



Grange Farm News

February 2021

BUILDING A BETTER
HARROW



Grange Farm Community



Steering Group update from Ken Woods



Would you like to join the Grange Farm Steering Group? The group will be holding their virtual Annual General Meeting and elections on Thursday 29 April 2021 at 7pm using Zoom.

This is when one third of the Steering Group members stand down, and nominations from other residents are accepted. Members re-stand should they wish, and any potential new members need to attend two

Steering Group meetings before the AGM in April and live on the estate. There are currently two known vacancies.

What does this mean in terms of involvement?

Steering Group Members meet once a month online via Zoom currently. You can raise concerns on behalf of other residents about the neighbourhood and regeneration plans and help develop the action plan for the Group's vision. Members can also choose to get involved helping with leaflet or food deliveries, volunteering at fun days, attending site visits and estate walkabouts among other things.

If you are interested

Please let Raj Kumar know in advance, so he can send you an invitation to the Steering Group Zoom meetings. These are held on the last Thursday of the month at 7pm – 8pm and the next meeting is on 25 February 2021. Nominations to join the Steering Group must be submitted to Raj by Thursday 22 April 2021. All members have to sign the Code of Conduct. Contact: Raj Kumar, Independent Tenants Advisor: Tel: 03450 573995

Regeneration update from Higgins

As you must have noticed there is a traffic system in place between Grange Farm Close and Osmond Close. It has been there for few weeks and will likely to be there for a few more. The works being carried out are essential to the progression of the new build and consist of the diversion of BT and Virgin cables.

There was recent disruption caused to damage cabling which had not been detected by BT but that once the problem was identified on 12 February, Higgins worked with BT to escalate the re-installation of service which is understood to have been completed on 18 February. Any families out of pocket, please see Joan Borzak with proof of receipt.

We are about halfway through the piling and have so far drilled over 150 piles at a depth of 25m. We will then pour the concrete ground beam, which is what joins all the piles together and forms the base to the ground floor slab. Once finished, we'll start to lay all the services such as gas, water and electricity around the new building, all of which will start to happen over the next month.



You may have also noticed that the new link road is open and operational and that the new car parking spaces are available for use.

Due to Covid 19 restrictions we are unable to allow anyone on site to speak with us, but please feel free to ring John Howard, Site Manager, on 07702 102037 if you have any concerns or wish to report any issues. Or contact Joan Borzak, Senior Resident Liaison Officer on 07793 902544.



Please report vandalism on the estate



housing.residentservices@harrow.gov.uk



Please report any vandalism on the estate you see. We have had to order a brand-new block entrance front door to replace the vandalised one in Wesley Close. The door

has to be manufactured specially so takes several weeks. We can and will act against perpetrators of anti-social behaviour when we have the evidence.

Regeneration Update by Mary Hannington



Site activity

Rodents - we understand that as the works start to move out of the ground, the rodent activity will continue to reduce.

In addition, Higgins has already implemented beneficial control measures and engaged the services of a dedicated pest management company for the duration of works.

Workmen hours - currently, no change to working hours is foreseen, but should this change (eg: for time sensitive activities such as concrete pouring) residents will be advised of any unavoidable changes to these hours.

Car parking - the current car parking arrangements remain in place until February. We will update you on the installation of the time-lapse camera when we know more.

Allocation of new homes in Phase 1

Higgins advise us that they are on track to deliver the new homes by late July 2022. This may seem a long way off, but we need to start thinking about the process and logistics of allocating the rented homes to secure tenants.

We will shortly be in contact to update our

information on the housing needs of those households who will be moving into Phase 1.

Kitchen and bathroom choices

We had hoped to have sample boards showing kitchen and bathroom finishes for residents to view and select from on site. Given the current circumstances, we may need to review how residents can best make these choices and this will depend on timing and prevailing circumstances. Watch this space.

Compulsory Purchase Order – CPO

A CPO is a process which gives a legal right for the council to purchase all remaining properties on Grange Farm. Following the end of the consultation period on 26 November 2020, this process continues. As remains the case, the CPO process is a 'fall back' option, to acquire all interests at Grange Farm in order to deliver the regeneration of the estate.

However, the Council remains committed to engaging with all parties to agree a way forward and offer support as appropriate. We would therefore encourage you to come forward and discuss options open to you with David Felgate who is leading on this. His details are: David.Felgate@harrow.gov.uk

Higgins helping hand

We're delighted to introduce Taliyah McLarty - our new Site Admin & Liaison Apprentice. Taliyah is a student at Harrow College and started in her new role on 7 December.

She completed her CSCS card training with Xcite Harrow and we hope will become a familiar face to you on site once things are a bit more normal.

Taliyah said, "I have enjoyed learning about construction and the clerical side of my role. My computer skills have improved, along with Excel, Safety bank and other software that I have not used before.

"I am picking things up quickly with the support of my team. While being on site I am learning a lot about the industry and have the opportunity to get a more in-depth experience.

Due to the pandemic, I have not been able to engage with many residents face-to-face, but I am looking forward to that side of my role.



"I feel very supported and everyone is more than happy to help me and answer any questions I have. I feel part of the team."



Lifting learning

In December, Higgins' plant yard attended Shaftesbury High School, a community special school, to reposition a Portacabin.

The school said, "We are extremely grateful to Higgins for helping us achieve our vision of having a purposeful building on site which we hope to turn into a dedicated school library.

"This will not only help us improve the literacy skills of our students but also help with their mental health and overall academic attainment."



Community Development update



Christmas activity

Thanks to MyYard, Orley School, Harrow School, Harrow Rugby club and Morrison's for the lovely hampers that went out to over 80 families on the estate over the Christmas break.

And thank you to Raj Kumar and all the volunteers who helped deliver the hampers.

Visit from Gareth Thomas MP

We were delighted with a surprise visit from local MP, Gareth Thomas on 20 December outside the community centre at Grange Farm.

Gareth helped hand out Christmas presents kindly donated by Orwell and Harrow Schools.

New Grange Farm Food Project Pilot

MyYard organised deliveries of grocery and fresh food to 35 households on 12 January 2021.

This marked the beginning of a 3-month food project pilot run by MyYard out of One Stonegrove Community Centre plus a portacabin set up in Higgins' yard to store dry goods. Any households struggling financially can sign up using the form provided by MyYard.

Contact email: office@myyard.org.uk



Taliyah McLarty and AJ, Higgins' apprentices, helping with the food project

GET TESTED

Can't work from home? Test twice a week



BOOK YOUR FREE, FAST COVID TEST NOW
harrow.gov.uk/test

1 in 3 people with Covid feel fine, but without knowing it could be helping to spread the deadly virus. Testing is helping to find these hidden cases and stop Covid's secret spread. Test regularly to protect those you care about.

How it works...

- Book your 10 minute slot at one of our five test centres at **harrow.gov.uk/test**
- Come alone if possible. Don't forget your face covering!
- Take a swab of your throat and nose – it's quick and painless. You can test in private if you prefer
- That's it. Leave the centre, while staff clean down and process your test
- The result will be sent to you by email or text message in about 30 minutes
- If you test negative, you should continue to act like you have Covid
- If you test positive (about 3 per cent of tests) you must self-isolate to stop Covid spreading.



Who shouldn't test

Anyone aged under 16. Anyone with coronavirus symptoms – a fever, a persistent cough or a changed sense of taste or smell.

There are no animal products in the test

Contact us

For temporary tenants, to discuss your housing options

For surnames beginning A-M

Rosaline Nolla, Accommodations Officer

07545 051 857 / rosaline.nolla@harrow.gov.uk

For surnames beginning N-Z

Pauline Dawes, Accommodations Officer

07731 349 006 / pauline.dawes@harrow.gov.uk

To report anti-social behaviour or ask about your tenancy

David Worrall, Housing Officer

020 8901 2630

housing.residentservices@harrow.gov.uk

Report a repair

Access Harrow

020 8910 2630

www.harrow.gov.uk/housingportal (Repairs tab)

To ask about regeneration and design

Kamal Uddin, Regeneration Officer

kamal.uddin@harrow.gov.uk

Salome Irungu

Decant and Resettlement Housing Officer

07927 548 315

salome.irungu@harrow.gov.uk

To talk about your rent account

Neeta Bhayani, Rent Officer

020 8901 2630 or 07732 078 672

housing.residentservices@harrow.gov.uk

Make a complaint

Search online for 'Harrow Council complaint'
and complete form

or email

housing.customerservices@harrow.gov.uk

For free independent tenant advice Contact One Enterprise Ltd

03450 573995 Raj@1enterprise.co.uk

www.GrangeFarmSteeringGroup.co.uk

Fly-tipping don't put up with it!

If you see dumped rubbish on the estate report it and we will clear it. If you see someone dumping rubbish take down as much detail as possible and report it to us.

Report it online at harrow.gov.uk
Search 'fly-tipping'

Crime Report it: call 101

All incidents of crime on the estate should be reported to the Police so they can take action.

Call 101 or 020 8721 2986.

In an emergency always call 999.

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