30 - 8.00 pm
Wednesday 23rd February 2022	6.30 - 8.00 pm
Wednesday 23rd March 2022	6.30 - 8.00 pm

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

You can also find out more about the TRA and community events at the TRA website www.dbptrawebador.co.uk



Douglas Bader Park
Residents Association



Community news



Your community garden

We had an exciting series of online design and planning sessions with you in April and May this year.

After these planning sessions, we were able to gain support from 'My Yard' and conservation volunteers who sourced and donated hedgerow trees and materials from the other developers who are working on the wider Grahame Park Estate.



Thank you!

Not only did we receive donations from these organisations, but more importantly from you, our residents and the local community!

You volunteered your time to clear the land and make sure that the area was brought back to life!

You put in raised beds for planting vegetables and flowers as well as an area for children to play, wildlife ponds and seating areas.

Everyone from children to extended family members have worked together to not only provide the whole community with an accessible site, but to ensure the site can generate an additional income of £2,500 through goods in kind.

Without the support of the community, this project would never have taken place, so we would like to give you a heartfelt thank you for your continued dedication and hard work!



Community news

DBP Summer Party

Over 65 residents and extended family attended our very first DBP Community event! Hosted in the community garden, everyone enjoyed a delicious barbeque, met some new faces in our neighbourhood, danced away in a disco and held a free raffle with games for young people and on-site health & well-being sessions.

Despite the intermittent rain, everyone had loads of fun and we will definitely be planning to hold more events like this, so please look out for flyers and notices delivered through your door.



Community Garden Art Project

Not only will we be doing gardening activities, but with 'Smile Makers' and 'My Yard', we will be providing weekly arts and crafts sessions for children and young people.

All activities will be held in the garden, so be on the lookout for more information. If you would like to find out more or join as a volunteer, please contact sonia.watson@homegroup.org.uk



So what's next?

In partnership with 'My Yard', we've planned a series of community gardening workshops that will provide fun and interactive activities like:

- Building hedgehog houses or garden planters
- Decorate plant pots
- Plant seedlings
- Cook vegetables grown from your own community garden
- Build nests for birds
- Flower pressing
- Evening story telling sessions

All these activities and more will be held in the community garden (weather permitting) and will be open to all residents, regardless of age.

If you would like to get involved with these activities, please contact sonia.watson@homegroup.org.uk



Food Security Project



Our Food Security Project initially started during the Covid-19 pandemic due to the need to support customers who were financially impacted by the periods of lockdown.



Over the past few months, we have continued to partner with The Stonegrove Trust, My Yard and Morrisons to provide 1670 grocery parcels to 144 customers! They are able to provide:

- Staple cupboard items
- Cooked meals
- Domestic cleaning products
- Meat parcels
- All delivered to your door for free

Our partners will work hard to match your groceries to your dietary and/or cultural requirements and as such the service has been well received by the community.

As the government guidelines are easing, the Food Security Project will be providing customers with a collection service. A marquee with food produce will be based on Parklea Close every Monday and registered customers will be invited to attend and shop for goods. We're hoping that operating an open shopping service will provide customers with more choice and an opportunity to get out and about more.

Have you thought about volunteering?

We are encouraging those of you who have a bit of free time to volunteer to support this fantastic service. Activities could include:

- Distributing groceries to those who are unable to collect
- Helping to sort and pack groceries at our partners' base
- Supporting our partners with admin and activity planning

If you'd like to join the scheme or would like to discuss volunteering opportunities please contact sonia.watson@homegroup.org.uk



Unitas Youth Services

Unitas continues to work with the children and young people at DBP. Alongside this work, and with government restrictions easing, they are now offering additional services over the summer period at their purpose built site, offering a wide range of activities at the following address:

Unitas Youth Zone, 76 Montrose Avenue, HA8 0DT.

Unitas work with young people aged 8 - 19 years and up to 25 years for those with special needs.

Your child or young person will need to be a member to attend. Their annual membership fee is £5.00 with an additional small fee of 50p per session.

We want to ensure that these activities are available to all children and young people, so if you would like your child to attend but are finding it difficult to pay, please contact sonia.watson@homegroup.org.uk



Estate maintenance and antisocial behaviour updates

The housing team have been working hard to meet with you to talk through areas that need action taken and improvements made across the estate.

Here is an update on what has been achieved so far...

You said...

There was unsightly and inappropriate graffiti in the garages at Brooklea Close.

We did...

A thorough removal and re paint over the graffiti leaving the area looking fresh and revitalised.

You said...

That fly tipping is a problem on the estate.

We did...

A lot of work in the background and are tackling the problem. We hope you have started to notice a positive difference in how the estate is looking!



There are some areas that we are continuing to work on in order to get the estate looking even better...

- Revisiting the way in which the green areas around the estate are managed and to ensure that work is completed more consistently.
- Tackling antisocial behaviour in a proactive way by working closely with Colindale's Safer Neighbourhood Team.

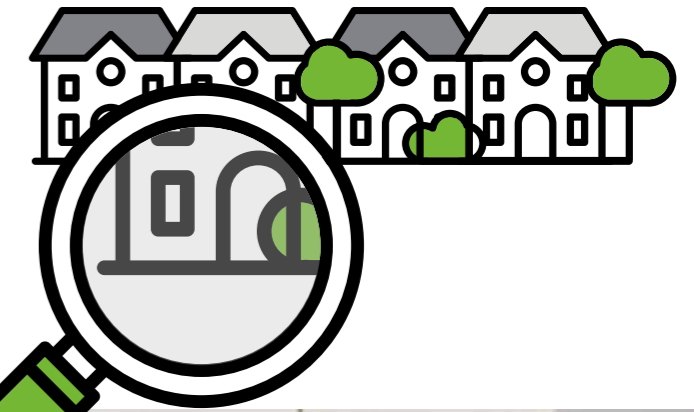
Estate inspections

Estate walk arounds and inspections are now being carried out every fortnight on a Tuesday, with social distancing in place.

If you would like to attend an estate inspection or have any questions, you can contact Khalid Salik, Housing Manager on:

Phone: **07990 442 348**

Email: **khalid.salik@homegroup.org.uk**



Our customer service centre team should be able to give you an expected timescale for when your repair will be attended to. If it is taking longer than expected to get your repair resolved, please continue to call our customer service centre who will be able to keep you updated.



Reporting a repair

To report a repair, call the customer service centre (CSC) on 0345 141 4663

Remember to get a reference number when you call the CSC. This will help the team follow up any repairs that may be ongoing.

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 to address any delays and barriers for completing the repair.

Some top tips...

- ★ You can report any antisocial behaviour matter to your Housing Manager, Khalid Salik at **Khalid.Salik@homegroup.org.uk** and by calling the Safer Neighbourhood Team via the police 101 service.
- ★ By reporting concerns such as drug misuse, noise nuisance and fly tipping to us or the Safer Neighbourhood Team, it helps us keep a record of incidents and where the 'hot spots' are, so we can deal with the issues more efficiently.
- ★ You can book a collection with Barnet Council for bulky household waste to be collected from outside your door. Visit **www.barnet.gov.uk/recycling-and-waste/special-collections/bulky-household-waste-collections** for more information.



Useful contacts



Housing Office at 30a Parklea Close

Following government guidance, the housing office will continue to be closed due to Coronavirus until further notice.

You can still get in contact with the housing management team for housing and estate related matters by calling:

Khalid Salik, Housing Manager
Phone: **07990 442 348**
Email: **khalid.salik@homegroup.org.uk**

If you'd like to get in touch with any housing or regeneration queries, you can contact the colleague below who will be happy to help you:

Khalid Salik, Housing Manager
Phone: **07990 442 348**
Email: **khalid.salik@homegroup.org.uk**

Reporting a repair - customer service centre

Phone: **0345 141 4663**

Regeneration queries

Yvette Richards, Regeneration Officer
Phone: **07823 789 395**
Email: **yvette.richards@homegroup.org.uk**

Liz Owusu, Regeneration Officer
Phone: **07391 868 338**
Email: **liz.owusu@homegroup.org.uk**

TRA & Community initiative queries

Richard Glaister
Phone: **07921 472 985**
Email: **richard.glaister@homegroup.org.uk**

Sonia Watson
Phone: **07776 589 346**
Email: **sonia.watson@homegroup.org.uk**

Visit our website

For up to date information, frequently asked questions and to find out what we have delivered to date, log onto **www.homegroup.org.uk/douglasbaderpark**