

Deputation on the State of Grahame Park Estate.

The Residents Association concentrates on Agenda Point – Our Plan for Barnet – Delivery and Outcomes Framework, Q1 2023- 24

1. What will Barnet Council do now that residents are presenting a case of clear conflict of interest existing between Barnet Homes' new development and their responsibility of maintenance of existing estate grounds in Grahame Park, with the latter suffering immensely?

1a How will Barnet Council address concerns from both Barnet Homes and NHG residents regards conflict of interest in a partnership board with councillors holding share of NHG involved in important regeneration decision making that is less about safe neighbourhoods and more about financial viability?

2. Some residents have raised concerns that Barnet Homes' focus on new development has come at the expense of the maintenance of existing estate grounds. They point to the fact that the Grahame Park estate is in a state of disrepair, with overgrown gardens, broken fences, and potholes in the roads.
3. Will the council consider taking this back in house and under council wing given that half of Grahame Park is now used by the wider public? Examples are council buildings and Barnet College on former estate land, public road leading to areas being used publicly etc.
4. The increase of imported crime in the area has been linked to the perception of disrepair making this an antisocial dream together with bringing in socially challenging residents. Residents point to the fact that the abandoned buildings and overgrown shrubbery provide a haven for criminals.
5. What are the council doing to make sure that such issues are being addressed long term – especially in regard to taking on too many cases, for profit, from other boroughs such as Hackney and Haringey?
6. Would the council consider bringing in cheaper alleyway gates that have been proven to be effective against back-alley crime?
7. With regards to regeneration, no one in the retained areas is feeling the benefits of regeneration. We applaud regeneration measures to refurbish and retrofit but ask why we are paying via housing revenue fund for areas that will be demolished?

Will the Leader of the council look into this as a vital financial issue that does not bode well for the council please?

Here are some specific questions that I would like to ask Barnet Council:

- How much money has Barnet Homes made from new development projects in recent years?
- How much of this money has been used to maintain existing estate grounds?
- What specific measures is Barnet Homes taking to reduce crime in Grahame Park in terms of reducing the number of socially challenged adults?

- What is the timeline for the completion of the Grahame Park Concourse development?
- Why is the Concourse not managed and maintained by NHG given that it has been handed over to them for development?
- Is there pressure to continue a contract with NHG despite bringing homes up to decent homes standards?

I believe that these questions are important to the residents of Grahame Park. I hope that Barnet Council will take the time to answer them.

Sincerely,

Grahame Park the Strand Resident Association