



Grange Farm News

October 2021

Save the date

Officer Day

Wednesday 20 October
10am to 4pm
Grange Farm Community Centre

Steering Group Meeting

Thursday 28 October
7pm on Zoom

Kids Club

Wednesdays
6pm to 7.30pm till Christmas,
run by Christchurch Roxeth and
sponsored by the council

Estate regeneration - next steps

As you'll have seen, we're making good progress with the estate's regeneration. After so many years of planning, it's great to see these future homes taking shape.

With phase 1 well underway, our thoughts now turn to phases 2 and 3. That includes helping some people to move from Grange Farm, so that more properties can be demolished.

This newsletter shows how everyone living on the estate will be affected by the next stage of the work. This can depend on which phase your property's in and whether you are a secure tenant, a leaseholder/freeholder or if you were offered a home on Grange Farm as temporary accommodation.

For each of these groups, there's further information and sources of support inside.



GOOD NEWS

- Congratulations to Shivakuru Selvathurai, who recently won a local hero award
- Thanks to Wates Family Enterprise Trust for awarding MyYard a grant for weekly boxing and mentoring sessions.

BUILDING A BETTER
HARROW



If you're in temporary accommodation

You may have to soon leave your property on the estate

- If you are in a phase 2 property, you will have to leave Grange Farm next year
- We'll support you to find somewhere else to live that meets your family's needs
- Speak to Pauline Dawes (details below) to understand next steps and your options
- We know that moving house is stressful, but we're here to support you
- You will shortly receive a formal Notice to Quit - we're required by law to issue this
- If you refuse the new home offered, the council may no longer have a responsibility to house you
- Check what moving means for your benefits by speaking to Citizens Advice Harrow on 0808 250 5705 / 020 8427 9477 or search 'benefits' on harrow.gov.uk
- If you are in a phase 3 property, you will not have to move from Grange Farm next year.

FOR HELP & ADVICE

Pauline Dawes, Housing Needs, Harrow Council
07731 349006 pauline.dawes@harrow.gov.uk

Which phase is my property in?

	Grange Farm Close	Osmond Close	Wesley Close
Phase 2	46 to 90	19 to 39	1 to 63
Phase 3		40 to 64 & 66 to 75	64 to 118

If you're a secure council tenant on the estate

You can move to your new home as soon as it's available

- If you live in a phase 2 property, you will be offered a new home when phase 1 is completed, due September 2022
- If you live in phase 3, you will stay in your home until new phase 2 homes are ready. We do not yet have a timescale for this.

Secure tenants in phase 2 properties will soon receive a Notice Of Seeking Possession. This is a legal formality - you will not have to move until your new home is ready.

FOR HELP & ADVICE

Salome Irungu, Decant & Resettlement, Harrow Council
07927 548315 salome.irungu@harrow.gov.uk

If you're a tenant of Notting Hill Genesis

The council becomes your landlord. You'll move when phase 2 is built

- You will become a secure tenant of the council
- You will be entitled to a new home on the regenerated estate when phase 2 is completed. We do not yet have a timescale for this
- We will make sure your new home meets your family's needs
- The council and Notting Hill Genesis will write to you with further information when the timing of your transfer to us is clearer.

If you're a leaseholder or freeholder

We need to buy your home so that the regeneration can go ahead

- The council is currently negotiating with you to buy your property
- As a fall back, we secured a Compulsory Purchase Order (CPO) in July
- A CPO means that you cannot refuse to sell your property to the council
- Independent adjudication is available if a price cannot be agreed
- CPO is a last resort - we would prefer to agree a sale through our Buy Back scheme
- Find more information on CPO and Buy Back - search for 'Grange Farm' at harrow.gov.uk

FOR HELP & ADVICE

David Felgate, Estate Surveyor, Harrow Council
david.felgate@harrow.gov.uk

Can I speak to someone face-to-face?

We're available to meet fortnightly on Wednesdays at the Grange Farm Community Centre.

For more information and to book an appointment, see the hall noticeboard.

Council officers above are available by phone and email and can also meet in person.

For free independent tenant advice, contact One Enterprise Ltd on 03450 573995 or by emailing Raj@1enterprise.co.uk

Contact us

For temporary tenants, to discuss your housing options

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 8901 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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Grange Farm Community
Building better lives

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LONDON