

Minutes - Mill Farm Close Ballot Announcement and Residents Steering Group Meeting

6 October 2009

Attendees:

Jackie Fineman (Chair), Ravi Panara, Mr/Mrs.Selvanayagam, Najat Shariff, Shahnaaz Siddique, Sophie and Sam Alderson, Tilman Marsh, Kevin Farrell, Liz Thompson, Carol Kelly, Tracey Chambers, Ashley Coles, Daniella Sharp, Mrs J Dring, Lorraine Markham, Darrel Alexander, Mrs Suaad Abdalla, A Anantharajah, Gemma Forde, Victoria Everitt, Danielle Davis, Miriam Yabou, Phil and Olive Balch

Advisors: Alison Pegg – Harrow Council, Elaine Slowe – Harrow Council, Charlene Samms – Harrow Council, Louis Blair – First Call, Lynne Pennington – Harrow Council

Catalyst Housing Group: Les Warren, Judith Marshall PTE,

Apologies: Murray Crawford – Catalyst

Observers: Lily Faux (Assessor)

	Action
<p>1. Ballot Announcement and matters arising from previous minutes</p> <p>JF announced the result of the ballot to the meeting:</p> <p>Tenant turnout : 82%</p> <p>Tenants voting yes: 88%</p> <p>Leaseholder turnout: 56%</p> <p>Leaseholders voting yes: 100%</p> <p>LP read a message from Cllr Barry Macleod-Cullinane who thanked all the residents for making the effort to vote and take the opportunity forward to transform the estate. LP particularly gave thanks to Jackie Fineman, Ravi Panara, Darrel Alexander, Phil and Olive Balch and Tilman Marsh who had attended most of the meetings giving their time to ensure the consultation documents reflected the views of residents.</p> <p>There were no matters arising from previous minutes.</p>	
<p>2. Update from Alison Pegg – what happens next?</p> <p>AP confirmed that, now the result of the ballot is confirmed to be a yes vote for transfer, the Council will be working to transfer Mill Farm Close to Catalyst by the end of March 2010. The Secretary of State will need to approve the transfer before it can go ahead, and the strength of the ‘yes’ vote will be an important factor. If the Secretary of State issues approval, the legal documents necessary for the transfer will be agreed between now and March and will reflect the promises made to tenants in the Offer document. There will be regular feedback to the Steering Group during the document drafting process.</p> <p>The architects will also be working on the planning application in order to formally submit it to Planning in 2 weeks time. The application will go to Committee in January 2010, following which approval will be required from the GLA. The planning timetable is designed to achieve a start on site on vacant land on the estate in early summer 2010.</p> <p>Monthly meetings of the Steering Group will continue to be held on a Tuesday between 6pm and 7.30pm. AP invited non Steering Group members to attend the meetings if they wished to.</p>	<p>AP and Catalyst</p> <p>JM</p>

3. Update from Judith Marshall – Planning issues

JM confirmed that she had met with the Council's and the GLA's Planners and had also worked on issues connected with highways, landscaping, refuse and neighbour consultation. The GLA had some comments on car parking and amenity issues – they thought that cars were too dominant within the overall proposal. Harrow's Planners had advised the inclusion of 'home zone' principles to reduce traffic speed within the estate, as well as advising on refuse and bin issues. Secure By Design advisors had also been consulted by JM.

Residents of Tudor Road have been consulted and their comments, coupled with the location of existing drains, has led to the relocation of some of the proposed blocks, producing an 'opening up' of the estate at the Tudor Road end of the site. Newly built homes in this area will have large gardens so will be large family homes. The Home Zone approach provides speed 'pinch points' on the road to slow traffic. Landscaping will be greener and will lead down to the view of the Mill Farm Close green. All areas of the estate will be accessible on foot. Landscaping and other features will add interest to give a visual 'run in' into the play and amenity areas. Landscaping will be 'with grain' and 'cross grain' and examples of this were shown to the meeting. This adds to the green effect but aids overlooking and supervision.

JM showed the meeting examples of play equipment which could be provided in the play area and confirmed that the residents will be invited to a workshop to discuss the kind of play equipment that would be wanted, and where it should be located. There is also a suggestion of investigating the placing of mill stones in the public areas to commemorate the name of the estate.

Sustainable urban drainage (including an underground soak away) will be used to avoid an excess of water entering the public drainage system. This has been welcomed by the GLA, as has the installation of solar panels to provide hot water to homes. The storage of 3 refuse bins in the front area of houses has been considered, with design elements intended to make them accessible but unobtrusive.

Consultation with neighbouring residents of the estate is well underway. JM and Catalyst have been discussing access to garages with residents of Hawthorn Court, to enable a straightening of the path to Rickmansworth Road, together with improved lighting to aid security. The Hawthorn Court residents have welcomed the proposals made so far. Discussions have also been held with residents of 62 Rickmansworth Road (parking access) and Miller Close (loss of steps which currently encourage anti social behaviour).

The internal layouts of the flats have been developed, retaining the option to have either a separate kitchen / dining room, or to choose to have an open layout leading to the living room. More homes are now being built in phase 1 which will help with the decanting process (2 properties will be 'surplus' for further residents needing rehousing after all phase 1 residents have been rehoused).

Timetable:

Submission of planning application – mid October

Planning Committee – Jan 2010

GLA sign off – end Jan / beginning Feb 2010

Transfer of estate to Catalyst – March 2010

Start on site – April / May 2010

JM

<p>4. Proposals for Estate Forum</p> <p>LB suggested that the Steering Group continue to meet until the Estate Forum is formed to oversee works, delivery of service and to decide on the use of the funding for community benefits. LB suggested that the next Steering Group meeting should discuss how the Estate Forum will work, how to appoint residents and Council and Catalyst representatives to the Forum and what residents want the Estate Forum to do.</p>	<p>ALL</p>
<p>5. Any Other Business</p> <p>JM to report on design progress to future Steering Group meetings and to set up workshops on elements of the design such as play equipment.</p> <p>Two residents who are housing association tenants at Mill Farm Close asked whether they would be rehoused on the estate after regeneration. AP explained that, as they are not secure tenants of the Council, they will have to bid on Locata in the normal way for any surplus homes after decant. Whether they are nominated to a unit on the estate will depend on their Locata priority, alongside other Locata bidders. It is not possible to give Housing Association residents priority over other Locata applicants, as all applicants are treated equally. AP advised that they discuss their housing options with their Housing Officers and confirmed that this issue would be passed onto Housing Needs officers. AP confirmed that the Council is not reletting studio or 1 bed flats on the estate.</p> <p>A resident enquired about buying a property on the estate after regeneration. JM advised that there will be shared ownership properties available and that details will be advertised in advance as part of the marketing process. JM advised that anyone interested in purchasing a property should speak to Les Warren for further information at his Monday afternoon surgery.</p>	<p>JM</p> <p>ES</p>
<p>6 Next Meeting</p> <p>Tuesday 3rd November 6pm – 7.30pm</p> <p>Venue: Pinner Hill Community Hall</p>	