**DOLLIS VALLEY REGENERATION**

**DOLLIS VALLEY PARTNERSHIP BOARD**

**TEAMS MEETING 11th August 2021**

**MINUTES/ACTIONS**

**IN ATTENDANCE:**

Nigel Eade Resident Member

Lorraine Takaira Resident Member

Mary Boland Resident Member

Jackie Adamou Resident Member

James Pitayanukul Resident Member

Anil Ramlogan Resident Member

Damon Willicombe Countryside Properties

Simone Taylor L&Q

Nicola Bird Re/LBB

Senami Bababunmi Barnet Homes

Cllr Tim Roberts LBB

Pamela Kovachich PPCR

**APOLOGIES**

Daniel Cinna

Mary Nyambura

Alex Andreoli

Sunny-Thomas Obasuyi

Sue Day

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item No. | | Description | | Action Owner | |
| **1.0** | | **INTRODUCTIONS** | |  | |
| **1.1** | | Apologies – Noted above  NE as Chair | | Info | |
| **2.0** |  | | **Minutes & Matters Arising** | |  | |
| **2.1**  **2.2**  **2.3** |  | | Minutes of last meeting agreed.  **Estate Services** – Glenn Carter, Estate Services Manager from Barnet Homes met with Nigel and Mary to do a walkaround of the estate. Nigel stated the actions from the walkabout had still not been completed including the clearance of garages and pram sheds.  **Estate Inspection** – Peter Chapman and Nigel met on the estate to look at the gas works. | | Info  Note  Info | |
| **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** |  | | **L&Q Update**  Phase 3 – Simone has confirmed all allocations, colour choices and occupational therapy recommendations for the secure tenants in phase 4 and phase 5 who are moving into phase 3.  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 is working with Barnet Homes to allocate these remaining homes.  **Resident Surgeries** –Simone has advised residents she is still available to discuss anything regeneration related and can be contacted by email and phone. Simone will commence her surgeries back in Hope Corner from September.  **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.  **Hope Corner** – Sue provided written update as unable to attend meeting  Hope Corner are becoming increasingly busier with most of the groups all returning including some new activities for adults and children.  Lunch club is proving to be very popular with the elderly.  Hope Corner will be working with Age UK starting in September.  They continue to deliver meals twice a week to housebound residents.  Taking on new volunteers to train up.  Starting a 6 week railway course for residents of Dollis Valley who would like to pursue a career in the railway industry.  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, are also progressing well and are likely to be ready for October 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 are also in contact with the non-secure residents and are gathering the required information. Once this process is complete, banding will start.  All the remaining leaseholders have accepted properties under the Shared Equity Scheme.  **Countryside Update**  **Phase 2 –** EWS1 works are progressing well and cladding is 90% complete and decking is in progress.  **Phase 3 –** Reasonable progress has been made in the period however Countryside have recorded some delays due to inclement weather.  Countryside are still reporting on programme and currently will be looking to handover all affordable plots circa 3 months earlier than plan.  The first private handovers for this phase are due September this year which will be 8 number of plots in terrace H1 and 5 plots in terrace H5.  Site infrastructure works are well progressed including installation of utility services to all areas.  **Phase 4/5 Planning update** – Final drawings to be submitted by the end of August 2021.  Countryside will appreciate if residents are willing to offer a letter of support for the application. There will be a period pf 13 weeks for residents to do this which will be communicated at the next Partnership Board meeting on how to do this.  Planning approval should be granted in early Winter 2021.  **Local Employment and Training –** Countryside have appointed Hope Corner for the provision of a Volunteering programme and the management and administration of the Training and Development Fund in the Dollis Valley regeneration project to the value of £60,000, following the s106 planning agreement’s requirement to discharge the Employment and Skills Action Plan for this service(s). Countryside are pleased to announce that 3 x local residents will form part of the decision-making board for funding applications to support local community activities.  The service(s) will co-ordinate and promote the delivery of on-going training opportunities, to support residents to gain skills for employment. It will support and facilitate local employment and training opportunities for the benefit of the Dollis Valley residents.  In addition to the £15,000 from all parties, Department for Work and Pensions (DWP), will also be provided an additional match-funding of up to £49,000, to increase the profile and capacity of the current health and fitness programme, including the wider Barnet community. A case study is currently being put together and we will share this in the next newsletter.  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 are currently 2 x local apprentices on site, a bricklayer and dryliner.  **Barnet Homes Update**  **COVID-19 update** – There are still delays with legal action in response to covid. At the moment 4 months are required for a notice of an intention to apply to court, including grounds around regeneration. This is likely to reduce to 2 months from October.  **Housing Management update** – Amanda will be leaving Barnet Homes at the end of August to go to Moat Housing Association.  Shalani Maragh has been recruited to the role of Senior Regeneration Officer which is good news as she has previously worked on Dollis Valley.  On the caretaking front on Monday the 2nd of August the Swingo sweeping machine cleaned both of the car parks (Mill Bridge & Garrowsfield). On Monday the 30th of August they will be stripping and polishing on the communal floors. This work should take a week or two to complete. They are also looking into having a caretaker based on the estate Monday to Friday. At present they are looking for a possible base for the caretaker.  **Fire safety/gas safety works update**  Garrowsfield and Mill Bridge has had all boilers renewed. All gas has been disconnected and carcass pipework removed from the blocks. All fire stopping works and communal lighting are complete. Works on the new power supply and rising mains are now complete in both blocks.  L1 communal fire alarms have been installed across the blocks and will go live once residents have been informed of actions in the event of a fire. The current stay put strategy will change to full evacuation.  Signage has now been fixed and we just await the installation of the new broadband lines to allow the alarm panel to call out.  BH will be holding a day of door knocking and handing out flyers to inform people of the new policy of full evacuation on the day the system is turned on. Letters will be sent in advance with full instructions of what to do in the event of an alarm activation, should the resident not be around on the planned event date.  **Block information** - Nigel stated the figures for the number of void properties is incorrect. Senami said some of the properties are having guardians put in them. Nicola said she would speak to Amanda about correcting the figures on the report. | | Info  Info  Note  Info  Note  Note  Info  Note  Info  Info  Info  Info  Info  Info  Info  Note  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Note | |
| **4.0** |  | | **Future Meetings** | |  | |
| **4.1**  **4.2**  **4.3**  **4.4** |  | | Members request to have next meeting in person at Hope Corner.  Everyone in attendance agreed they was ok with this.  Simone advised if there was anyone who was not comfortable with meeting face to face then they could still join the meeting virtually via the teams app.  Simone to check with Sue availability of the main hall to book for the next meeting in November. | | Note  Note  Note  ST | |
| **5.0** |  | | **AOB** | |  | |
| **5.1**  **5.2**  **5.3**  **5.4**  **5.5** |  | | **Flooding** – Every time it rains the bus stop area gets flooded. It was asked if the area would be improved to stop this in future. Damon explained this would be down to Thames Water recommendations.  Nicola said she would speak to environmental Heath regarding cleaning up the area following the flooding.  **Dog Bins** – have recently been installed near the small park but to use you have to actually stand in the road, so they need repositioning. Simone to check who installed and get them repositioned.  **ASB** – Anil reported ASB and drug dealing was happening in the small park. He was advised to report to the Police ad also to L&Q to raise a case and investigate.  **Council Tax/Service charges** – Anil raised the issue that some residents had contacted him as they were struggling to make payments and asked if there was any help or assistance they could get. I advised they could contact L&Q for assistance with service charges. Regarding Council Tax they would need to speak to the Council for any assistance. | | Note  NB  ST  Note  Note | |
|  |  | | **DATE OF NEXT MEETING** | |  | |
|  |  | | Wednesday 10th November 2021 | |  | |