**DOLLIS VALLEY REGENERATION**

**DOLLIS VALLEY PARTNERSHIP BOARD**

**TEAMS MEETING 12th May 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

Sokratis Ikonomou Resident Member

Mary Nyambura Resident Member

Anil Ramlogan Resident Member

Alex Andreoli Resident Member

Damon Willicombe Countryside Properties

Richard Linney Countryside Properties

Simone Taylor L&Q

Nicola Bird Re/LBB

Rena Dhunna Re/LBB

Amanda Morait Barnet Homes

Peter Chapman Barnet Homes

Cllr Tim Roberts LBB

Pamela Kovachich PPCR

**APOLOGIES**

Daniel Cinna

Sunny-Thomas Obasuyi

Sue Day

Victor Seddon

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 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**  **2.4** |  | | Minutes of last meeting agreed.  **Masterplan** – Nicola Cross sent masterplan for King George V Playing Field and Barnet Playing Field to Simone to be forwarded to the members.  **Project Fitness** – Damon confirmed with Kat that the whole estate had received the flyers.  **Barnet Homes caretaker** – Update as shown in 3.26 | | Info  Info  Info  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** |  | | **L&Q Update**  Phase 3 – Simone has confirmed all allocations, colour choices and occupational therapy recommendations for the secure tenants in phase 4 who are moving into phase 3. L&Q will follow the nominations letter from Barnet Homes with an official offer letter.  With all phase 4 secure tenants now allocated, the remaining homes in phase 3 will be allocated to secure tenants in phase 5 who have expressed an interest in moving early. If any remain following expressions of interest, these will then be offered for nomination to Barnet Homes lettings. Simone is working with Barnet Homes to allocate these remaining homes.  Nigel stated that the remaining homes should be offered to the non-secure tenants who are currently living at Dollis Valley as they have been part of the community for many years and it is unfair that they will be moved off the estate. Mary Boland asked why this was not possible as some of these families have made their lives at Dollis Valley. Amanda advised these homes had to be allocated to the housing list as this is the process.  **Resident Surgeries** –Simone has advised residents she is still available to discuss anything regeneration related and can be contacted by email and phone.  **Member DVPB training** – Simone reminded members of the training that has been arranged for June 8th. Training on ‘Good practice/current thinking for providing green spaces in residential areas’ will be delivered by TPAS. Simone will send out the zoom joining details shortly.  **Hope Corner** – Mary Boland reported the centre is to fully reopen from Monday 17th May.  Groups who provide a service are starting to return. Fixation theatre group and Irish Dancing have already returned.  Working in partnership with Barnet Council, Hope Corner have joined a government scheme and secured some laptops to help children on the estate catch up with school work. These will be in addition to the laptops used by the Tea and Tech club which cannot leave the premises. The new laptops and tabletswill be loaned out to students, similar to a library system, to help with school work.  **LBB update**  **Ground Rent –** 4 applications received from Hope Corner have been approved by the Council.  **Leaseholders** – Countryside are in the process of contacting all remaining resident leaseholders taking up the shared equity offer to progress contracts and confirm allocation of properties. All remaining leaseholders on the estate will be moving into phase 3.  **Countryside Update**  **Phase 3 –** Good progress has been made in the period although there have been 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 except for the road between blocks 4 and 6.  **Local Employment and Training –** Power Academy have so far signed up 12 participants in total to the level 2 certificate in Gym Instructing. 5 are residents of Dollis Valley and the rest are Barnet borough residents who have been referred. They are coming close to the first completions of the course in the next few weeks.  Countryside are working with Barnet to introduce a Railway Engineering/ Construction Guaranteed Interview Programme in the coming months to encourage the employment and skills outcomes in Dollis Valley.  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 currently stands at 17% for the period and there is one bricklaying apprentice on site. Further will be joining the supply chain soon.  **Dollis Valley website** – Countryside working alongside HTA with partners to update the website. Launch of new website coming soon.  Simone stated she would ask some of the members to test and try out the new website once it was ready for testing before it is launched to get resident feedback.  **Barnet Homes Update**  **COVID-19 update** – There are still restrictions around enforcement action. To mitigate the impact of all the measures put in place, the government, under the Health Protection (Coronavirus, England) Regulations have prevented all landlords from taking possession action against tenants and leaseholders.  There are exceptions to these regulations including serious anti-social behaviour but there is currently a backlog of cases to take action on which are causing delays.  Barnet Homes can still serve legal notices for tenancy breaches, but the latest legal advice states that they now need to give 6 months’ notice of an intention to apply to court, including grounds around regeneration. This will be reviewed by the government in June.  **Housing Management update** – Mark Gomes the Regeneration Officer has now left Barnet Homes. Iqbal Ahmed has recently joined and will be the new officer for Dollis Valley.  Natasha White has also just joined the team and is the new Regeneration Surveyor. Natasha will be contacting the residents to carry out inspections. The aim of these is to identify any urgent repairs that may be required prior to decanting.  In response to feedback from the last meeting the Caretakers have been busy. They have delivered an additional 4 bins and removed a 45 gallon of oil that had been in the car park. They have been focusing their cleaning on first thing Monday and Friday.  Glenn Carter, the Estate Services Manger will be putting up anti fly tipping posters around the estate. There will be an operation once a month to sweep the car park areas. Follow up satisfaction surveys will be taking place to measure impact.  Nigel requested that his and Mary’s contact details are forwarded to Glenn so he can contact them as they would like to attend the estate walkabout with him. Amanda to forward details to Glenn.  **Fire safety/gas safety works update –** Peter updated on the works to the estate.  All boilers have been renewed in Garrowsfield and Mill Bridge. Cadent are currently working on disconnections. 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.  Letters have been sent out to all residents inviting them to attend online sessions where information on the new fire alarms and evacuation procedure will be given. There will be two sessions held on the 17th and 18th May.  Barnet Homes commissioned a structural report into the condition of the blocks and the results found that the blocks would be at risk in the event of a fire or explosion caused by a gas bottle, large quantity of canned gas or an impact by a vehicle. As a result, funding was sought to carry out measures to mitigate this. These measures include the flats being fitted with D1 LD1 smoke/heat/CO alarms. L1 alarms to communal areas and restrictions on garage contents. In addition to this, the estate has been protected by a series of concrete bollards. As a result of the additional measures, the contract was extended to the end of March 2021.  Peter to contact Nigel when completing an estate inspection to meet him on site | | Info  Info  Note  Info  Note  ST  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Note  Info  Info  Info  Info  Info  Info  Info  AM  Info  Info  Info  Info  PC | |
| **4.0** |  | | **Phase 4 & 5 Planning update** | |  | |
| **4.1**  **4.2**  **4.3**  **4.4**  **4.5** |  | | Countryside are currently reviewing the masterplan to deliver the remaining 223 homes on the estate in phases 4 & 5 of the development and progressing well at present. The planning application will be submitted by the end of June, but the application has already been registered to keep within the development plan timelines for submission.  Richard Linney summarised the presentation that was given at the residents’ consultation events in March.  Two resident consultation events were held, and both had good attendance from residents. Important feedback and comments were raised to be considered.  A further consultation event will be held later in the year to review the plans for the green open space area.  Nigel suggested retaining some of the trees that will be uprooted to use for making new equipment. | | Info  Info  Info  Note  Note | |
| **5.0** |  | | **Green Spaces & Gardens** | |  | |
| **5.1**  **5.2**  **5.3**  **5.4**  **5.5**  **5.6**  **5.7** |  | | Following reports that many of the resident’s gardens are overgrown and look very untidy, Simone has raised it as an agenda item to look at ways in which the issue can be resolved.  Some residents may be vulnerable and may be unable to tend to their gardens on their own. It was suggested a survey is carried out to check if residents need support. Simone to discuss with the Property Manager to progress.  Another suggestion is to hold a gardening competition to encourage residents to look after their gardens or to have a gardening project. Simone to look into further.  Lorraine suggested starting a ‘share my garden’ initiative in which residents can share gardens space. Simone and Lorraine to discuss further.  Anil said he would post in the residents’ wats app group to see if anyone there needed support with their garden and feedback to Simone.  Damon said he may be able to get contractors to support a garden project by donating materials. Simone and Damon to discuss further once project has been agreed.  Alex shared some great gardening ideas around maximising environmental and mental health.  Here are the links he mentioned:  [https://www.theorchardproject.org.uk/](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.theorchardproject.org.uk%2F&data=04%7C01%7CSTAYLOR1%40lqgroup.org.uk%7Cd252300221444a733e4c08d90e320c7b%7C98d94a17168648bdb71287295b8149d5%7C0%7C1%7C637556430388233881%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=JKDFsN6ZQbT%2Fp9z9w4QW4zmagNd5dJRes8cVAp1QRuo%3D&reserved=0)  [https://earthwatch.org.uk/get-involved/tiny-forests](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fearthwatch.org.uk%2Fget-involved%2Ftiny-forests&data=04%7C01%7CSTAYLOR1%40lqgroup.org.uk%7Cd252300221444a733e4c08d90e320c7b%7C98d94a17168648bdb71287295b8149d5%7C0%7C1%7C637556430388243880%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=UlWp%2BpCMzd8abtVhTW9Yo0X%2F8tTYnO1CrJ6gC1hKUTU%3D&reserved=0) | | Note  ST  ST  ST/LT  AR  ST/DW  Info | |
| **6.0** |  | | **AOB** | |  | |
| **6.1**  **6.2** |  | | Anil raised the ‘Freehold’ issue with Nicola Bird and Cllr Roberts on behalf of several owners who have had a response acknowledging the issue but state it has gone silent since then. Nicola explained the issue is still being looked into and at present there is no update.  Alex reported there is a ‘Saltbox’ on the estate that is being used as a rubbish bin and is overflowing with rubbish. Saltbox should remain as maybe needed. Amanda said she would investigate. | | Note  AM | |
|  |  | | **DATE OF NEXT MEETING** | |  | |
|  |  | | Wednesday 11th August 2021 | |  | |