**DOLLIS VALLEY REGENERATION**

**DOLLIS VALLEY PARTNERSHIP BOARD MEETING**

**Hope Corner Community Centre**

**14th September 2022 7PM**

**MINUTES/ACTIONS**

**IN ATTENDANCE:**

Nigel Eade Resident Member

Lorraine Takaira Resident Member

Anil Ramlogan Resident Member

James Pitayankul Resident Member

Jackie Adamou Resident Member

Mary Boland Resident Member

Janet Nestor Member (Hope Corner)

Simone Taylor L&Q

Paul Kyle L&Q

Adrian Shaw L&Q

Vanessa Constant L&Q

Alex Trainor Countryside Properties

Nicola Bird Re/LBB

Senami Bababunmi Barnet Homes

Pamela Kovachich PPCR

**APOLOGIES**

Cllr Tim Roberts

Cllr Zahra Beg

Mary Nyambura

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item No. | | Description | | Action Owner | |
| **1.0** | | **INTRODUCTIONS** | |  | |
| **1.1**  **1.2** | | Apologies – Noted above  Welcome to Adrian Shaw, L&Q Head of Service Charges who is attending the meeting following members’ request to discuss service charges.  Welcome to Paul Kyle, L&Q Neighbourhood Lead who has taken over from Rita Ofori-Amanfo.  Also welcome to Vanessa Constant, L&Q Project Manager for Dollis Valley. | | Note  Info  Info  Info | |
| **2.0** |  | | **Minutes & Matters Arising** | |  | |
| **2.1**  **2.2**  **2.3** |  | | Minutes of last meeting agreed.  **Window cleaning** – Hope Corner windows have still not been cleaned. Paul to investigate.  **Mill Bridge Garages** – Barnet Homes have allowed residents to continue using their garages until such time when their tenancies/leases formally end. Members happy with this arrangement as it makes sense to return keys for those garages at the same time as they return keys for the property. | | Info  PK  Info | |
| **3.0** |  | | **L&Q Service Charges** | |  | |
| **3.1**  **3.2**  **3.2** |  | | Adrian explained how the service charges are calculated and how evidence of services carried out are documented.  Advised resident surgeries can be arranged in future if residents are unhappy with responses to their service charge queries.  Officers from the service charge team can be invited to attend future Partnership Board meetings if members feel this is needed. | | Info  Info  Info | |
| **4.0** |  | | **Officers Updates** | |  | |
| **3.1**  **3.2**  **3.3**  **3.4**  **3.5**  **3.6**  **3.7**  **3.8**  **3.9**  **3.10**  **3.11**  **3.12**  **3.13**  **3.14**  **3.15**  **3.16**  **3.17**  **3.18**  **3.19**  **3.20**  **3.21**  **3.22**  **3.23**  **3.24**  **3.25**  **3.26**  **3.27**  **3.28**  **3.29**  **3.30**  **3.31**  **3.32**  **3.33**  **3.34**  **3.35** |  | | **L&Q Update**  Phase 3 – Awaiting handover of homes. Tenants have been advised of move in dates and Bright Movers the removal company have started to contact the tenants to provide them with boxes and packing materials ahead of their move.  4 x 2 bedroom and 2 x 1 bedroom properties remain unallocated and these will be offered for nomination to Barnet Homes lettings. Simone will work with Barnet Homes to allocate these remaining homes at the required time.  **Viewings** – were held at the beginning of August for those tenants who are moving into Ariadne Court. Tenants had to wear PPE due to condition of the site. Positive feedback received about the homes, but concerns raised regarding move in dates.  **Resident Surgeries** –Surgeries continue to be held fortnightly. As of September, these will be held on a Friday morning between 10.30am and 12.30pm. Outside of the surgeries Simone has advised residents she is still available to discuss anything regeneration related and can be contacted by email and phone.  **New Neighbourhood Lead –** Following the new Housing Management structure being in place, Paul Kyle is the new Neighbourhood Lead for Dollis Valley. Paull’s remit includes dealing with communal issues such as looking after the ground’s maintenance contractors, liaising with the caretaker team, carrying out estate wide inspections and liaising with different teams on repairs and estate wide matters. Also dealing with any tenancy management issues excluding rent.  **Financial Advice Surgeries/Sessions –** Some tenants who are due to move into the new L&Q homes have expressed financial concern as their rent payments will increase. Simone has met with internal colleagues in Financial Inclusion and Tenancy Sustainment Teams to look at ways in which support can be provided to residents during these difficult times. Options such as having drop-in sessions in the community centre and/or advising residents of the support that is available by mail merges or leaflet drops. Simone will confirm what actions will be taken to address.  **Hope Corner** – Janet provided update  Hope Corner closed for a week in August for renovations. The centre received a fresh coat of paint with the aid of volunteers. Countryside Properties provided free paints and equipment and came along to assist with the work. A massive thank you to everyone who helped.  All groups have renewed their hire for the start of the academic year. Hope Corner have taken on a new group called Barnet Carers, a charity who cares for non-paid carers. They hope to be of support, by way of drop-ins, every Thursday, starting Thursday 15th September.  AGE UK meet twice a week with a steady flow of attendees.  Starting on Monday 19th September is the start of the Maths Tutor Class which has been well received and there is a waiting list.  Homework Club: same children attending.  ESOL Classes are returning next week.  Sewing Class returned in September and attendance is good.  We hope to welcome back Tea and Tech Classes in November.  Drop-In Sessions in Hope Corner vary each day.  Continuing to distribute food vouchers. Assisted a young resident with his college application and several seniors with their travel.  Seniors’ Lunch Club well attended, and Lunch deliveries continue twice a week:  Wiring has been installed in the centre for community fibre which will be connected on the 23rd September.  L&Q have been in contact regarding health & safety compliance in the centre. Following their visit certain areas required immediate attention. Outstanding broken and/or replacement of shutters and fire exit doors in both halls are now being actioned following Sohni’s visit. Sohni Kaur is the Community Assets Coordinator. Gareth Tingle a surveyor visited last week, directed by L&Q, to carry out an assessment on the shutters.  Janet raised the ongoing issues regarding the residents upstairs, the smell of illegal substances coming into the café area causes concern and the ‘arguments’ causing clothes to be thrown over the balcony. L&Q will investigate.  **LBB update**  **Freehold issue** –LBB are still progressing and will contact leaseholders when they are able to.  **Countryside Update**  **Damon Willicombe –** Has left the project and Countryside Properties. Members would like to thank Damon for his hard work and contributionto the project. Damon’s replacement is lined up but not sure when they will be starting. Alex Trainor, Project Manager is covering in the meantime.  **Phase 3 –** There has been a lack of progress in the last 4 weeks with ongoing labour issues.  **Block 6** - L&Q snag has been put on stop due to labour issues. Communal areas have been closed except for ground floor. Labour and material issues have delayed balcony works with issues with suppliers getting pedestals. Block 6 handover will need to be delayed and Countryside will review this and confirm a revised completion date in due course.  House progress has remained slow due to quantum of works on the project and resource shortages affecting progress.  **Employment and Training S106 Update –** No update provided  **Flexible Employment and Training Fund £45k –** No update provided  **Local labour and apprenticeships** – No update provided  **Barnet Homes Update**  **Flytipping –** Letters were sent to residents which members state were very insensitive. Formal warnings were given, and members say apologies should be given to individual residents.  **Caretaking -** There are 2 new caretakers that clean the inside of the blocks, they are Nana and Rachid. Stephen and Paul continue to be responsible for cleaning the external areas at Dollis Valley every Monday.  **Bulk Collection -** This continues to be collected by the Council, however this is currently under review. Any reports of bulk refuse /flytip should continue to be reported to LBB using their website [Report fly-tipping | Barnet Council](https://www.barnet.gov.uk/roads-and-pavements/road-maintenance/street-care-and-cleaning/report-fly-tipping)  **Decanting Millbridge**  **Non-Secures** – Barnet Homes continue to move the non-secures from the block with only 6 households remaining and it is anticipated that all households will be moved by the VP date of 30 November 22.  **Secures -** All households (including those early movers) have accepted a new L&Q property. Removal arrangements will be arranged by L&Q  **Garages** – Members ask if a garage can be made available for secure tenants to dispose of their bulk rubbish when moving to their new home. Senami to check and confirm if this can be done.  **Empty Properties -** Properties have been handed over to ADHOC guardians. Due to the change in the VP date and no exact date of the block being handed over to Countryside, future and empty properties will be occupied by new guardians until the block is ready to be handed over. | | Info  Info  Info  Info  Info  Info  Note  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  PK  Info  Info  Info  Info  Info  Note  Note  Note  Note  Info  Info  Info  Info  Info  Info | |
| **5.0** |  | | **L&Q Housing Management** | |  | |
| **5.1** |  | | **Transition of Partnership Board** – Simone and Paul to discuss future of Board and how transition from Partnership Board to Management Board will take effect at the right time to be agreed.  Simone advised that whilst the regeneration continues the Partnership Board cannot be completely dissolved and they will look at ways at how the Board can continue in the best interests of the regeneration. | | ST/PK  Note | |
| **7.0** |  | | **AOB** | |  | |
| **7.1**  **7.2** |  | | **Chair –** Nigel Eade announced he will be stepping down as Chair of the Partnership Board.  **AGM –** To be held in January 2023. Details to be confirmed. | | Info  ST | |
|  |  | | **DATE OF NEXT MEETING** | |  | |
|  |  | | Wednesday 16th November 2022 | |  | |