**DOLLIS VALLEY REGENERATION**

**DOLLIS VALLEY PARTNERSHIP BOARD MEETING**

**Hope Corner Community Centre**

**11th May 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

Janet Nestor Member (Hope Corner)

Simone Taylor L&Q

Rita Ofori-Amanfo L&Q

Damon Willicombe Countryside Properties

Nicola Bird Re/LBB

Irena Nadjfeji Barnet Homes

Cllr Tim Roberts LBB

Pamela Kovachich PPCR

**APOLOGIES**

Mary Nyambura

Mary Boland

Rena Dhunna

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item No. | | Description | | Action Owner | |
| **1.0** | | **INTRODUCTIONS** | |  | |
| **1.1**  **1.2** | | Apologies – Noted above  Welcome to Janet Nestor who has taken over from Sue Day as the manager of Hope Corner and is now a member of the board. | | Note  Note | |
| **2.0** |  | | **Minutes & Matters Arising** | |  | |
| **2.1**  **2.2**  **2.3** |  | | Minutes of last meeting agreed.  **Service Charges** – On behalf of the members, Rita requested the L&Q Service Charge team to attend the meeting. Service Charge team have not attended and say due to residents’ queries being individual they feel it is not the best use of officers’ time to attend a residents meeting. They would need to speak to residents individually and have asked for Rita to forward queries to them.  Members unhappy with this approach. Chair asks Nicola to intervene and to speak with Head of Service Charges. | | Info  Note  NB | |
| **3.0** |  | | **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**  **3.36**  **3.37**  **3.38**  **3.39**  **3.40**  **3.41**  **3.42**  **3.43**  **3.44**  **3.45**  **3.46** |  | | **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.  A couple of the residents colour choices have been discontinued. The tenants who are affected have been contacted by Kat from Countryside to choose new colours.  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.  3 x 2 bedroom and 1 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.  Moving dates update letter sent to tenants moving into phase 3 to advise of new dates as there is a delay to some of the homes handing over.  **Resident Surgeries** –Surgeries continue be held fortnightly. As of May, 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 Housing Management Structure –** New structure will be in place from June. Change to smaller patch sizes which are more manageable. New officer roles are Senior Housing Lead, Housing Leads and Housing Assistants. Also, specialist roles dealing with ASB and mental health. Residents will soon receive communications advising who will be covering Dollis Valley.  **Grounds Maintenance –** L&Q have appointed John O’Conner to do grounds maintenance at Dollis Valley. They replace Wealdens who were underperforming.  **Easter Event** – L&Q, Countryside and Hope Corner held an Easter Event for residents on 13th April. There was an Easter Egg hunt, arts & crafts, a dance performance from Fixation Academy and a free raffle with great prizes including a Kindle that was donated by Countryside. The event was well attended, and really good feedback received from residents about the event.  **Queens’ Jubilee Event** – To be held on Monday 30th May at Hope Corner. L&Q and Countryside working together with Hope Corner to host.  **Hope Corner** – Janet provided update  Hope Corner has fully returned with all the groups meeting each week.  Café area has a regular flow of customers.  Groups who hire the centre use the café too.  Age UK continue to meet twice a year.  Both classes are well attended.  Drop-In Sessions in Hope Corner vary each day.  There has been a rise in distribution of food vouchers.  Assistance has been given with benefits, universal credit forms applications etc.,  Homework Club is supporting around five families each week with their children’s homework.  ESOL Classes is popular with a large attendance.  Tea and Tech Classes finished in April.  Positive outcome from all the seniors who attended. The teacher will be returning in September for a new set of classes. Hope Corner will advertise this nearer the time.  Seniors’ Lunch Club has seen an increase in attendance with approximately 36 seniors each Tuesday.  Lunch is being delivered twice a week to approximately 10 seniors in need.  Janet explained Hope Corner recently accepted a new hall booking for six months for a new initiative L&Q are partly supporting.  It is offering women a six month ‘sewing course’ as an incentive to create garments for those who may not be able to afford purchasing. The group raised concern that the flyer stated the course was catering to an ethnic minority only and requested we feed this back to Poornima. The Flyers have now been altered to reflect ‘all are welcome’.  This new venture begins in June and will run till the end of the year.  Janet was asked by the Board about the £45K BCA received and the allocations for this:  The Steering Group met last month.  Three transactions need to be issued: one to BCA.  One to the Homework Club and another to the Lunch Club.  Application has been proposed for approaching Barnet Southgate College and Barnet Rotary Club to see if there is a student available in secondary school level to assist with ‘Catch-up Maths’.  Janet confirmed a new initiative ‘Grow Outdoors’ was accepted by the Steering Group and awarded funding; subject to references and documents being signed.  The ‘Grow Outdoors’ project meets the educational needs, children with special needs and focuses on the environment.  Janet raised the issue regarding the cleaning of the Hope Corner windows and that CleanScape (the cleaning company) did not clean their windows on the 14th March when their visit was scheduled for the Estate.  Janet explained that someone was here all day and did not see anyone.  Hope Corner has a service contract in place for the maintenance of the outside of Hope Corner with L&Q.  The caretaker ‘Paul’ came to visit Janet who explained that he was unable to accommodate any assistance with the exterior of the building as the Estate was a lot bigger now.  Janet received confirmation that Hope Corner pays for this service and the agreement should be honoured. Rita to look into why the cleaning was missed and resolve.  Janet asked the question about the connectivity on the estate. In the last newsletter, Hope Corner did a link but haven’t had any response.  This is a concern as they have a number of laptops they would like to distribute but can’t give them out if there is no connectivity. Damon advised some upgrade works to improve the connectivity was happening on the estate.  **LBB update**  Phase 4 & 5 planning application was approved at the Planning Committee on 22nd February.  **Freehold issue** – New legislation coming in from June 2022. LBB are still progressing and will contact leaseholders when they are able to.  **Countryside Update**  **Phase 3 –** Progress has been good in the period to most areas however there have been delays in getting the houses watertight.  Countryside are targeting completion of all homes by end of October with a view to decanting phase 4 ready for demolition to commence prior to Christmas.  **Phase 4/5 Planning update** – Planning application was approved at the February committee and Countryside have now commenced the initial design stage of the programme.  **Employment and Training S106 Update –** Countryside meets with Barnet Council on a regular basis to discuss Countryside’s ds106 obligations. Tracy Chandler has left the company and there is to be a meeting organised with Cali Ibrahim and Kate Ives who has taken over from Tracy to discuss end of year s106 agreement.  **Flexible Employment and Training Fund £45k –** Currently the payment of the 45k is being processed and contracts are being drawn up. Following this, Hope Corner will commence delivery of a number of programs that will be agreed at a meeting in the next reporting period.  **Local labour and apprenticeships** – There have been 4 apprentices on phase 3. A bricklayer and a dry line who were on site in 2021. A plumber and an electrician who both commenced in January 2022 and will finish in June 2022.  **Underhill School** – Countryside are donating 90 Wellbeing books to pupils in year 6. Case study and photos to follow.  Underhill School have applied for funding for an outdoors reach project for children. This is a bespoke outdoor learning and sustainable food growing programme which will run for 6 – 20 weeks for vulnerable or at-risk children and young people and their families in the Barnet area. The application has been approved by the steering group for £3000.  **Barnet Homes Update**  **Phase 4 legal process** – Following the serving of the notices on the secure and non-secure residents all cases were referred to Barnet Homes’ legal team. Court hearings took place at Barnet County Court and possession orders were granted. Non -Secures – outright possession forthwith and Secures – 28 days suspended possession order.  **Re-Housing Update** – All 47 non-secures housing needs assessments have been completed and all cases banded. 29 households have been made offers of alternative accommodation. Of these 28 have signed new tenancies and 24 have moved of which all have been on Borough. In addition, 2 households have returned their keys and made their own arrangements making a total of 31 who have been made offers and returned their keys leaving 16 households who are awaiting offers.  The empty properties are being handed over to ADHOC to place either guardians in or secure.  **Millbridge Garages -** Letters have been sent to those residents renting garages advising that they will need to be cleared and returned to Barnet Homes by end of July 2022. Formal notice will be served at the beginning of June 2022.  LT said she hoped the process to return keys has been made simpler as she had many issues when she had to return her keys a few years ago.  Members request that the garages for secure tenants and leaseholders should be terminated at the same time as their tenancy/lease. This would make more sense and be helpful as they would be able to move their items into their new homes at the same time. Many residents use their garage for storage of household items.  **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. Stephen Barnard & Paul Brett are the Caretakers for the estate and attend twice a week. The Swingo sweeping machine will be used around the estate in May or June.  Across the borough reports of bulk/flytipping are now reported online via the London Borough of Barnet’s website [**www.barnet.gov.uk/roads-and-pavements/road-maintenance/street-care-and-cleaning/report-fly-tipping**](http://www.barnet.gov.uk/roads-and-pavements/road-maintenance/street-care-and-cleaning/report-fly-tipping)  **Anti-Social Behaviour -** Reports of youths gathering in and around Millbridge. This has been reported to Constable Joshua Boyle from the Underhill Safer Neighbourhood Team who has agreed to increase the patrols on the estate. | | Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Hope Corner  Info  Info  Info  RO  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Note  BHomes  Info  Info  Info  Info | |
| **4.0** |  | | **Training for Board Members** | |  | |
| **4.1** |  | | Members have requested First Aid training. Simone to arrange. | | ST | |
| **5.0** |  | | L&Q Housing Management | |  | |
| **5.1** |  | | Items reported to Rita  Pocket Park is in bad condition, overgrown and untidy. | | RO | |
| **7.0** |  | | **AOB** | |  | |
| **7.1**  **7.2** |  | | **New Ward Councillors –** Following the local elections Barnet is now a Labour majority. Tim Roberts remains as Councillor alongside new Councillor Zahra Beg. Zahra will be invited to the next meeting. Jess Phillips is no longer a Councillor.  **Next meeting** – As the next meeting is scheduled for August and many may be on holiday the Chair has asked for the date to be reviewed and possibly moved to September. | | Info  ST | |
|  |  | | **DATE OF NEXT MEETING** | |  | |
|  |  | | Wednesday 10th August 2022 (TBC) | |  | |