

**Watling Gardens TMO
Meeting
26th February 2020**

Attendees: Kefale Alemu, Sacha Clarke, Catherine Dack (estate manager)
Ryan Dolan, Peter McCauley, Ray Wells (chairman)
Guest(s): Ros Paris - Network Homes: Project Leader:
Apologies: Kieran Bradley, Judith Gayle, Anne Faherty, Zara newton.

The Chairman opened the meeting, and thanked everyone for attending, but as only five Board Members were in attendance, the meeting would now proceed as an informal meeting to provide information only, and not as a formal Board Meeting.

The Chairman introduced Ross Paris, Network Homes Project Leader. Ross addressed the meeting, to both update on the Development Project so far, and to introduce herself to the members of the TMO Sub-Committee, who will be liaising and assisting with Ross and the Development Project.

Ross informed the meeting that the development team has now increased in numbers, to include the following Lead Officers;

Akin Adenubi	Brent council Project Leader
Pamela De Costa	Housing Delivery Manager
Susan Aganga	Estate Regeneration Decant Officer
Fathia Ansah	Project Officer – Property & Assets.

Letters have been sent to tenants of 1 – 11 Watling Gardens & 1 – 30 Claire Court, advising them that Brent Council will be carrying out a Housing Needs Survey to identify individual housing needs of those residents who will be directly involved with the Development Project. It is expected that this process will take a couple to months to complete. Lease Holders will be contacted by Brent's Property Officer in due course.

It is hoped that the Resident's Panel will meet every 3 or 4 weeks or so, to review the design options being put forward. The proposed first Resident's panel is set for Tuesday 10th March, 7 – 8:30pm.

It is proposed that the Claire Court site will be used to provide homes for Brent Council's general rented sector, in line with the Affordable Rent Rate, and the bungalow's site, to become a NAIL extra care elderly homes. Information about NAIL can be found;
http://democracy.brent.gov.uk/documents/s44073/new_accomodation_for_independent_living.pdf

A visit has been arranged for about 25 residents to visit Braeburn House. These homes are a mix of one, two and three bedroom homes. They are part of Brent Council's plan to build 1,000 council homes. Located in the Queens Park area.

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Catherine Dack (estate manager) informed the meeting about several extracts from the February Manager's Report

- The work to fence off the Podium Parking Area, will commence in about six weeks.
- Two firms have most generously donated £2,000 of equipment to the De-Café. They are, with our thanks and gratitude, Wates and Quintain
- The TMO has placed a bid to win £10,000 of funding from the Borough of Cultures fund, to hold an event on the estate in July 2020.
- The TMO has placed a bid with the Metropolitan Garden Trust, for additional plantings for the TMO Gardens.
- Sadly, the Community Hall Table is no longer available as it is no longer repairable.

Meeting Closed 8:30pm

Next Board Meeting 25th March 2020