**DOLLIS VALLEY ESTATE**

**DOLLIS VALLEY PARTNERSHIP BOARD**

**TEAMS MEETING 20th May 2020**

**MINUTES/ACTIONS**

**IN ATTENDANCE:**

Nigel Eade Resident Member

Mary Boland Resident Member

Yee Lee Resident Member

Damon Willicombe Countryside

Simone Taylor L&Q

Nicola Bird Re/LBB

Rena Dhunna Re/LBB

Michael Halliwell Barnet Homes

Stuart Bishop Barnet Homes

Tim Roberts LBB

Christina Byrne PPCR

**APOLOGIES**

Jackie Adamou

Sokratis Ikonomou

Lorraine Takaira

Beryl Watson

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Item No. | | Description | | Action Owner | |
| **1.0** | | **INTRODUCTIONS** | |  | |
| 1.1  1.2  1.3  1.4  1.5  1.6  1.7  1.8  1.9  1.10 | | Apologies – Noted above  NE as Chair  Stuart Bishop from Barnet Homes introduced himself. Stuart is Head of Property Services and is present today to give an update on the planned gas works to the estate.  Stuart reported   * There is a Resident Liaison Officer for Dollis Valley who will be main contact for the gas works * Due to Covid-19 there is no firm date when the works will start. * Wiggingtons Contractors are finalising when the household surveys will take place. * Containers are currently being delivered to site   Stuart to provide an update to Nigel mid next week.  Damon to provide asbestos information on the void blocks to Stuart.  Mary reported due to the nature of the works which would be quite intrusive, it was discussed that Hope Corner could be used for families to get respite whilst the works are being done in their property.  Nigel suggested Christina (PPCR) should be able to advise residents on the process as an independent advisor to Barnet Homes. Christina to discuss this with Barnet. | | Info  Info  Info  Info  Info  Info  SB  DW  Info  CB | |
| **2.0** |  | | **Minutes & Matters Arising** | |  | |
| **2.1**  **2.2**  **2.3**  **2.4**  **2.5**  **2.6** |  | | Minutes of last meeting agreed.  **Management Forum** –Simone fed back to the Property Manager Rita that the members are unhappy with the frequency of meetings and requested she contact Beryl and members to arrange a meeting.  **Service charge concerns** – Simone forwarded Yee the email address for all service charge queries.  **AGM** – Postponed due to Covid-19. New date to be agreed.  **Board Membership** - Simone spoke to Sue from the Community Centre about joining the Board as Rosemary’s replacement. Sue interested and happy to join.  **Barnet Homes gas works report** - Report will be forwarded to members once complete. | | Info  Info  Info  Info  Info  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** |  | | **L&Q Update**  **Site** – Erith remain on site doing demolition works. Countryside to commence phase 3 works in September when Erith are planned to have completed. All dates are of course subject to delays.  **Facilities** - All offices remain closed. All staff except Caretakers, Direct Maintenance, Property Managers are working from home and must continue to do so until officially advised otherwise.  L&Q are focusing on a recovery plan which will include re-mobilisation of construction sites and sales suites.  Estate inspections focusing on H&S and FRA works commenced this month.  Property Managers have strict guidelines and must reinforce the 2m social distance rule when on site.  Following government guidance an updated approach on PPE and face coverings has been issued.  Over 7000 Welfare calls to over 70s completed. Now contacting those with other vulnerabilities.  **Communications** – Homelife (e-magazine for residents) going out to residents shortly. Will provide information on how L&Q have approached the Lock Down and the challenges the virus has brought.  The L&Q website is updated on a regular basis so residents are directed there.  Executive Group Coronacast for resident groups was held on 30th April. Plans to hold another one. Thank you to Mary who joined the session.  Dollis Valley Newsletter is being put together and will be going out in June.  **Residents Surgeries** – Due to Covid -19 these are not currently being held.  **AGM** – Due to Covid-19 this has been postponed until a later date.  **Hope Corner** – Remains closed due to Covid-19. Staff on furlough. Julian considering opening on a Tuesday and Thursday to assist Christchurch with preparing lunches for elderly/vulnerable residents on Dollis Valley. Christchurch currently provide this on a Monday, Wednesday and Friday.  **LBB update**  **Update**  Erith, sub-contractor are progressing the demolition work. Only one block remains to be demolished. This block contains the substation. UKPN network consent is required to carry out the non-essential work. They are now back on-line. Works projected to complete in July 2020.  Countryside staff were furloughed but they are now working remotely.  Phase 3 new builds estimated to start September 2020 but there could be delays.  Bus terminus work was due to begin in March 2020 but is now to commence in September 2020.  **Barnet King George v Playing Fields**  A report on Barnet King George v Playing Fields was presented to the Planning Committee on 12 March 2020. At this meeting the master plan was agreed.  **PPCR update**  Nothing to report  **Countryside Update**  **Phase 3 –** Main elements of the demolition works are now complete except for one small block that houses the existing sub-station.  Erith contractors are demobilising this week to leave site as they can’t complete the substation removal and will need to come back to site to remove once UKPN have decommissioned.  UKPN are currently advising the existing sub-station should be decommissioned early to mid-July. This will allow completion of demolition of which will take 4 weeks.  Site will be quiet with no workers for next 6 weeks or so until mid-July. Erith will be taking their security with them. Countryside will look at providing security for site until Erith return.  Removal of the existing bus terminus and the removal of Dollis valley Drive that is awaiting stopping up have been delayed due to Covid-19. Nigel concerned this is going to cause delay to the phase. To assist with this Countryside are looking to put in an application for a temporary order.  Nicola reported the Stopping up process will work in isolation across all sites including Dollis Valley.  Damon reported Countryside have appointed a new Project Manager, Steve Bennett who will be customer facing and will deal with defects etc  **Bus stop –** Works to the new bus terminus have been delayed and will now commence in September 2020.  **Barnet Homes Update**  **COVID-19 update -** Michael reported Barnet Homes have been affected in how they work, and they are experiencing a number of restrictions in how they work as a result of the virus and government legislation.  One of these is around enforcement action as regulations have prevented all landlords from taking possession action against tenants and leaseholders. At present, all the county courts are closed to housing cases until at least 30 September 2020. This means Barnet Homes are prevented from making any court applications for common tenancy breaches until at least 1 October 2020. Any **new** applications after 30 September, if this date is not extended by the government, will be delayed until at least Spring of next year due to the back log this legislation has created.  Michael said this will have an impact on Dollis Valley in terms of the legal process taken to move non-secure tenants on. In view of this and to avoid further delay the Regeneration Team at Barnet Homes responsible for decanting the tenants will need to start the legal process a lot earlier.  **Fire / Gas Safety Works** in tall blocks Mill Bridge and Garrowsfield. Barnet Homes are in discussions now with LBB about the remaining options for these blocks following the completion of the gas safety measures we started doing earlier this year.  A draft report on the options available has been received from the structural engineers and the final report is expected at the end of May. Once received, Barnet Homes intention is to make this report available to the board and shortly after, consult with residents on what further steps should be taken to ensure the continued safety of everyone living in those blocks.  A letter was sent two weeks ago to all residents in Mill Bridge and Garrowsfield advising on the removal of all gas boilers and their likely replacement with electric boilers. | | Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  ST  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Info  Countryside  Countryside  Info  Info  Info  Info  Info  Info  Info  Info  Info | |
| **4.0** |  | | **AOB** | |  | |
| **4.1** |  | | Cllr Roberts reported he is attending a Governors meeting tomorrow at Underhill School to discuss the school re-opening on 1st June for pupils in Reception, Year 1 and Year 6. Barnet Council have not taken a decision on this yet. | | Info | |
|  |  | | **DATE OF NEXT MEETING** | |  | |
|  |  | | Wednesday 8th July 2020 | |  | |