

## Homes for Harrow

### Grange Farm Regeneration Scheme

#### Resident Engagement Strategy

1. In order to deliver a comprehensive regeneration of the Grange Farm estate the council recognises that full and open consultation with all residents is required. The council intends to consult and inform residents in a variety of ways according to the issues and needs of particular groups.
2. The groups to be considered are diverse and while some issues are common some factors about the proposed regeneration scheme are specific to a limited group. The groups identified are:
  - a) Tenants of the council
  - b) Leaseholders
  - c) Tenants of leaseholders
  - d) Residents surrounding the Grange Farm estate particularly those whose property shares a boundary
  - e) Community groups and agencies working in or around Grange Farm – Roxeth Christ Church who run the community Centre on the estate, The Royal British Legion which has an access arrangement onto the estate.
  - f) Housing Association residents on Osmond Close & Wesley Close
  - g) Ward councillors
3. Subject areas that resident engagement and views will be sort on include:
  - a) Overall new estate layout
  - b) Proposed external appearance and access arrangements for new homes
  - c) Internal layout designs
  - d) Individual choices offered to new residents (e.g. kitchen and bathroom finishes and colours)
  - e) Rent and service charge levels
  - f) Timetabling and decant / rehousing policy

- g) Other initiatives such as training, skills development, apprenticeship schemes etc
- h) Further matters that may emerge as the scheme proposal develop.

Please note while the council will actively listen and discuss the options around the points listed above with residents there will inevitably be limits on available budgets to deliver all that residents might wish for, where there are differences of views between residents and where the council can not accommodate requests, the consultation mechanisms listed in 4 below will be used to explain the reasoning behind decisions.

4. It is proposed that the following methods of consultation will be used
  - a) Individual meetings with tenants and leaseholders to establish what their future housing needs are
  - b) Newsletters sent out to all residents and neighbouring properties
  - c) Formation of a representative Steering Group of resident volunteers to discuss progress and test out proposed options and communications aimed at the whole estate
  - d) Formation of specific interest groups, for example leaseholder group
  - e) Open events/meetings available to all residents to outline progress at key stages and allow for public question and answer sessions
  - f) Explore use of social media to encourage greater participation and engagement
5. It is understood that the Grange Farm Tenants and Resident association has lost it's chair and vice chair recently. Through the consultation events held on the estate it would be beneficial if interest in the association could be revitalised.
6. Resources available for engagement and consultation are identified as:
  - a) The support of the Harrow Federation of Tenant and Resident Associations (HFTRA)
  - b) The Regeneration and Resident Involvement Teams of the Housing department
  - c) A budget (to be determined) built in to the regeneration programme costs

- d) The Housing Officer for the area (note the housing Officer has a wider remit than Grange Farm alone and so has limited capacity to focus on this estate)
  - e) The support of existing community Groups
  - f) The support of local Ward councillors
7. Work undertaken so far, includes two consultation events held at the Northolt Road Community Centre and a meeting held by a local councillor to gauge the feelings of residents about the desirability of a complete regeneration of the estate. The next steps will be to:
- Commence the one to one survey of resident housing needs and potential to offer short term or permanent moves to free up properties to allow work to commence
  - Invite volunteers to form a Steering Group (for proposed terms of reference see appendix 1)
8. Timetable to develop the proposed consultation approach:

#### Appendix 1

#### **Proposed Terms of Reference for Grange Farm Resident Steering Group**

1. The group is open to any resident on the Grange Farm estate. The group should always aim to have a minimum of 4 tenants and 1 leaseholder as members of the Steering Group
2. The group may co-opt members from other groups, volunteers or professionals with an interest in the Grange Farm estate
3. The group will normally meet monthly however the frequency of meetings may need to increase or decrease according to speed of progress being made
4. The purpose of the group is to:
  - review proposed communications and meeting arrangements
  - work with the council to agree the regeneration vision for the estate and review high level options being put forward by the council
  - Participate in the evaluation and selection of consultants and developers
  - assist in communicating messages to all residents on the estate
  - participate in preparation and approval of the Equality Impact Assessment
  - Receive progress reports from the project group

- Consider options put forward by architects and designers for proposed regeneration
- Once contractors appointed to receive progress reports on construction
- Consider choice options to be put before residents in terms of finish and design

The meetings will be facilitated by the Housing Project manager for the Grange Farm Regeneration who will ensure that agendas are circulated, notes of meetings kept and rooms booked.