

Community Board Meeting 17 September 2025
@ 5.50pm
CRE Site Office

Attendance:

Community Board Members:

Jill Preston, Mike D'Souza, Ayshwarya Madhureshan Poorvi Mehta, Keith Thomas, Councillor Susan Skipwith, Councillor Emily Davey.

JV: Malcolm Wood, Elaine Taylor (minutes)

Guests: Mark Ludlow (Vistry), Semana Nota (RBK Resident Engagement & Social Value Lead), Jane Ball (RBK Corporate Head of Landlord Services), Ranbir Heyre (RBK Project Management Lead), Sarah-Jane Day (Newman Francis)

Chair: Lesley Charlton

1.

Apologies: Sebina Sebamalai, Ollie Wehring, Salah Alfidil

2.

Minutes/Matters Arising

- a. An amendment to the minutes was requested regarding the Community Hub discussion. Add "certain members of the Board expressed concern with the proposal."
- b. There were no other matters arising, and the minutes were approved.

3.

Action Log

- c. Semana confirmed that all actions had been completed.

4.

Block Handover

Ranbir introduced the item, which outlines what needs to be in place for the responsibility of the completed homes to be passed from Countryside to RBK for letting.

- d. Ranbir explained the complex relationship between activities and how inter-dependencies impact the programme. He specifically highlighted construction activities, regulations, and legal/insurance matters, which all have to be taken into account and have an impact on RBK's planning of residents' moves. The CRE rehousing team develop moving plans (including packing and removals) with residents to reflect their individual needs and requirements. Communications with residents prior to the move are managed by the CRE Rehousing team and will include a

	<p>6-week notice and a 2-week notice, the latter providing a definite date for moving.</p> <ul style="list-style-type: none"> e. Tenancy sign-up will be undertaken by Landlord Services. This will include a tenancy agreement, a residential supply agreement for the heat network, parking permits, familiarisation with the new home, issue of a Home User Guide, and keys to the new home. f. A fault repair reporting process, tracked by RBK will ensure that residents are kept informed. g. It is recognised that there's a lot of information to take in, and RBK staff can be contacted to help. h. There will be teething problems; the team is working to minimise these and learn from any issues that do arise. <p>Questions/discussions</p> <ul style="list-style-type: none"> i. There was a discussion about how the moves are planned, particularly whether the move can be done over several days. Elaine stated that every resident would agree on a personalised moving plan with their rehousing officer. Jane Ball said that residents cannot hold two tenancies at the same time. (Post meeting note: The removals service provided will just be on one day unless there are exceptional circumstances; however, there is nothing to stop residents moving some of their items themselves before/after, as they will have keys. j. There was a question regarding who is responsible for the underfloor heating in Block E. Jane confirmed that this is a Council responsibility.
5.	<p>ITHA report, Newman Francis</p> <p>Sarah Jane Day provided the Board with an update on their work</p> <ul style="list-style-type: none"> k. Most contacts have fallen into 2 categories: i) leaseholders/freeholders who are currently in phases 4 and 5; ii) residents seeking reassurance with their move. l. The monthly drop-in has not been well attended (July: 1 person; August: 0 persons). The time of the drop-in session will be changed to 4.30-6.30 pm for a 3-month trial period. Newman Francis will go out door-knocking/ leaflet-dropping ahead of the next drop-in. m. Sarah-Jane complimented the CRE Rehousing team on keeping Newman Francis well informed so that they can answer queries and for responding quickly to residents when referrals have been made. <p>Questions/discussions</p> <ul style="list-style-type: none"> n. There was a query regarding which homes would be door-knocked. Sarah-Jane advised that they would be homes in Phases 2 and 3 as these are the priority for rehousing. If people from Phases 4 and 5 contact them then they are referred back to the Council.

6.

Phase 2 Reserved Matters Planning Update

Malcolm Wood (Countryside) gave a presentation on the Phase 2 planning application.

- o. Malcolm started by thanking Board Members and residents for their feedback which has shaped the Reserved Matters Application. This has now been submitted and has been validated by the Local Planning Authority. The statutory consultation process will start very soon. A newsletter has already been distributed to residents. Residents are invited to attend an exhibition on Saturday, 27 September 2025, which will provide information on the application. The event will be staffed by both RBK and Countryside. For those unable to attend, the exhibition boards will also be on the CRE website for the relevant period.
- p. Malcolm explained the scope of the Reserved Matters Application. The planning permission for the estate granted detailed approval for Phase 1 and outline approval for Phases 2–5, with further information on appearance, landscape, layout and scale being needed before a detailed approval for the later phases can be granted.
- q. The Reserved Matters Application for Phase 2 contains 28 supporting documents covering the information required by the Local Planning Authority. It reflects the changes following the planning permission granted on the adjacent Hawks Road site, regulatory changes (second staircases), and takes advantage of a green through route.
- r. Engagement with residents and specific involvement of young people have informed the application.
- s. The form of the building has not changed. The orientation of some of the buildings has changed from the original masterplan to create overlooking/natural surveillance. The requirement for second staircases means either taller buildings or fewer numbers of homes. No blocks are taller than 13 storeys and 13 homes have been lost in this phase, and will be replaced in future phases.
- t. Some street parking arrangements have changed and these have been clearly identified.
- u. Discussions have been held with the police regarding the green route. Their request is for this to be pedestrian-only (not a cycling route).

Questions/discussions

- v. A Board member asked about the names on the application. It was confirmed that these are not postal addresses and that they will be allocated formally by RBK's naming and numbering team.
- w. A Board Member suggested that a representative from RBK repairs team be invited to the event on 27 September. **ACTION - Jane Ball**

7.	<p>Community Chest</p> <p>Semana Nota informed the Community Board of a Community Chest application received from Habitat and Heritage.</p> <ul style="list-style-type: none"> x. The application is for £5,000 for Bee Heroes and involves flower planting in meanwhile spaces across the estate. They will hold workshops and events with residents to teach gardening skills and ensure a sustainable outcome. The project would run from autumn to May. <p>Questions/discussions</p> <ul style="list-style-type: none"> y. A Community Board Member said that there is a similar, tenant-run initiative at Alpha Road Estate and it would be good to learn lessons from them (e.g. access to a water supply). It was also suggested that Glendale, local ecologist and the Tuesday Group be contacted. z. The application was approved subject to comments above being taken into consideration. ACTION - Semana Nota
8.	<p>Regeneration Update</p> <p>Elaine Taylor informed members that there had been one question regarding rehousing.</p> <ul style="list-style-type: none"> aa. The following question had been received following distribution of the Regeneration Update: I would like to know under what circumstance would a council tenant in Phase 3 be provided housing in the new build of Phase 1? bb. The response is: Allocation of the new homes to secure tenants at CRE is carried out in strict priority order and according to assessed housing need, as set out in the CRE Rehousing Policy. This can be viewed on our CRE website. Each new block has a different mix of home types and sizes. Homes in each size/type category are offered to secure tenants wishing to remain on the CRE in the following order: <ul style="list-style-type: none"> 1. Phase 2. Medical or social need (e.g. requirement for a disabled adapted home) 3. Current tenancy start date. <p>To date, rehousing notices have been served to all secure tenants in Phases 1, 2, 3a and 3b. This is to ensure that the right size and type of homes are available to residents and to enable their moves in line with required development timelines. All new build homes in Phase 1 reserved for CRE secure tenants have now been allocated. Within each size/type category, they were first offered to Phase 1 and 2 tenants and then if any remained, to Phase 3 tenants using the above priority orders. We therefore have a number of Phase 3 tenants moving to Phase 1 new build homes.</p> <p>Questions/discussions</p>

	cc. There was no further discussion or questions raised.
9.	AOB dd. There was a question about the popularity of the 65+ Bootcamp. Semana said that interest is building slowly from just 1 person in week 1 to 7 people in week 3. It was agreed that the organisers should relax the age limit. ACTION Semana Nota ee. Volunteers were requested to present at the AGM. ACTION Board Members
10.	Next Meeting(s): AGM, 19 November at 5.30 pm.

Action	Item	By	Update
1	A Board Member suggested that a representative from RBK repairs team be invited to the event on 27 September. ACTION - Jane Ball		On leave so unable to ask a repairs surveyor or rep from Cardo Group to attend
2	Community Chest application for Bee Heroes approved subject to comments from Community Board ACTION - Semana Nota		Habitats and Heritage have been introduced to Glendales.
3	It was agreed that the organisers of the 65+Bootcamp should relax the age limit. ACTION Semana Nota		Semana has spoken to the bootcamp lead and they are rethinking the age to allow under 60 plus take part.
4	Volunteers were requested to present at the AGM. ACTION Board Members		Cllr Davey and Sebina Sebamalai have volunteered

