**DOLLIS VALLEY REGENERATION**

**DOLLIS VALLEY PARTNERSHIP BOARD MEETING**

**Hope Corner Community Centre**

**6th December 2023 6.30pm**

**MINUTES/ACTIONS**

**IN ATTENDANCE:**

Anil Ramlogan Chair

Nigel Eade Resident Member

Lorraine Takaira Resident Member

James Pitayankul Resident Member

Mary Boland Resident Member

Jennifer Vihete Resident Member

Ozie Hassan Resident Member

Jenil Patel Resident Member

Nick Coymn Resident Member

James Briggs L&Q

Janet Nestor Member (Hope Corner)

Stefan Taylor Countryside Properties

Nicola Bird LBB

Hemali Wagaman LBB

Cllr Tim Roberts LBB

**APOLOGIES**

Paul Kyle L&Q

Jackie Adamou Resident Member

Christine Picard Resident Member

Mo Ali PPCR

Pamela Kovachich PPCR

Nikkie Barnett LBB

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| Item No. | Description | Action Owner |
| **1.0** | **INTRODUCTIONS / New Chair & Member introductions** |  |
| **1.1****1.2** | Apologies – Noted above.Tracy Nisbett as Regeneration and Communities Coordinator has left L&Q. James Briggs, Regeneration and Communities Manager attended in her absence.  | NoteNote |
| **2.0** |  | **Minutes & Matters Arising (see attachment “7 Dossier”** |  |
| **2.1****2.2****2.3****2.4****2.5****2.6****2.7** |  | Minutes of last meeting agreed.**Sewage** – Frequent flooding of roads, including sewage. Thames water have said that no increase in capacity, water must be shut off to the entire Brook Valley Gardens development for at least a week. Countryside and L&Q to take the problem seriously and come up with a viable solution. Stefan from Countryside said that there’s many illegal connections to the drains, which Thames Water will have to investigate in the future. **Maintenance** – The streets/footpaths should be cleaned specially in the fall season where the fallen leaves make those slippery. Currently no areas are being maintained other than the park (Dragon’s way) any chance to raise cleaning Dragons Way? We have had leaves since they dropped. Gardening is managed in snail Park and Hera Avenue but since last change of contractor ls they do not manage the street.**Defects** – Concerns that legitimate defects are not analysed fully, and residents told to contact NHBC even though the two-year warranty period is still applicable. Countryside to define complaints procedure. Countryside to improve hand-over process when staff move on/leave as current system increases friction between customers and staff.**Condition of new parking bays –** The new parking bay placed at the end of Helios Way is noticeably poorer condition than the pre-existing bays on the development. Are there plans to bring this up to standard? – Stefan from Countryside stated that they bays will be made wider.**Parking access on 33-39 Odysseus Drive –** Ever since pedestrian access was opened between Bryant Close and Odysseus Drive, there has been an increased faeces deposition rates Resident of Bryant Close threatened to key cars, Car reportedly scratched, Significant issues of parking access, Countryside staff and contractors are struggling to access properties because of lack of parking restrictions. Countryside to update on parking proposal from August/September 2023; several queries have gone unanswered. If proposal has failed, Countryside to place double-yellow lines to discourage other cars from blocking access to driveways.**Christmas event – Christmas Tree** L&Q’s promise was to hold two events per year. In recent years there was a Christmas Tree on the Estate, but there isn’t one this year. Majority of residents are upset that there are no events or Christmas celebrations. This was brought to Tracey’s attentions previously and the response was that there was no budget. James Briggs from L&Q will investigate and update the board. | InfoInfoInfoInfoInfoInfo |
| **3.0** |  | **Board Aims & Objectives** |  |
| **3.1** |  | Chair provided a brief overview of the Board’s role and current responsibilities and asked Members to consider what their priorities for the coming year were and what training requirements they had. | All |
| **4.0** |  | **Board Training Requirements – Dr Anil Ramlogan**  |  |
| **4.1** |  | Dr Anil Ramlogan – chair presented a case study in relation to Colindale regeneration and the different models this partnership board could adopt going forward. Dr Anil Ramlogan talked about some of the risks that occurred on the Colindale regeneration. | Info |
| **5.0** |  | **Officers Update** |  |
| **5.1****5.2****5.3** |  | **L&Q Update:****Resident Surgeries** – Surgeries are still not currently being held as phase 4 has not yet started on site. These will return when phase 4 commences. Tracy has now left L&Q and her replacement will be recruited very soon. The team will advise what days and frequency future surgeries will be held. Outside of the surgeries the team are available to discuss anything regeneration related and can be contacted by email and phone.**Barnet Homes Update****Millbridge** – All residents have been moved. Adhoc are managing the properties via Guardians and sheeting to secure the properties.**Garrowsfield:*** Secure tenants have been contacted to complete a Housing Needs assessment to confirm any changes within the household and this information will be shared with L&Q.
* Long standing empty properties which are financially not viable to repair are being offered to ADHOC guardian company.

**Caretaking:**Caretakers attend twice a week Monday to check area and report any issues re bulk or repairs. Wednesday to check areas.**Cleaning**Wednesday/Thursday fortnightly to clean block.A review is taking place to look at options to extend the service this will depend on the income generated.**Bulk**Bulk is currently reported to LBB for collection, the SLA suggests 5-day turnaround.**Garage clearance / securing**Repairs requested to secure any damaged garages, awaiting quotations from LBB to clear and currently costing for internal staff to clear on overtime. TBC **Countryside Update****Phases 4 & 5 update** – This is still under review between Countryside, L&Q and London Borough of Barnet. Work is continuing between all parties to provide a viable scheme. This is due to build costs rising and sale rates going down.Countryside will commence clearing their compound and surrounding area. |  |
| **6.0** |  | **L&Q Housing Management**  |  |
| **6.1****6.2****6.3** |  | **Increase in disabled parking near Hope Corner –** The parking which was referred to is to Mays Lane which is owned by Barnet.**Hyperoptic services** - L&Q to update earlier phases whether Hyperoptic is possible. Building services met with Hyperoptic last month and this has been investigated for phases 1 and 2 which was not available when the development took place.  This could take up to 1 year to implement. Chair has been made aware. **John O’Connor** – residents are happy with the service provided, Paul has passed the feedback on | PK (Via written update) |
| **7.0** |  | **Barnet Society Conservation** |  |
| **7.1** |  | Dr Jenny Remfy gave a presentation in relation to the history of Dollis Valley and the conservation of Trees in the area. Dr Remfry also spoke about the planting of new trees and LBB’s commitment to planting any trees that have been culled, even if sometimes they are elsewhere.  | JR |
| **8.0** |  | **AOB** |  |
| **8.1** |  | **Increased parking on Phases 4 and 5 –** LBB advised that parking requirements have been agreed by Planning and planning permission has been awarded. | Note |
|  |  | **DATE OF NEXT MEETING** |  |
|  |  | AGM – Wednesday 21st February 2024Board Meeting – Wednesday 20th March 2024 |  |