

Concorde Close – Home Group CCRA Meeting Minutes

June 2020

Monday 15th June 2020, 17:30, Conference Call

Attendees

- Fran Smith (FS) – CCRA
 - Dan Smith (DS) – CCRA
 - Rose Ayree (RS) – CCRA
 - Anthony Malek (AM) – Home Group
 - Matt Angus (MA) – Home Group
 - Robert Morritt (RM) – Home Group
 - Clarke Heron (CH) – Field Consulting
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Minutes

17:30 – CH opened meeting and thanked CCRA members for attending.

Planning Update

MA gave an update on the discussions Home Group has had, and will continue to have, with London Borough of Hounslow planning officers. MA noted that Home Group has formally agreed a Planning Performance Agreement (PPA) with the Council which includes three meetings with officers to introduce the proposals for a full redevelopment of Concorde Close and to receive feedback from officers and secure their buy-in for the project.

MA confirmed that the first meeting will be held on 1st July, where Home Group will present proposals for a four storey redevelopment of Concorde Close and how this responds to the previous reasons for refusal and how the scheme has developed. It was noted that this was a longer wait for a pre application meeting than Home Group had hoped for as due to Covid-19 the Council is holding such meetings less regularly.

MA advised that this meeting signified the beginning of the detailed design phase of the development and that Home Group hope to progress quickly following the initial meetings with the Council.

CH updated on Home Group's plans for upcoming consultation, noting that further engagement and consultation sessions would be arranged following the meeting with officers on 1st July. Home Group will review the feedback from officers and then arrange for a number of Design Workshops with customers to allow them to shape the proposals as they did during the previous application.

CH and RM advised that the format of this session will be dependent on the latest guidance re public gatherings / social distancing but it was likely that this would occur towards the end of July using online means such as Microsoft Teams. This would mean that the project team would give an online presentation, with customers viewing and commenting / asking questions both in advance and 'live.'

FS stated that she would be happy to collate questions in advance and promote the workshop to drive attendance. AM agreed that he would speak directly with each individual household at Concorde Close in advance of the workshop.

FS suggested some form of socially distanced event on the estate, which Home Group agreed to consider subject to the relevant government guidance.

CH & RM stated that Home Group would not usually consider consulting with customers in August due to summer holidays, but asked given the current circumstances, whether this would be a possibility and how this would be viewed on the estate.

- FS stated that many customers want to make up for lost time and want to see progress made on the application and therefore consultation and engagement in August should not be ruled out.

FS asked if there was any way that the customers could help to increase pressure on the Council in support of the application?

- RM noted that this would be very important at the right time but that Home Group need to have the initial conversations with officers first and then will come back to the Customers and will work with them to build momentum for the application.
- FS agreed and noted that the neighbours have been 'quiet' and that there have been no further discussions with ward members.
 - CH noted that ward members have been contacted by Home Group and offered the chance to meet to discuss the proposed redevelopment but are yet to take up the offer.

Maintenance Update

RM gave an update on repairs and maintenance issues that had been raised by the CCRA prior to the meeting.

RM confirmed that Concorde Close is on the priority list for remedial works to bring the estate back up to pre Covid standards and that after 25th June works should be returning to a more normal schedule.

A further updated was provided that SSE were scheduled to install the necessary meter that would allow a resolution for the longstanding aerial issue, however cancelled the visit due to Covid. This will be rearranged asap. The lighting issue and block gate lock have both been fixed. Home Group are also looking a more substantive repairs to garage roofs, however this is classed as non-essential as they are not residential / habitable buildings.

RM noted that in the current circumstances there is a differentiation made between essential and non-essential repairs and that many of the decisions made regarding these matters are outwith Home Group's control and sit with individual contractors based on government guidance around social distancing and their company policies.

RM advised that government guidance was likely to change at the end of June / early July with the 2m social distance rule likely to be reduced to 1m. Home Group are undertaking background work to



enable a quick return to work and will know more at the end of the month, however it is likely that repairs will ramp up from the beginning of July.

AM noted that he will be speaking to RA separately regarding her own specific questions.

AOB

RM advised that Home Group will be sending children that attend the boxing classes a package with skipping ropes and other equipment so that they can do Zoom classes and are looking at a range of other activities. Hayley will pick up with FS separately.

18:10 – Meeting closed
