**DOLLIS VALLEY REGENERATION**

**DOLLIS VALLEY PARTNERSHIP BOARD MEETING**

**Hope Corner Community Centre**

**10th November 2021 7PM**

**MINUTES/ACTIONS**

**IN ATTENDANCE:**

Nigel Eade Resident Member

Lorraine Takaira Resident Member

Mary Boland Resident Member

Jackie Adamou Resident Member

Mary Nyambura Resident Member

Daniel Cinna Resident Member

Anil Ramlogan Resident Member

Sue Day Member (Hope Corner)

Simone Taylor L&Q

Nicola Bird Re/LBB

Michelle Davis Barnet Homes

Cllr Tim Roberts LBB

Pamela Kovachich PPCR

**APOLOGIES**

James Pitayanukul

Damon Willicombe

June Zamore

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item No. | | Description | | Action Owner | |
| **1.0** | | **INTRODUCTIONS** | |  | |
| **1.1**  **1.2**  **1.3** | | Apologies – Noted above  Apologies from the Police who advised unable to attend due to a change in their shifts.  NE as Chair | | Info  Info  Info | |
| **2.0** |  | | **Minutes & Matters Arising** | |  | |
| **2.1**  **2.2**  **2.3** |  | | Minutes of last meeting agreed.  **Dog bins** – These have been repositioned which members confirm makes them easier to use. MB stated they need to be emptied more frequently and MN asked if there is an additional charge for this. Simone to speak to Rita for confirmation.  **Next meeting** – To be held in person at Hope Corner as this is the preference of members. | | Note  ST  Note | |
| **3.0** |  | | **Officers Reports** | |  | |
| **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**  **3.36**  **3.37**  **3.38**  **3.39**  **3.40**  **3.41**  **3.42**  **3.43**  **3.44**  **3.45**  **3.46**  **3.47**  **3.48**  **3.49** |  | | **L&Q Update**  Phase 3 – All allocations, colour choices and occupational therapy recommendations for the secure tenants in phase 4 and phase 5 who are moving into phase 3 have been confirmed.  Barnet Homes have sent nomination letters to all tenants in phase 4 and to those tenants who are moving from phase 5. Tenants have also been sent plot acceptance forms to complete and return to Barnet Homes. Simone has followed this up with an L&Q official offer letter.  4 x 2 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.  **Resident Surgeries** –Simone advised in person resident surgeries recommenced at Hope Corner Community Centre this month. Surgeries will be held fortnightly on a Friday morning until February 2022 when the frequency and time will be reviewed. 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.  **Website** – Simone reminded members that the new Dollis Valley website had now launched and encouraged members to have a look if they had not done so already. Simone said she was happy to still accept comments and feedback which could be incorporated if needed.  **Newsletter** – Final draft is being approved and will be distributed late November/early December.  **Xmas Party** – Is being held in Hope Corner on Tuesday 20th December. Food and drinks will be provided. There will be an Arts & Crafts table for the kids and a dance performance from Fixation Academy. There will be a raffle with some great gifts and a best dressed jumper competition.  **Hope Corner** – SD provided update  Hope Corner is very busy with all the groups having now returned including some new activities for adults and children.  Café area is going really well and lunch club is still proving to be very popular with the elderly.  Hope Corner are now working in partnership with Age UK and also a group called Christians Against Poverty.  The 6 week railway course for residents of Dollis Valley who would like to pursue a career in the railway industry has completed. Three residents were awarded their Sentinel cards and more than six students have job opportunities.  Run by CherryTree Foundation, in conjunction with London Borough of Barnet (LBB), five residents from the estate plus 10 people from elsewhere in Barnet underwent training for their railway safety certificate to enable them to work for London Transport and other rail providers.  In addition, the students also did a Money Management workshop at the centre which covered financial planning, budgeting and credit ratings.  Hope Corner is planning to work alongside CherryTree and LBB to provide more training opportunities in 2022.  Hope Corner continues to support local people with benefits, school forms, food bank, universal credit forms and council tax as part of their drop in service.  **LBB update**  Affordable housing is progressing well and is anticipated to complete to programme.  The first 13 units, private housing, were successfully handed over in September 21.  Four properties have not been allocated and if this remains to be the case, these properties will follow the Council’s allocation process closer to handover. Where secure tenants have indicated acceptance of the units in Phase 3, Barnet Homes are in communication with these residents and are awaiting return of the signed acceptance forms.  Barnet Homes have commenced the banding for the non-secure residents and are in communication with them.  NE asked why the non-secure tenants couldn’t be moved into the unallocated properties. Nicola explained this was not the process and these decisions were made a very long time ago by the Housing Committee.  Members ask Cllr Tim Roberts to raise with the Housing Committee and query if such decisions can be changed at this stage.  The 13 week consultation for phases 4 & 5 is currently underway and is anticipated will go to the Planning Committee end of this year or early in the new year.  Applications for Ground Rent have been received and are under review.  **Countryside Update**    **Phase 2 –** EWS1 works are now complete ad certificates have been issued.  **Phase 3 –** Mixed progress has been made since the last Partnership Board meeting. There have been several delays mainly associated with challenges in getting the required labour and materials to keep up with the programme.  The core issues mainly revolve around the summer holiday period coupled with the unlocking of travel restrictions and many of the workforce from Eastern Europe taking extended holidays to see family.  Countryside are now however, seeing an easing of the labour issues and are getting the resources required to maintain programme.  The first private handovers for this phase were completed and new residents moved into their new homes on Minotaur Drive and Odysseus Drive.  Progress to the affordable plots has remained positive and whilst there have been some delays with the houses, Countryside are pushing on with block 6 and are ahead of plan on this part of the programme. Handover remains secure for end of next Summer.  Houses will also complete next Summer with the first handovers expected in May/June 2022.  **Phase 4/5 Planning update** – Planning application has been registered and the statutory consultation period has now ended.  Comments and objections are being dealt with by Countryside and the Planning Consultant.  Planning approval should be granted in December’s committee but it may be the case it is pushed to the January committee meeting at the very latest.  **Flexible Employment and Training Fund £45k –** Countryside give special thanks to Hope Corner who they are working with to support the delivery of the training and flexible fund they will manage. Local residents have been elected and a steering group has been set up to oversee the delivery of the fund. Julian Desborough is the Chair and will provide a report to the Partnership Board every 6 months to show how funds have been spent.  Countryside continue to work with Barnet Council and Skills Centre to see how they can deliver projects for the benefit of the local community.  **Local labour and apprenticeships** – Local labour for the last quarter stands at 29%. There have been 2 x local apprentices on site for phase 3, a bricklayer and dryliner. Joe Brennan is recruiting another apprentice in the next few weeks through Barnet channels.  **Underhill School** – Countryside have donated £2000 towards the revamp of their library area corner for children.  Number 1 Fitness Academy – Have now completed their fitness training course with local residents including Dollis Valley residents and a final report will be provided at the next Board meeting.  **Barnet Homes Update**  **Phase 4 legal process** – Following the serving of the notices on the secure and non-secure residents the expiry period has now expired (non-secures NTQ expired 12/07/2021 & secures NOSP Expired 18/10/2021). Legal files have now been referred to HBLaw who are in the process of preparing papers and making applications to Barnet County Court for hearings. Pre-court letters will shortly be sent to residents advising them of the process & what to expect, which we will share with PB and partners.  MD also to provide FAQs for the non- secure tenants and share with the board members.  **Re-Housing Update** – Barnet Homes continue to engage with residents with their housing needs assessments in order to band cases and offer alternative accommodation.  Barnet Homes are currently finalising the agreed terms with ADHOC to enable guardians to move into and manage the void properties as residents move out.  MD to invite ADHOC to attend next board meeting and to also provide contact details or emergency contacts in case of any issues with the guardians that are insitu.  MD to confirm the number of void properties on the estate as NE states the figures still appear to be wrong.  **Housing Management update** – Michelle Davies is now in post and has replaced Amanda Morait as Senior Regeneration Manager. There is also a new Housing Officer for the Dollis Valley estate, Irena Nadjfeji. Names of all officers involved with Dollis Valley will be published in the next newsletter.  MD advised she would be doing a site visit to Dollis Valley with her officers shortly to get to know the area.  **Caretaking** - The management of caretaking has been moved from the Regeneration Team and will now sit under Estates and Repairs alongside the management of all the caretakers across the borough. Glen Carter will continue to be the Estates Service Manager. In November our Swingo sweeping machine will be sweeping all of the car park areas and in the early part of the New Year the deep cleaning team will strip and polish all of the communal corridor floors.  **Fire safety/gas safety works update –** All the fire and emergency safety works in Millbridge and Garrowsfield have been successfully completed. Winter heating payments for November – March of £840 are currently being prepared for the residents in these blocks which they will receive within the next few weeks. | | Info  Info  Note  Info  Note  Note  Info  Note  Info  Info  Info  Info  Info  Info  Note  Info  Info  Info  Info  Info  Info  Cllr Roberts  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  DW  Info  MD  Info  Info  MD  MD  Info  Info  Info  Info | |
| **4.0** |  | | **AGM** | |  | |
| **4.1**  **4.2**  **4.3**  **4.4** |  | | The AGM will be held in January 2022. Simone to confirm a date and all communications to be sent out.  Members request that a change is made to the constitution to allow housing management matters to be discussed at the end of the Partnership Board meetings as a separate agenda item.  Members feel this would work well as the Management Forum has not taken off on its own and some of the management issues raised by members deserve to be heard.  Simone to make tracked changes to the constitution and share with members for approval before confirming. | | ST  Note  Note  ST | |
| **5.0** |  | | **AOB** | |  | |
| **5.1**  **5.2**  **5.3**  **5.4**  **5.5**  **5.6** |  | | **L&Q electric car park gate** – JA asked if an override code or key can be used for the electric gate when not working as residents are currently unable to access or leave the car park when the gate is not working. This is very inconvenient for residents for obvious reasons and particularly in an emergency. Simone to check with the Property Manager if this is possible.  **L&Q Pocket park** – DC asked if the park could be locked at night to deter youths from going into the park causing ASB. Simone to check with the Property Manager if possible.  **ASB** – MB reported there is ASB happening on the Barnet Homes estate with young children taking drugs. MD to take details and investigate.  AR stated he has encouraged other residents to report all incidents to the Police so there is a log of activity. The Police will then act and provide additional services to the area when the number of illegal activities reaches a certain amount.  Cllr Tim Roberts did an estate walkaround with the local officers and spoke to residents who mostly provided positive feedback.  Cllr reported that crime such as car theft and burglary is down in the area because people are staying home/working from home more but drug crime figures are up. | | St  ST  MD  Note  Info  Info | |
|  |  | | **DATE OF NEXT MEETING** | |  | |
|  |  | | Wednesday 9th February 2021 | |  | |