



How residents are getting involved.....

Following on from the first edition of this newsletter, we now have eight residents from the estate who have joined a Sounding Board and have met with Keniston staff to look at the plans. They have been on a tour of the estate, viewing the three sites that were identified for development, as well as the green spaces that will be landscaped. Their feedback has been reviewed and taken on board by Management and we will continue to consult with them throughout the process.



If you wish to be kept informed directly of any progress we make throughout the process, please let us know.

You can speak to Lynn or Vivienne to find out more about how you can get involved. Feel free to pop into the office or you can phone / email us on:



01689 889700 lynnruss@kenistonha.co.uk
vivienneastall@kenistonha.co.uk

If you have general queries about anything else you have read in this newsletter, please contact one of the following members of staff:

- ⇒ 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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Phone: 01689 889700 Email: enquiries@kenistonha.co.uk



A message from the Chief Executive

We are moving forward with our plans for building some new homes at Darrick Wood. These will be in two locations site 1 and 2 – **Site 1 is the wooded area to the east of the estate at the top of Isabella Drive and site 2 is the south west corner of estate near to the A21.**

We have appointed award winning architects ACG to work up the designs and these are now taking shape. Site 3 the community centre is currently on hold to be considered at a later date.



Several Darrick Wood residents have volunteered to form our **Resident Sounding Board** and they are giving us very helpful feedback on our plans as they come together. Sounding Board members for example told us that an earlier layout meant that the new flats would be too close to the existing houses in Isabella Drive, so a change of the design has meant there is now more space. We are keen to work with interested residents, to get the best result for everyone's benefit.

We think there is capacity on the estate to build up to 38 new houses and flats across the two sites. These will probably be a mixture of affordable rented homes – with rent levels broadly similar to other homes at Darrick Wood – and 'shared ownership' properties. Shared ownership homes will be for sale to local people who want to own a home, but can't afford to buy on the open market. Shared owners are able to buy a share of the property – say 25% - and pay rent on the part they don't own. Having a mixture of homes for rent and for sale helps Keniston fund the building project, as the grants we will get from the Greater London Authority GLA will only cover a small part of the building cost.

We are getting ready to take our plans to Bromley Council to seek planning permission. As part of this, we are carrying out a number of surveys – traffic, parking, ecology etc. You may have seen the people carrying out these surveys around the estate. If all goes well, we hope to obtain planning permission in 2019. It is too early at this stage to say exactly when we might be able to start building or who will live in the new homes. But we do know that we are in the middle of a housing crisis – there is a huge shortage of genuinely affordable homes. It is a big challenge for Bromley council to find affordable homes for all those who need them and we are keen to play our part to help. We hope that some of the new homes will be made available to existing Darrick Wood residents who need to move from their current homes.

Jonathan





Top three areas of concern for residents

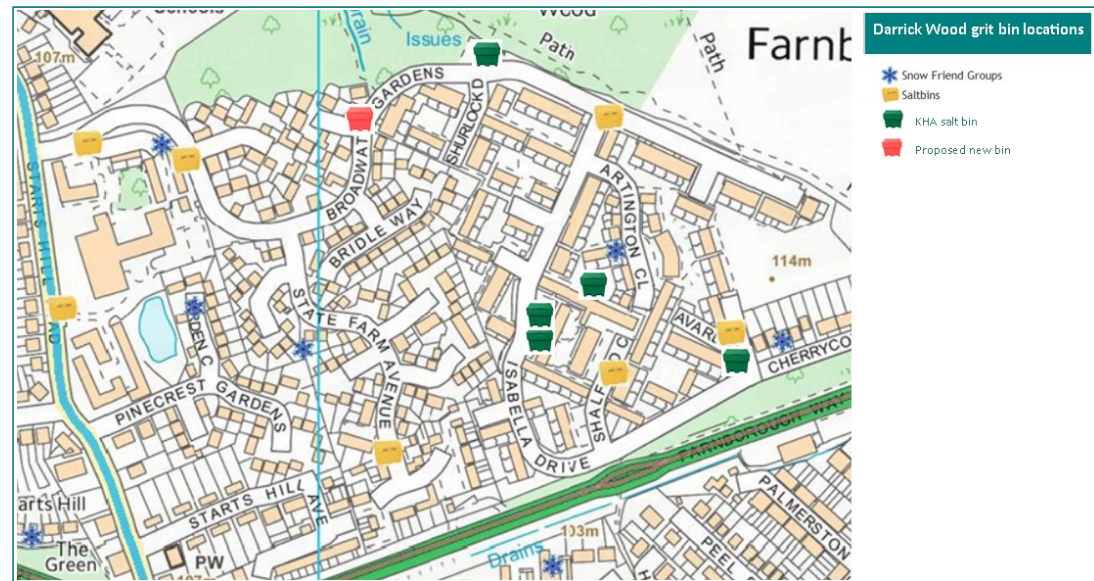


1. Poor mobile phone reception & internet

We know that this is an issue for many residents. Some mobile networks – e.g. O2 – are better than others such as EE. We can't do anything about the mobile network at the moment, but we are looking at setting up a Community Wi-Fi network across the estate. There would be access points at different locations across the estate and each home would have a plug-in booster, to be able to use the Wi-Fi in different rooms in your home. The cost could be covered through a small increase in the service charge and the internet would then be free for residents to use. We are looking into this further – the next stage is to carry out a detailed survey. We have commissioned this from a specialist company called Social Telecoms. We will give you more news when we have it, but in the meantime, do please let us know whether you think it is a good idea.

2. Road gritting

The Council do not provide a gritting service to the estate. There are several council grit bins and several more Keniston grit bins located around the estate. The Council also has a 'Snow Friends' scheme for residents to be given small bags of rock salt and a shovel to clear the roads and pathways in their own street.



Keniston has been taking part in this scheme for several years and you can speak to Lynn Russ if you wish to have salt or a shovel delivered to you.

We are installing an extra salt bin along Broadwater Gardens where there were some accidents last winter.

3. Dog mess

We have provided another bin for dog mess between 182 and 184 Broadwater Gardens and will be raising awareness about responsible dog ownership. We continue to work with the Dogs Trust at our community events.



A few updates.....

Crime and anti-social behaviour



Keniston is represented at the Farnborough & Crofton Safer Neighbourhood Panel where we agree on a set of promises to address the priorities in the ward. 3% of crimes in the borough are attributable to this ward and largely concentrated around the hospital and Farnborough Park. Compared to other wards, crimes in this area are relatively low. Keniston itself has opened 38 anti-social behaviour cases in the last financial year. 12 of these cases were at Darrick Wood. We would like to explore with you why you felt that crime and anti-social behaviour was a high priority when you completed the survey earlier in the year. Please come along to the next residents' meeting to discuss this further or you can contact Vivienne Astall about it.



Play facilities for children

We still want to look at play facilities as part of our plans, but there is no further update on this just yet.



Parking



The 'Future of Darrick Wood' survey earlier in 2018 told us that parking was an issue for some people. We have arranged for a traffic and parking survey as part of the preparation for seeking planning permission for building new homes. This has just been completed. We will need to show the council planners that we have made suitable arrangements for parking, so this is something we are looking at closely. Our Sounding Board members also commented on parking and how important an issue it is.



Community centre

As mentioned by Jonathan, the plans for a new community centre are on hold for the moment, but we are working away in the background and will be consulting with all residents shortly about the future of the community centre. During the fun day in September, a short survey was completed by some of those attending and we also consulted via the Darrick Wood facebook page www.facebook.com/darrick.wood. We will be continuing with this consultation on a wider scale across the estate.

Here is a flavour of what has been said so far.....

- ◆ **Building facilities** - Secure outside space or garden provided and better safety and security overall. More storage including lockers; a smaller car park so there can be a bigger hall with more than one room such as a quiet room; a higher ceiling to allow for indoor bouncy castles; edible garden to learn about healthy eating; better heating and a kitchen equipped to allow for parent and child cooking classes.
- ◆ **Activities suggested** - Dance/fitness classes, gymnastics, toddler group, computer club, brownies/beavers etc, craft club and fair, books fair, coffee mornings, cooking course, Christmas market, gym equipment, days out for the children, another Dogs Trust event, youth football training, beauty courses, work experience, training for school leavers, daily youth activities, bingo, parenting courses, movie night, pamper evening, gaming club and boxing classes.

When we consult with you on the community centre, please give us as much as feedback as you can. Your views will be taken into account when planning for the future provision.

