

Minutes - Mill Farm Close Estate Forum Meeting

Tuesday 10th September 2013

Estate Forum representatives in attendance:

Jackie Fineman, Mr D Perring, Mrs G Dave, Mrs B Patel

Advisors:

Catalyst Housing Limited:

Daniel Thwaites, Ruche Peng

Catalyst Gateway;

Higgins Construction:

Keith Fisher

Harrow Council:

Elaine Slowe

Apologies

Michelle Robinson, Les Warren, Katie Fineman

	Action
<p>Ruche Peng introduced himself to the meeting and the residents. He stated that he is the new Regeneration Manager for MFC. He explained that he is primarily dealing with this estate and is very focused on delivering the project on time. He stated that he is committed to reaffirming CHL's position and commitment to the estate.</p> <p>1. Matters arising from meeting of 9th July 2013</p> <ul style="list-style-type: none">MC stated in the meeting in June that he would review the fact that some residents in the houses may be having problems changing the bulbs for the lights that are outside their front doors. He stated that the caretaker will help residents who have problems changing their bulbs. MC stated that they are difficult to change but MC is working with Sharif and Alan to resolve this. MB confirmed that MC is looking at changing this for the second phase. DT is going to speak to Alan to find out if the residents are still having problems with these or if they are learning to change them themselves. RP is going to find out if this has been looked into for the second phase and feedback in the next meeting.MC stated in the meeting in June that Sharif has met with the fire officer and assured the group that letters will be sent out to all Residents. RP confirmed that letters were sent out regarding Fire safety and condensation on the 14/06/13 and a letter regarding flooring was sent out on the 04/07/13.DT confirmed that MC was working with Eugene and the signs for the bin stalls have been produced. He is going to speak to Alan and Eugene to find out when	<p>DT/RP</p> <p>DT</p>

<p>they will be going up.</p> <ul style="list-style-type: none"> • JF stated that the lights in the communal blocks are still blowing a lot and don't last long. KF is not aware of this. RP is going to speak to Alan and Eugene to clarify what the problem is. • JF asked in the last meeting about the tall trees on the estate next to the new houses being built. She would like these to be cut back/down. AM has written to the residents. RP is going to speak with AM about this and feedback in the next meeting. • KF said that the plants on the estate have been replaced and they will be continuously monitored to ensure that they are maintained and watered. • JF stated that residents were supposed to be involved in picking the types of plants that would be put in on the estate. This was said in the early stages of the scheme. RP stated that we can not change the choices now as the plans have been finalised however we could look at putting additional plants in at the end of the project as there are budgets available. • DP reported that the main communal door in 49 Caulfield Gardens is still not working properly. This has been reported as a defect. KF stated that he is not sure what the issue is as the door seems to be fine. RP is going to check the defect report and look into it. 	<p>RP</p> <p>RP</p> <p>RP</p>
<p>2. Update on Construction Issues</p> <p>Construction.</p> <ul style="list-style-type: none"> • KF confirmed that the new contractor is keeping on schedule and block C is on program. • KF confirmed that they have slipped on blocks G, N and P and there is a new completion schedule out for these. • RP confirmed that he is going to send out a newsletter and organise information to be sent out to residents with new dates. • KF confirmed that the sales launch went ahead and the next show flat is going to be ready at the end of September. • ES asked RP how the sales units are advertised and marketed. RP is going to provide ES with this information and will speak to her more about this closer to the handover dates. 	<p>RP</p>
<p>3. Housing Update</p> <ul style="list-style-type: none"> • DT gave the meeting an update in regards to the pigeon situation. The spikes will be installed on the 7th, 8th, 9th of October. DT will be writing to everyone affected to notify them of the work. Only a small number of residents will need to allow access as Higgins do not need to access the flats to complete the work. AM will be writing to those that do need to allow access. Part of the work will also involve the balconies being cleaned and in mid October there will be a cull/trapping of the pigeons to remove them from the estate. • GD stated that there are problems with the pigeons on the roof/solar panels. DT is going to speak to number 12, 49 caulfield gardens who has told GD about this. • GD asked about the trees next to her fence and if these will be replaced. KF 	<p>DT</p> <p>DT</p>

<p>stated that these will be replaced.</p> <ul style="list-style-type: none"> • DP reported that there is graffiti on the wall next to 49 caulfield gardens. The wall is not a CHL wall and belongs to a private owner. RP is going to look into this and find out if we can get this removed. • DP asked if we could get hedgehogs introduced on the estate after the project is finished. RP suggested that over the next few meetings we discuss different ideas and look at different budgets available as there will be things we can do after the estate is finished and he welcome any ideas from residents. 	RP
<p>4. Community Development and Training Update</p> <ul style="list-style-type: none"> • JF stated that the fun day in August was a success and a lot of residents turned up. • JF stated that KF has met with the Harrow youth council in regards to arranging more activities for the young people on the estate and she is looking at arranging computer workshops for elderly residents. • RP reminded the group that a newsletter will be going out in October and this will include some information on Community development. • KF is going to attend the next meeting and give a full update. 	
<p>AOB</p> <ul style="list-style-type: none"> • CCTV: RP talked to the group about where they would like cameras located on the estate. He stated that there is a process for how they can get CCTV on the estate and this involves first deciding on where they will go. Once this is decided we can obtain a quote from Higgins and look at the service charge implications. DT and RP are going to look into this issue and feedback in the next meeting. • BP wanted to know about the additional aerial points in the new flats. DT informed her that she can speak to LW in the weekly surgery as he has all of the information regarding the new flats. 	DT/RP
<p>6. Date of next meeting</p> <ul style="list-style-type: none"> • Tuesday 8th October 2013, 6.00pm Higgins Construction site compound 	