**DOLLIS VALLEY REGENERATION**

**DOLLIS VALLEY PARTNERSHIP BOARD**

**TEAMS MEETING 10th February 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

Daniel Cinna Resident Member

Sue Day Hope Corner Community Centre

Mary Nyambura Resident Member

Victor Seddon Resident Member

Anil Ramlogan Resident Member

Alex Andreoli Resident Member

Damon Willicombe Countryside

Simone Taylor L&Q

Nicola Bird Re/LBB

Rena Dhunna Re/LBB

Amanda Morait Barnet Homes

Peter Chapman Barnet Homes

Nicola Cross LBB

Cllr Tim Roberts LBB

Pamela Kovachich PPCR

**APOLOGIES**

Sokratis Ikonomou

Sunny-Thomas Obasuyi

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item No. | | Description | | Action Owner | |
| **1.0** | | **INTRODUCTIONS** | |  | |
| **1.1**  **1.2**  **1.3** | | Apologies – Noted above  NE as Chair  New resident members Alex, Anil, Mary and Victor introduced themselves to the group.  Pamela from PPCR introduced herself as taking over from Christina who left in December. | | Info  Info  Info | |
| **2.0** |  | | **Minutes & Matters Arising** | |  | |
| **2.1**  **2.2**  **2.3**  **2.4** |  | | Minutes of last meeting agreed.  **Constitution** – Simone sent revised constitution to members for information.  **Meeting start time** – Following request for start time of meeting to be reviewed. Simone emailed the members individually asking for their preferred meeting time of 6pm, 6.30pm and 7pm. 7pm received the majority vote and so all future meetings will start at 7pm.  **AGM** – Held on 2nd December. Link to presentation can be requested from Simone. | | Info  Info  Info  ST | |
| **3.0** |  | | **Green Spaces update** | |  | |
| **3.1**  **3.2**  **3.3** |  | | Nicola Cross from London Borough of Barnet attended to give update on the plans for improvement works to Barnet and King George V Playing Fields. Summary as below.  The master plan for King George V Playing Field and Barnet Playing Field was approved at the meeting of the Environment Committee in March 2020. All the documentation relating to the master plan is available on Barnet’s Open Data Portal. Since March 2020 the Greenspaces Team has been focused on dealing with priorities relating to the pandemic and at the moment, we have some vacancies in the team. In the next four months we want to identify how the master plan can be funded and implemented. We know that there is section 106 money available, we need to check what this money can be used for. It may well be the case that there is a phased implementation of the plan for example the construction of the new playgrounds could be in an earlier phase. We are currently in the process of procuring a play contractor. Elsewhere in the borough we have good experience of asking our play contractor to design play areas for a fixed amount of money, we then undertake public consultation, adapt the plans and then build. We are hopeful that we could do this in Barnet Playing Fields.  Nicola to send Masterplan to Simone to forward to members for information. | | Info  Info  ST | |
| **4.0** |  | | **Officers Reports** | |  | |
| **4.1**  **4.2**  **4.3**  **4.4**  **4.5**  **4.6**  **4.7**  **4.8**  **4.9**  **4.10**  **4.11**  **4.12**  **4.13**  **4.14**  **4.15**  **4.16**  **4.17**  **4.18**  **4.19**  **4.20**  **4.21**  **4.22**  **4.23**  **4.24**  **4.25**  **4.26**  **4.27**  **4.28**  **4.29**  **4.30**  **4.31**  **4.32**  **4.33**  **4.34**  **4.35**  **4.36** |  | | **L&Q Update**  Phase 3 – Simone is due to start the allocations process and tenant choices for the secure tenants moving into phase 3. These individual appointments will be held virtually in March and all allocations should be agreed and confirmed by early April.  There are 38 homes to be allocated with 18 households moving from phase 4 (Mill Bridge) and the remainder to be allocated to households from phase 5 (Garrowsfield) who Barnet Homes will prioritise for an early move.  **Resident Surgeries** –Simone has advised residents she is still available to discuss anything regeneration related and can be contacted by email and phone.  **Management Forum –** Rita advertised the forum by writing to all residents but received no response. At this time there is no management forum in place as lack of interest in membership, but Rita said this can be revisited at a later date if interest picks up.  **Parking consultation** – This concluded on 9th November. The results were reviewed with the decision being there would be no parking enforcement at this time. Rita stated the results of the parking consultation were publicised to all residents and a letter sent explaining the decision.  Daniel suggested that a different approach should be taken by L&Q with residents being offered more than just parking enforcement. He said educating residents about where and how to park may be better to help with the parking situation.  Simone explained that the parking situation would most likely be reviewed again as the scheme progresses. Due to more people moving into the area as the phases are completed there may be a need to review.  **Hope Corner** – The centre had to close again for a second time in November 2020 and is still currently closed due to the lockdown. During this time the staff have continued with their lunch project delivering lunches to the vulnerable residents of Dollis Valley every Tuesday and Thursday.  During Christmas week, Hope Corner were able to deliver 100 festive lunches to elderly residents, adults and families who had been badly impacted by the pandemic. The project has been supported by funding from Countryside Properties, The Valentine Poole Charity, Barnet Community Response Fund (two awards), Underhill Baptist Church, Houlihan & Co and private donations.  Current funding is sufficient to keep the project going until the of February. However, as the BCA is committed to this project beyond that time, they will be seeking further funding to maintain the service in its current format as the second lockdown drags on.  Centre management are also preparing for when they can re-open (when restrictions lift) and provide services that are tailored to the "new norm" that we will ultimately be living under.  **LBB update**  **Green Spaces** – Nicola Cross attended meeting to provide a verbal update (item 3.2)  **Phase 4** – Countryside Properties are working on submitting and securing planning permission for phase 4.  Councillor Tim Roberts advised of the upcoming local elections due to take place in May. Cllr advised votes would need to be made online or by post.  Nicola Bird said the Council was entering the ‘Purdah’ period which would commence from 22nd March until the elections were over on 6th May, but this would not interfere with the planning consultation of phase 4.  Virtual consultations will be held in March and April for residents to attend. L&Q and Countryside will work together to host these exhibition events.  **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 2** – S278 works to Mays Lane have now been put on maintenance.  **Phase 3 –** Reasonable progress has been made in the period although there have been several days lost due to inclement weather.  Countryside remain on plan with their current construction programme for all affordable homes.  Roads and sewers are now complete up to base course on most of the roads. There are delays on the Bryant Road side of Dollis Valley Way due to the stopping up order and BT Openreach diversions.  Foundations in the form of ground beams have been completed to Terrace H1 & H5 houses and are in progress to blocks 12 and 13.  Substructure blockwork and ground floor slabs have been completed on terrace H1, H3, H4 and H5 and superstructure works in progress on H1 and H5.  **Local Employment and Training –** Power Academy has been appointed as part of the S106 obligation to deliver support to residents through setting up a fitness training opportunity. Power Academy are offering residents a Level 2 Certificate in Gym Instructing. Leaflets have been delivered to most of the residents on the estate and posters have been put up in blocks with notice boards. Some members stated they had not received the leaflet through their doors.  Damon said he would check with Kat as to when the whole estate would be completed.  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 is 15% on average at the moment. Apprenticeship scheme has commenced on phase 3 with 1 bricklaying apprentice on site to date.  **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.  **Marketing Suite** – Reopened on the 23rd January to commence sales for new homes in Phase 3.  **Barnet Homes Update**  **COVID-19 update** – Barnet Homes are affected in how they continue to work as a result of the virus, in particular around enforcement action. The current situation is that the courts are closed to housing cases and this means Barnet Homes are prevented from making any court applications for common tenancy breaches until March 2021.  There are exceptions to these regulations including serious anti social behaviour. Of course after February there will be a backlog of cases to take action on which will cause 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.  **Fire safety/gas safety works update –** Peter updated on the works to the estate.  All boilers have been renewed in Garrowsfield. Cadent have been informed and are arranging disconnection. All fire stopping works and communal lighting are complete. Works on the new power supply and rising mains are now complete in both blocks. Boilers are currently being replaced in Mill Bridge.  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 has been extended to the end of March 2021. | | Info  Info  Info  Info  Info  Note  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  DW  Info  Info  Info  ST  Info  Info  Info  Info  Info  Info  Info | |
| **5.0** |  | | **Meeting Standards** | |  | |
| **5.1**  **5.2**  **5.3**  **5.4**  **5.5**  **5.6**  **5.7** |  | | Simone spoke about everyone adhering to the meeting standards for the meetings to run efficiently.  Simone asked members to refer to the constitution for a reminder of the terms and conditions of meeting standards and code of conduct.  As a member of the Dollis Valley Partnership Board everyone is expected to keep to the code of conduct to ensure meetings are effective, make best use of members time and also be enjoyable and for everyone to actively participate.  With the meetings being held virtually it has taken members time to get used to and can be more difficult to get involved as you can’t always see everyone who is present in the meeting.  Simone spoke about using the hands up function to speak which would help this and allowing persons to speak and express their view.  Members agreed to having future meetings recorded which would be helpful for Simone when writing the minutes. Simone to send an email out to confirm this.  Also, members agreed to have timings on each agenda item to help keep on track in the meeting. | | Note  All  Note  Note  All  ST  ST | |
| **6.0** |  | | **AOB** | |  | |
| **6.1**  **6.2**  **6.3**  **6.4**  **6.5** |  | | Mary reported that the Barnet Homes part of the estate is in a filthy condition and it just looks like no one cares about it with lots of rubbish and fly tipping.  To add the contractors working on site are also treating the estate like a dump by leaving rubbish and then there is the foul language and swearing which is not acceptable especially when there are children in the homes where they are working.  Mary said her and other residents were furious with the condition of the estate.  Peter said he raise this with the contractors and Amanda said she would look into the situation with the Caretakers.  Anil reported that following requests from residents to meet with L&Q and Countryside to discuss the EWS1 issue a meeting has now been arranged. | | Info  Info  Note  PC/AM  Info | |
|  |  | | **DATE OF NEXT MEETING** | |  | |
|  |  | | Wednesday 12th May 2021 | |  | |