

LONDON BOROUGH OF HARROW

Meeting:	Tenants' and Leaseholders' Consultative Forum
Date:	Thursday 13 October 2004
Subject:	Matters raised by the Cottesmore Tenants' and Residents Association (CTRA)
Key decision:	No
Responsible Chief Officer:	Interim Tenant Services Manager
Relevant Portfolio Holder:	Planning, Development, Housing and Best Value Portfolio Holder
Status:	Part I
Ward:	All
Enclosures:	None

1. **Summary/ Reason for urgency (if applicable)**

- 1.1 This report provides information on issues raised by the Cottesmore Tenants' and Residents Association.

2. **Recommendations**

- 2.1 **That the report be noted.**

REASON: (Not applicable as this report is for noting only)

3. **Consultation with Ward Councillors**

- 3.1 Not applicable

4. **Policy Context (including Relevant Previous Decisions)**

- 4.1 None

5. **Relevance to Corporate Priorities**

- 5.1 This report addresses the Council's stated priorities of:

"We will enhance the environment in Harrow by keeping the Borough clean and attractive..."

“We will improve the quality of Health and Social Care in Harrow... by enabling choice and access to good quality housing”

“We will develop a prosperous economy in Harrow... by supporting regeneration through active community... involvement”

6. **Background Information**

6.1 **Tree Management Plan**

A tree management plan has been developed for the Cottesmore Estate. A Block Tree Preservation Order covers all trees on the estate and any work to the trees has to be carefully managed so as not to be in breach of the Order. The management plan aims to produce an environment, which can sustain a 10-year pruning cycle. Before reaching this stage there is a 5-phase work programme of selective pruning, removal and replanting which will run over a 5-year period.

PHASE I - 2004

Phase I of the Management Plan was drafted out in 2003 has been completed. This work included the removal of several large trees fronting the Uxbridge Road. The “Block” Tree Preservation Order protects all trees within the estate; this necessitates liaising with our Planning Department to agree works. Due to the removal of the trees in this phase, 3 trees are to be planted in suitable areas towards the frontage of the flats again between Uxbridge Road and properties. There has also been a tree removal and pruning elsewhere on the estate, to abate other serious problems i.e. damaged walls and safety issues.

PHASE II - 2005

Phase II will be a continuation for gradual removal of certain trees again to the front (Uxbridge Road) and along the eastern boundary to the rear of the flats numbered 45 to 49. Again this work to be agreed with the Planning Department and will commence in spring 2005.

Other areas on the estate being tackled on an ad-hoc basis associated with varying requests. If these requests are of an urgent/safety nature these will be dealt with accordingly.

PHASE III - 2006

Phase III relates to the area for other tree removal and pruning and would be moved further into the estate.

Originally a 10 year maintenance programme was envisaged. Any requests/complaints again being investigated and dealt with accordingly. Site investigations on a yearly basis to role the more pressing issues relating to enquiries etc.

PHASE IV - 2007

To complete all necessary tree removal across the estate.

PHASE V - 2008

Programme of all trees for a crown thin reduction as and when noted during the yearly inspections, to determine which trees require any of the above works.

Where trees are to be removed for varying reasons a certain number would have to be replaced, possibly on another suitable area of the Cottesmore Estate. This again would be for the Planning Officer to determine.

7. **Consultation**

7.1 Not applicable.

8. **Finance Observations**

8.1 None

9. **Legal Observations**

9.1 None

10. **Conclusion**

10.1 Tenant and leaseholder representatives are recommended to note the report.

11. **Background Papers**

11.1 Preliminary Tree Assessment – Cottesmore Estate 20 June 2003

12. **Author**

David Hooper
Housing Manager
020 8424 1473
david.hooper@harrow.gov.uk