



Grange Farm News November 2024

SAVE THE DATE

Estate inspection
19/12/24 10am, meet outside the Community Centre

Residents' Steering Group AGM
Thursday 28th November at the Royal British Legion at 7pm

Regular Drop in :
14/11/24 at Pinner Hill Community Hall, Welch Place, Pinner, HA5 3TA

Gareth Thomas
Surgery at GF hall
Friday 24 Jan, 10.30am

Call to book your appointment:
020 7219 4243 or email:
gareth.thomas.mp@parliament.uk

Kids Club
Wednesdays at 6pm
term time only

MyYard activities
Grange Farm Hall
Homework club on Mon and Tue at 3pm - 6pm

Changemakers on Mon
6.30pm - 8pm
Youth Club on Tue at 6pm

Northolt Road Hall
Food market on Monday
12 - 1pm & 4pm - 5pm

Hello



I hope you all enjoyed the Halloween and Diwali celebrations.

I'm really pleased MyYard Charity has secured funding for 18 months to enable the running of the warm hubs, homework club, Changemakers group and a host of other activities. A note of thanks too - for the great work that Carol and her team from Christ Church Roxeth have been undertaking for more than 10 years on the estate.

A reminder to keep supporting Erica, aka Pinky, with the fortnightly Saturday Hub and don't miss out on the great events being organised (such as the trip to Kew Gardens, see photo top left)

The Steering Group holds its **Annual General Meeting on 28th November**. I'm pleased to say we have members who have stayed on this rollercoaster of a journey for almost 8 years and we are also attracting new members too. For more information about the Steering Group, please contact Raj Kumar on 0845 057 3995 or raj@1enterprise.co.uk.

Sadly the Council is closing the fortnightly Housing Surgeries due to the very low take up. You are encouraged to contact the Council directly; contact details are on the back page. Or you can attend a monthly Drop-In off site.

The next Estate Inspection with Council staff takes places on Thursday 19th December at 10 am, please join us and meet outside the Community Hall, Osmond Close.

Please continue to support your community and wrap up warm!

Varsha, Chair of the Grange Farm Steering Group



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HARROW



Phase 1 Heating System

To ensure the heating system is switched on you must keep the Heat Interface Unit (HIU) switched on at all times.

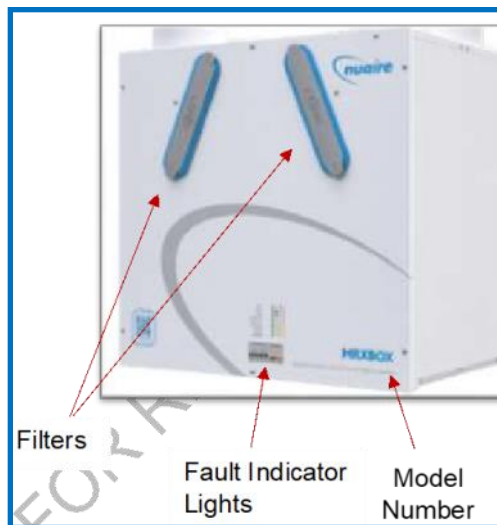
The HIU switch is located in the airing cupboard, where the meter is located. If you need advice, contact your Housing Officer, Rita Contractor (see back page).

The consequences of turning the HIU off

Not switching on the heating system will likely cause an airlock making the heating system inefficient and likely to only heat part of or none of their home. To correct the problem an engineer will need to be called to fix the problem. This is classified as 'user misuse', and the cost will have to be paid by the resident.

The HIU when switched on will not heat the home until you turn the thermostat dial above the room temperature. However, it will provide hot water to the home, and this will incur a small cost depending on how much hot water is used.

The Council's gas contractor is ThermoServe and they have been conducting maintenance checks to the MVHR system and HUI - see MVHR photo.



12 month "End of Defect" inspections to Phase 1 homes, including all communal areas, are now complete. Higgins are making good all reported defects and anticipate completion by Mid December. Once all the defects to your home are completed, please sign the form Higgins issued you, confirming all defects have been completed satisfactorily. Any **new repairs** will now need to be reported to Access Harrow who will instruct United Living to attend.

Request for people to be mindful of other residents and not spit paan chewing tobacco in the entrance areas, to keep children under control, and responsibly dispose of recycling waste.

Contact details:

Reporting anti-social behaviour

You can report anti-social behaviour online, search:

[Anti-social behaviour – London Borough of Harrow](#)

Fly tipping fines

Fly tipping fines have recently increased from £400 to £1000 and the Council enforcement team is expanding. All boxes must be broken down and recycled appropriately. Other large items must be taken to the tip or disposed of by booking a free bulky waste collection (up to 4 large items once per year).

How to get a free collection of bulky waste?

For a free bulk waste collection there is an online form on the council website.

www.harrow.gov.uk/bins-waste-recycling/bulky-waste-collections

Reporting pests

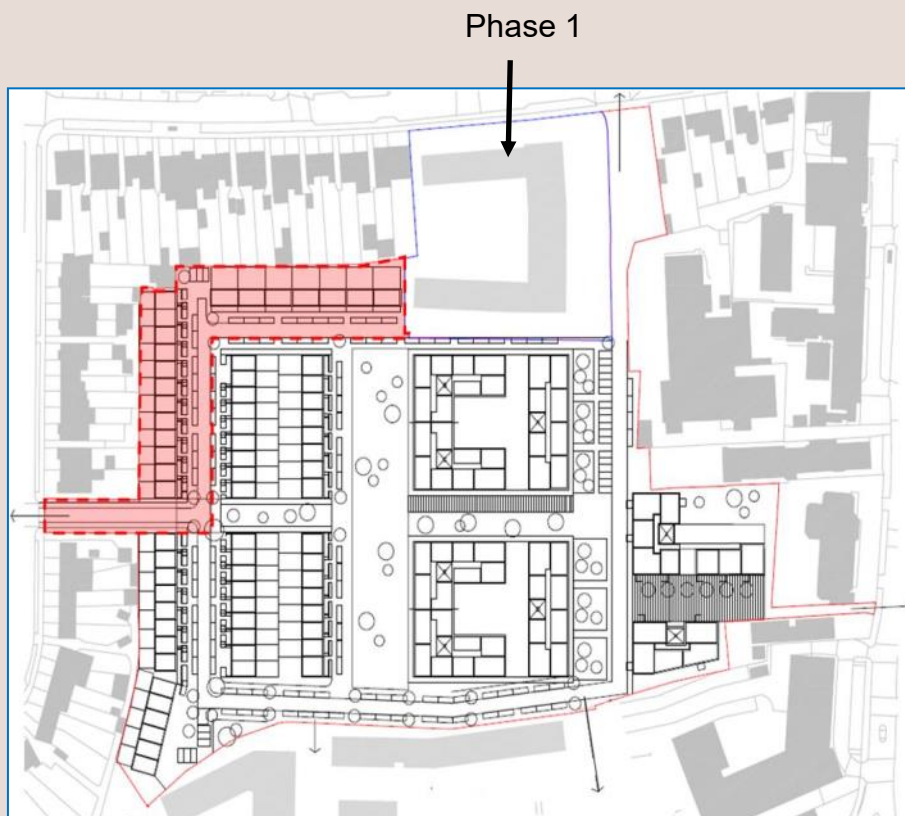
Please report all pest control incidents to:
(inside and outside)
email: housing.estateservices@harrow.gov.uk

Regeneration plans - Phase 2a

The original outline planning consent for the later development phases has lapsed and the Council has recently assembled a Design & Technical ('D&T') project team to work up and submit new planning applications.

To meet funding deadlines, the Council will accelerate the delivery of the next phase through a detailed application for about 50 new homes in what we call 'Phase 2a'. This will include social rented homes for the remaining secure tenants on the estate.

The plan below shows the anticipated location of Phase 2a, outlined in red. Blocks for demolition are subject to survey/inspection but will need to facilitate access to and construction of the new buildings. The existing site compound will be used by the demolitions and main works contractor.



Consent to enable the demolition works will be obtained through a process known as Prior Approval and residents will soon see notices up around the site/receive letters about this. We will also start working with you on the consultation process to support the planning application for Phase 2A.

It is anticipated that demolitions will commence in February/March 2025.

At the same time, we will work up a masterplan for the remaining development phases and again, we will engage with you as part of the consultation for this.

The Council – along with members of the D&T team – will be attending the November Resident Steering Group to commence the consultation process and set out indicative proposals and programme for Phase 2A and the wider masterplan.

Northolt Road Community Centre activities

MyYard is now operating the food market across the road from Grange Farm, at 31 Northolt Road, HA2 0NR. Residents from the estate are very welcome. Thank you to our sponsors for the Cost of Living Grant which pay for the Warm Hubs at both sites for 18 months:



Mondays

12 noon - 1 pm Food market
12 noon - 5pm 1 to 1 advice
4pm - 5pm Food market

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MyYard : Grange Farm Community Centre activities

Mondays

1pm- 2.30pm
3pm - 6pm
6.30pm - 8pm

Mindful photography
Homework Club
Changemakers (age 11 to 16 yrs)

Tuesdays

11am - 1pm
12 noon - 3pm
3.15pm - 6pm
6pm - 8pm

1 to 1 advice
Warm Hub
Homework Club
Youth Club (11+ year olds)



Grange Farm Wednesday Kids Club

(Children in Reception – Yr 6)

The Kids Club started up again at the end of September 2024, and runs every Wednesday evening during term time, from 6pm, in the Community Centre. If you would like to volunteer, please let Carol know. The Club is sponsored by Christ Church Roxeth and the Council.

For more information about Kids Club, please contact Carol.

Email: carol@ccrharrow.org



 **Christ Church
Roxeth**

Contact us...

For temporary tenants, to discuss your housing

Pauline Dawes, Accommodations Officer
07731 349 006
pauline.dawes@harrow.gov.uk

To report anti-social behaviour (ASB) or ask about your tenancy

Rita Contractor, Housing Officer
020 8901 2630
housing.residentservices@harrow.gov.uk

To report a repair online:

www.harrow.gov.uk/housing
Or call Access Harrow 020 8901 2630
Ade Ajibulu is the estate surveyor

In an emergency Ad Hoc's contact is:
Ad Hoc Property Management & Security
Dominic Slatter Tel: 07539 417565

For Phase 1 regeneration enquiries

Mathew Carvalho, Snr Project Manager
Mathew.carvalho@harrow.gov.uk
or Salome Irungu
Decant and Resettlement Housing Officer
07927 548 315
salome.irungu@harrow.gov.uk

To talk about your rent account

Nigel Thompson, Rent Officer
020 8901 2630
housing.residentservices@harrow.gov.uk

To talk about community development

To make a complaint

Search online for 'Harrow Council complaint' and complete the form or email Housing.customerservices@harrow.gov.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: search "fly-tipping report Harrow" online.

Crime Report it: call 101

All incidents of crime on the estate should be reported to the Police so they can take action, with photos, dates and times.

In an emergency always call 999.

**For free Independent Tenants advice, contact One Enterprise Ltd
03450 573995 Raj@1enterprise.co.uk**