



The Future of Darrick Wood

First edition



A message from the Chief Executive

It is an exciting time in the life of the Darrick Wood estate! Keniston knows how important it is to all our 369 households, that the estate remains a really good place to live, now and into the future.

This is the first “Future of Darrick Wood” newsletter for residents.

It follows on from the questionnaire survey we carried out earlier this year, asking for all residents to tell us what you liked about living at Darrick Wood, what could be improved about living on the estate, what facilities you would like to see and what you thought about Keniston building more homes – including at Darrick Wood. You told us that you would most like to be kept informed through newsletters, so we are delighted to present the first of a series of newsletters keeping you informed. We hope you find it interesting and useful – please tell us what you think!

Jonathan

Residents’ Survey – what you told us

We were really pleased that well over 100 residents completed the survey – nearly a third of all households. We first asked about what you liked **best** about living at Darrick Wood. The comment box below gives a flavour of what you said.

Problems Village Nice Green Friendly Private Clean
Community Quiet Rent Neighbours CARE
Repairs Station Location Grounds Keniston Tidy
Estate London Staff
Nice Area Neighbours Friendly Live Kept Security
Easy Access Repairs Location Community
Estate Schools Staff Grounds Keniston Local
Quiet Housing Association
Place to Live Rent Community Woods Neighbours
Keniston Friendly Close to Shops Quiet
Countryside Nice Affordable Location Repairs
Estate Green House Safe Clean and Tidy Peaceful

Most frequently mentioned were:

Neighbours and community
Location & local amenities
Environment and surroundings
Keniston staff and the repairs service

Thanks for this – and for the appreciation for our services, it means a lot to everyone at Keniston. We will bear in mind what is important to you, as plans for the future take shape.

What can be improved?

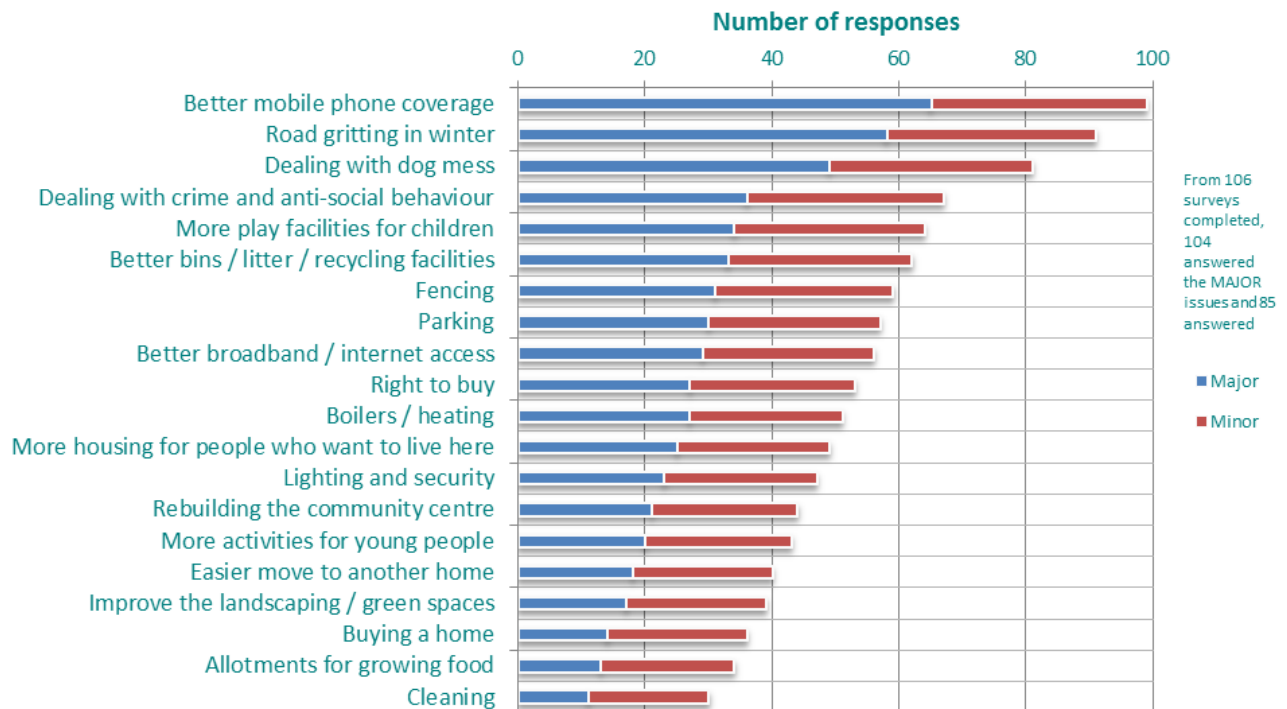
We asked you about what could be improved, telling us in each case whether an issue was a major or a minor concern.

The graph on the next page shows in descending order what you told us and some of the actions we are taking to try and address these.

More news this way



Darrick Wood consultation - major and minor issues for residents



The top three!



1. Poor mobile phone reception & internet

We are aware that phone coverage is patchy, especially on some networks and that is a concern for residents. We are looking into what prospects there are for the mobile networks to improve this. No information to share yet, but we will keep you informed. We are also looking into what we can do to provide a better internet service across the estate.



2. Road gritting

We know this is an issue in winter, especially along parts of Broadwater Gardens. The Council will not be able to provide a gritting service, so the best we can offer is to place an extra salt bin near to the main problem area and ask people to use this when needed.



3. Dog mess

We know this can be a problem, especially in winter when it is dark. We will help raise awareness, as well as looking at getting 'no dog fouling' signs and have just provided another bin for dog mess between 182 and 184 Broadwater Gardens along the pathway leading onto the green.



More news this way



The rest of your responses.....

4. Crime and anti-social behaviour

A number of residents told us that they saw this as a problem and we know that the police have less resources to spend time on the estate. However we need to know more about what is happening, to see whether there is more that we can do. Please talk to your Housing Officer about this.

**ANTI-SOCIAL
BEHAVIOUR**

5. Play facilities for children



In planning for the future, we can consider what facilities are needed. There will be opportunities to make suggestions as these plans develop.

6. Bins, litter and recycling

We would like to have better facilities across the estate, especially for residents living in flats. Dumping of bulky items is an ongoing issue which is dealt with as it happens, with the cost adding onto the service charge. We do not think the answer is to arrange for occasional skips, this has been tried before. There might be alternatives, but we want to explore these with you.



7. Fencing

We committed to an annual budget of £15,000 to gradually replace the original fencing on the estate. We recognise that this is taking longer than originally planned and as a result, we will increase the budget to £30,000 for 2019.



8. Parking

While there are a large number of parking spaces, we know there can be a problem with cars being parked by people using the hospital etc. Any future plans will need to carefully consider the amount of parking and where it is sited. We also plan to look at providing some secure bicycle stores.



9. Right to buy

The Government has been talking about this for several years. We still do not know whether and when it might be introduced and we will share more information when we have it. It is possible that some of the homes we build may be available for sale or shared ownership and we would want to make these available first to existing tenants.



10. Boilers and heating

As part of our commitment to stock reinvestment, we have an on-going boiler replacement programme with an anticipated life cycle of 15 years. If you would like to know when your property is due to be upgraded, please contact the Property Services Team.



11. Lighting and security

The street lighting is provided by the council. We would like to know more about specific problems to see whether this is something Keniston can help with. Join us on a Management Team Walkabout or contact us to arrange an inspection of the area.



More news this way



The rest of your responses.....



12. Community centre

The current community centre building has a limited life span. Ideally we would like to replace it with a permanent facility that works well for the whole community. Whether this is feasible depends on several factors - cost, planning permission, level of interest from residents, the overall plan for the estate etc. We will consult more widely as plans progress

13. Facilities for young people

We currently run a youth club at the community centre. This meets some needs, but is not for everyone. We are interested in understanding more about what you would like to see through more consultation.



14. Easier move to a new home

If we manage to achieve our aim of providing more affordable homes at Darrick Wood, we would plan some of them to be first made available to existing residents looking to move.



15. Improving landscaping and green spaces

Darrick Wood has lots of green open spaces which add to the quality of the environment. As part of our plans to build more housing, we want to ensure that the open spaces work as well as they can for everyone. We are planning to involve a landscape architect to look at different options and interested residents can be involved in this.



16. Allotments

As part of the future plans for the open spaces, it might be feasible to provide some allotments for growing food. This can be something to consider further in the context of landscape design as plans develop.



17. Shop

It is not feasible to have a permanent shop on the estate, there just would not be enough trade to make it viable. It might be more practical to see whether there are any mobile shop operators willing to visit the estate, but it is not something Keniston could do ourselves.



18. Bus stop

A bus service for the estate could benefit residents without other transport options and we know is something that has been raised with local Councillors. However, we understand that bus operators have no plans to bring in such a service.



19. Bungalows

These are popular with those who like living in a house, but who have difficulty with managing the stairs. We will see whether any bungalows can be included in the new housing plans - watch this space!



More news this way



More of your thoughts.....

We asked in the survey whether you thought that Keniston should be providing additional affordable housing, and if so, whether any of this should be built at Darrick Wood.

We are pleased that almost half of you **49%** wanted to see us building more housing with a further **33%** saying that 'maybe' we should. Only **18%** thought that we should not build more.

These results support our new strategy, that sets out our ambition to provide a total of 100 new affordable homes over the next five years, some of those being at Darrick Wood.

Support for building new housing at Darrick Wood specifically was more mixed, but we are pleased that more people said either that we should or 'maybe' **56%**, than said 'no'.

We also asked in the survey about other matters that were important to you. Most frequently mentioned were buses, training courses, local schools, waste services, good contractors, and tidy green spaces and gardens. Some of these we can influence, but others are outside our control.



Our future plans for Darrick Wood

We believe that there is enough space on the estate to build a small number of new homes and we are starting to look at how this might best be done. We want to involve interested residents in meaningful ways in shaping these plans as they develop. That way we believe that we get the best outcomes and that together we can make sure that Darrick Wood provides good homes that people like living in, for many years to come. At the same time, we are keen to explore what improvements we can make to the estate, for the benefit of everyone living here. The survey was the first step in this journey that we can all take together.

At the moment, our plans are at an early stage. We have just appointed an architect called Ayre Chamberlain Gaunt to identify design options and they will be working alongside residents, Keniston staff and Board members, and our consultants, to make this work best for everyone. Any plans will need to be approved by Bromley Council planners and we plan to make an application for planning permission later this year.

More news this way



How you can get involved.....

We want to work constructively and positively with residents who have an active interest in the estate, and who share our belief that if we work together, we can get the best outcomes for everyone. There will be lots of consultation – of different forms – as our plans develop. Some of this will be with all residents, but alongside this, we plan to set up a small ‘Sounding Board’ of interested residents, who we can work with more closely, to help shape the plans. If you think you might be interested, we would love to hear from you. *You can make a real difference.*

You will need to be able to devote some of your spare time to attend meetings and be willing to contribute constructively and openly, in the spirit of trust and mutual respect. We will provide support to help with this. In return, you will learn new things and have the satisfaction of knowing that you have made a contribution to keeping Darrick Wood a great place to live.

Interested in being part of the Sounding Board?



You can speak to [Lynn](#) or [Vivienne](#) to find out more about this and to express your interest. Feel free to pop into the office, phone or email us on:

01689 889700

lynnruss@kenistonha.co.uk or

vivienneastall@kenistonha.co.uk.

What next?

We have just met with the architects and will soon have their initial plans. We hope to have lots of residents interested in being on the Sounding Board. There will be further updates to follow via newsletter about the progress that has been made, but if you have any questions, you are welcome to contact any of the following staff members:

- ⇒ Jonathan Card - Chief Executive
- ⇒ Vivienne Astall - Housing Services Director
- ⇒ Tony Coward - Property Services Director
- ⇒ Housing Officers - Andrea Spittle or Susan Rimmer

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