



WEST HENDON REGENERATION

NEWSLETTER FROM RESIDENTS' INDEPENDENT ADVISOR

SEPTEMBER 2014

Partnership Board Open Meeting

The next open meeting will be on **17th September 2014, 7.00** at West Hendon Community Centre.

Agenda:

- Presentation from Barratt Metropolitan on detailed planning issues for the next phase of the development and new phasing
- Updates on :
 - construction works
 - CPO, leaseholder negotiation process
 - secure tenants allocations in next phase
 - Q&A
- Introduction of new Residents Advisor

Questions for the Open Meeting. In order to get the fullest answers to your questions, please send them in advance of the meeting to John Morris, Independent Residents Advisor (see box at bottom of page 2).

New Independent Residents Advisor

In September 2013, the long-term Resident Independent Advisor (RIA) company, Solon wound up as a business. To prevent a break in the RIA service John Morris was appointed to provide temporary support until a new Residents Advisor was selected. The Council and two members of the Partnership Board have now undertaken a procurement exercise and selected Priority Estates Projects (PEP) as the new Residents Advisors for West Hendon.

John Morris's contract will end on 30th September 2014. There will be a handover period between John and PEP throughout September.

The new Residents Advisors from PEP will be Rob Webb (07730 624358, Robert.w@pep.org.uk) and George Varughese (07725 947597 and 020 8144 5206, George.v@pep.org.uk). Rob will be at the open meeting on 17th September to introduce himself.

Partnership Board Update

The Partnership Board last met on 25th June.

New membership

Two new members have joined the Board: Hina Azam, a non secure tenant representative and Councillor Adam Langleben. It was agreed at the last meeting to invite Councillor Langleben to take the place available on the Board for a local ward councillor and he has subsequently accepted the nomination.

Partnership Board sub groups

At the meeting, it was proposed that 2 sub groups of the Board are established to complement the existing Homeowners Support Group:

- A Tenant Support Group (WestHendonTSG@outlook.com) to represent all secure, non secure and temporary tenants on the estate.
- A Regeneration Support Group (WestHendonRSG@outlook.com) to provide an opportunity for any residents to meet outside the Partnership Board to discuss issues to do with the redevelopment.

The Homeowners Support Group has been running for a year now (Homeowners-Support-Group@hotmail.co.uk). This represents the concerns of all owners on the estate; resident and non-resident leaseholders and freeholders.

'Guardians' contract

Barnet Homes have recently appointed a company called Umbrella who provide a 'guardians' service to occupy vacant flats due for demolition next year. Umbrella provide fully vetted property guardians to ensure that individual properties are well looked after and the estate as a whole remains safe and presentable. At the moment, this applies only to flats in Franklin House, Marriotts Close and 1-32 Tyrell Way which have been vacated by non secure tenants. As flats become empty from now on, Umbrella will find an occupant for the flats who will then move out when the developers need vacant possession.

If you have any queries about this or wish to check that someone moving into a neighbouring flat is in fact a recognised 'guardian', you can call Umbrella on 020 8958 4576 or e mail them at office@umbrellaguardians.com.

West Hendon Residents Association

"The West Hendon Residents Association also still exists to represent residents on housing issues that are Barnet Homes' responsibility, including internal and external repairs and other housing and estate management issues. Look out for publicity for upcoming meetings."

Health facilities at West Hendon

At the last open meeting on 17th June, there were discussions about the possible future provision of new health facilities as part of the new development. As was indicated at the meeting, there are no plans to include any new health facilities in the scheme. This decision was based on an assessment by the Barnet & Harrow Public Health Team and included in the planning documents submitted last year by the developers. The view was taken that existing health centres and GPs will be able to deal with the demand for their services, even with the increased population of the completed West Hendon development.



Revised development phasing

The latest edition of West Hendon News distributed by the development partners at the beginning of August included drawings illustrating the revisions that have been proposed by Barratt Metropolitan in order to speed up the development for existing residents. These changes result in the following new timescales:

If you are a secure tenant living in:	You will move to:	Approximate date of move
Franklin House	Phase 3a	April – June 2015
11-98 Marriotts Close	Phase 3a	April – June 2015
1-32 Tyrell Way	Phase 3a	April – June 2015
5 Parade Terrace	Phase 3a	April – June 2015
189a Broadway	Phase 3a	Oct-Dec 2015
33-125 Tyrell Way	Phase 3b	2017/18
Warner Close	Phase 3b	2017/18
Marsh Drive	Phase 3b or 4	2017/18 or 2021/2 *
1-10 Marriotts Close	Phase 4	2021/2

It is likely that some properties in phase 3b will be available for some Marsh Drive tenants. How these homes will be allocated will depend on which flats will still be left after 33-125 Tyrell Way and Warner Close tenants have been allocated new homes in phase 3b. Barnet Homes and Metropolitan Housing Trust will then match these 'surplus' flats to tenants in Marsh Drive depending on need/bedroom size etc.

Tenants in Marsh Drive who are not allocated flats in phase 3b will move into phase 4 approximately 4 years later.

Construction works update

Construction of the 71 homes (G Block) being built in Perryfield Way have made good progress over the summer. The external brickwork cladding will start shortly, followed by windows and doors throughout the autumn. G Block is on programme to finish at the end of March 2015 and tenants will move in throughout April 2015.

The construction site near Marriotts Close will have some flats ready for the second half of 2015 and remains on programme. The foundations are being laid now which will be followed by the concrete frame in the coming months.

For any queries, complaints or comments about the construction works, please contact the site manager, Sury Patel on 020 8238 8761 or Nathan Smith, Barratt London Project Manager 07876 576820.

Contractors' working hours for the main regeneration works are:

Mon – Fri 8.00 a.m. to 6.00 p.m.
Saturdays 8.00 a.m. to 1.00 p.m.



If you have any questions about anything in this bulletin, please contact:

John Morris
Resident Independent Advisor
07709 091 919
mail@johnmorris.uk.com

Translations

Si vous désirez un résumé de ce document traduit en français, veuillez contacter: *John Morris*

Haddii aad rabtid in si kooban lagugu soo turjimo dokumentigaan fadlan la xariir: *John Morris*

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Если вы хотите, чтобы этот документ в сокращенном виде был переведен на Русский язык, просим связаться: *John Morris*

如欲索取本文件摘要的中文 (廣東話) 本，請聯絡 *John Morris*

خلاصه این نوشتار دارید، لطفاً از تماس زیر استفاده کنید
در صورتیکه میل به دریافت ترجمه فارسی *John Morris*

श्री तमने आ दस्तावेजना संक्षेपित करके तुरंत ही उपलब्ध कराया जायेगा।
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اس دستاویز کے خلاصے کا *John Morris*

John Morris 020 8348 6418

If you would like a copy of this in large print, on audio tape or in any other format please phone 020 8348 6418