

Watling Gardens TMO Special Board Meeting

9th October 2019

Attendees: Kefale Alemu, Paul Bennett, Kieran Bradley, Sacha Clarke, Catherine Dack (estate manager) Judith Gayle, Peter McCauley, Theresa Shailer, Rashid Shalizi, Ray Wells (chairman)

Guests: **Brent Council:** Paul Schaffer, Giuseppe Colia.
Network Homes: Ros Paris.
PTE Architects: Kaye Stout, Joanna Malitzki

Apologies: Anne Faherty, Ryan Dolan,

Ray Wells the Chairman of the Watling Gardens TMO, opened the meeting and thanked everyone for attending, The Chairman said that the purpose of this Special Board Meeting was to receive a presentation, about the possible regeneration of Claire Court & Watling Gardens.

It is currently envisioned that Blocks A, B and C will not be part of the proposed regeneration programme.

The Chairman introduced the meeting to Paul Schaffer of Brent Council. Paul Schaffer outlined that Brent Council had conducted a stock survey, of all the properties that Brent Council owns in the borough, and as expected, a majority of the properties fell short of the habitable standards that Brent Council aspired to achieve for its residents.

Brent Council has secured £65 million, from the government, to proceed with a programme of Regeneration of Brent Council properties across the borough. Claire Court has been identified as a potential recipient of possible Regeneration funding, to provide, improve and enhance the living experience, for residents, on the estate.

Paul Schaffer Introduced Ros Paris, of Network Homes (housing association) who has been retained, by Brent Council, to be the project manager, of any major works that might be conducted on the estate, as part of the Claire Court & Watling Gardens Regeneration Programme.

Ros Paris outlined that this Regeneration Programme, being considered for Claire Court was in its very early stages, and as such no definite, specific, or concrete ideas or plans are in place to outline what will eventually be done to Claire Court or the wider estate.

Ros Paris envisioned that, only after several consultations with all the residents of Claire Court and Watling Gardens, and only then, would plans and ideas would start to firm-up enough, for to give direction to the architects, to produce viable plans that both have the approval of the residents and Brent Council.

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It is expected that the 'consultation' period will take some considerable time, as Planning Applications are not expected to be submitted to Brent Council until the latter part of 2020.

Ros Paris also informed the meeting, that in addition to the involvement of Network Homes and Pollard Thomas Edwards (TPE) Architects, Brent Council have also retained the services of JRP Cost Consultants, and JLL Planning Consultants.

The presentation team were asked, if any new-builds were constructed on the estate, would they be subject to 'social' or 'affordable' rents?
The reply was, if, any new-builds were constructed on the estate that the rents would be 'social' plus £10.

Ros Paris explained that as part of the consultation process with the residents. The Community Hall will receive refurbishment work, prior to the first consultation meeting, which has been arranged for the **16th November 2019**.

Ros Paris introduced Kaye Stout from TPE Architects. Kaye went on to give the meeting, a presentation of what her firm can achieve by Designing-in security and functionality to any ideas and considerations that the residents may want to enhance or improve across the estate, which then can be included in the blueprints that will then be submitted to Brent Council for planning approval.

The presentation team were asked, would any of the previous regeneration proposals, that were given to the TMO, a couple of years ago, involving a tower block being built on the ground of Claire Court and a new block of flats being built on the ground of the bungalows?
The reply was, that this is a completely new look at the regeneration possibilities of Claire Court & Watling Gardens, and as such will be entirely resident led.

Motion

That these minutes be accepted as a true record of the meeting.

Mover.....

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Date.....