

DOLLIS VALLEY REGENERATION
DOLLIS VALLEY PARTNERSHIP BOARD MEETING
Hope Corner Community Centre
19th June 2024

MINUTES/ACTIONS

IN ATTENDANCE:

Anil Ramlogan (AR)	Chair
Lorraine Takaira (LT)	Vice-Chair
Jennifer Vihete (JV)	Resident Member
Ozie Hassan (OH)	Resident Member
Nick Comyn (NC)	Resident Member
Mary Nyambura (MN)	Resident Member
Jackie Adamou (JA)	Resident Member
Jenil Patel (JP)	Resident Member
Mohanna Rengasamy (MR)	L&Q
Paul Kyle (PK)	L&Q
Clement Ojediran (CO)	L&Q
Stefan Taylor (ST)	Countryside Properties
Sheri Odoffin (SO)	London Borough of Barnet
Hemali Wagaman (HW)	London Borough of Barnet
Cllr Tim Roberts (TR)	London Borough of Barnet
Irena Nadjfeji (IN)	Barnet Homes
Janet Nestor (JN)	Member (Hope Corner)
Pamela Kovachich (PK)	PPCR

APOLOGIES

James Pitayankul	Resident Member
Nigel Eade	Resident Member
Christine Picard	Resident Member

Item No.	Description	Action Owner
1.0	INTRODUCTIONS / New Chair & Member introductions	
1.1	Apologies – Noted above.	Note
2.0	Officers Update	
2.1	Minutes of last meeting agreed.	Info

2.2	<p><u>Hope Corner Community Centre:</u></p> <p>1-2-1 appointments in the afternoon and assisting with financial support with being full daily. New senior outreach worker (SOW) due to start in July full time (3-year posting, full time) looking to work alongside elderly predominantly. SOW to attend board meeting and to update on the work being done. Private group every Friday offering GP appointments for everyone with special needs and disabilities. Current lack of parking restrictions has aided this success. Can donations be made via gift aid to the community centre? MR provided update that JN is already aware of process and to go through centre's accountants.</p>	Info JN info
2.4	<p><u>LBB:</u></p> <p>Meeting with planning team-amendments have been agreed for planning application- CS to submit in October. If they go ahead, works to start in January 2025 on next phases.</p> <p>Leasehold/freehold: Information packs sent out to leaseholders - 63 have received them, heard back from 15 lawyers and only 2 have paid £700 to start process. Issues raised around terms and conditions which may be making residents hesitant to participate. LBB to provide further update on this in next meeting.</p>	Info Info SO/HW
2.5	<p><u>Barnet Homes</u></p> <p>Garages: 80% have been cleared on Millbridge and Garrowsfield. Clearances occur over weekend and are progressing well.</p>	Info
2.6	<p><u>Caretaking:</u></p> <p>Graffiti on blocks - attending twice week: Monday and Wednesday or Thursday. Looking to increase caretaking hours. Fly tipping: report via LBB website: Report fly-tipping Barnet Council or reported to Barnet Homes via contact team: 0208 080 6587</p>	Info
2.7	<p>Housing verification forms: 2 outstanding</p> <p>MillBridge: Boarded garages - some have been removed. Rubbish and fly tipping a major issue. House by alleyway: full of rubbish. Some boards have been removed as LBB need access to empty them. IN to confirm if her team have removed the boards.</p>	Info IN

3.0	<p>Minutes & Matters Arising</p>	
3.1	<p>Sewage – Frequent flooding of roads, including sewage. Quote provided to Countryside for the works, however, incorrect quote provided. Stephan currently chasing for correct quote. Update: revised quote. Placed order for Mays lane, Hammond close and various other highway works. Traffic management plans & lights has been authorised by LBB highways. ST to conclude safety docs and will follow up in the later summer period. ST to update residents on this work.</p>	ST
3.2	<p>Maintenance</p> <p>Leaves reported during autumn period on Dragons way- PK stated not a GIS issue but an operational issue which has now been sorted.</p>	Info
3.3	<p>Leasehold to freehold process - Residents awaiting information pack which outlines the steps they need to take. Already addressed by Hemali previously and updates provided by CS and LBB on phases 4 and 5</p>	Info
3.4	<p>Board Aims & Objectives</p> <p>Chair provided a brief overview of the Board’s role and current responsibilities and asked Members to consider what their priorities for the coming year were and what training requirements they had.</p>	Info
4.0	<p>Board Training Requirements – Dr Anil Ramlogan</p> <p>No update.</p>	Info

5.0	AOB	
5.1	<p>Land Ownership Who takes responsibility for land between Zephyr house and bus stop? Overgrown bushes. PK confirmed it is no L&Q land and will escalate communal service charges. Barnet highways also confirmed: unnecessary cost to residents if L&Q picks this up. Board want clarity on whose responsibility this is. Hera Avenue - shrubbery: unclear whose land this is. PK to confirm Residents to send photos to PK to clarify land in question. Blue-flowered shrubbery next to park- legal demise of the homeowners. When Countryside instruct L&Q phase 1 roads are adopted, PK to remind residents of land ownership.</p>	<p>Info</p> <p>Info</p> <p>PK</p>
5.2	<p>Parking Paul outlined that in order for parking enforcement to be put in place by L&Q, a consultation period will need to occur. The estate needs to be unified in wanting parking restrictions or not. Residents want to see more parking space come with phases 4 and 5. PK explained L&Q will not have control over Phase1 roads once they are adopted. Something for CS and LBB to consider when building phases 4 and 5. Increased parking on Phases 4 and 5 – LBB advised that parking requirements have been agreed by Planning and planning permission has been awarded. Parking and CPZ being reviewed. New developments reduce parking, parking is being reviewed. (SO) intention is to make more developments car free and encourage cycling and public transport.</p>	<p>Info</p> <p>Info</p> <p>Info</p>
5.3	<p>AOV (Automatic Opening Vent): opening with the communal building, activated upon fire, allows for smoke release): AR asked PK if there are any AOVs in the apartment blocks on DV. PK confirmed that there are AOVs. Concerns around AOVs been opened by residents on other sites Countryside and managing agent/ L&Q oversee maintenance and servicing of them. AR saw a possible AOV left open and exposed in one of the blocks - unsure which one. JV also noticed an opened AOV. When temperature naturally increase, AOVs open. Not uncommon to see them open/close automatically. Contractor usually offers 2 years warranty and then landlord enter into servicing contract. L&Q's building services oversees this.</p> <p>PK: Access to roof door- resident reports door has been left open. PK stated to report this to him immediately. Care takers and NHL do regular inspections.</p>	<p>PK</p> <p>Info</p> <p>Info</p> <p>Info</p>
5.4	<p>Cameras Can residents have access to CCTV which is located inside the apartment blocks? PK explained that this is access purely to assist police with an investigation and cannot be shared with residents due to GDPR.</p>	<p>Info</p>
5.5	<p>Suspected Trespass and Arson incident On 16.06.2024, video footage a number of youths who unlawfully entered the Countryside construction site and there appeared to be two suspected arson</p>	<p>Info</p>

5.8	<p>LT: Can the service charge team attend to hold drop in surgery at DV? PK and MR passed on concerns to SC team. PK stated as a result of concerns raised at AGM:SC team reached out to all residents.</p> <p>Competition and Markets Authority AR provided information on Competition and Markets Authority (CMA) which is a non-ministerial department which helps people, businesses and the UK economy by promoting competitive markets and tackling unfair behaviour. In 2021/22, after CMA action, Countryside and L&Q committed to remove terms that caused ground rents to double in price. On 26 February 2024, the CMA released findings in its study where it found fundamental concerns within the housebuilding market. Two of the recommendations to Government included (1) requiring councils to adopt amenities on all new housing estates and (2) introducing enhanced consumer protections for homeowners on existing privately managed estates – including making it easier for homeowners to switch to a more competitive management company. AR asked LBB if they were aware of this CMA report. SO said that Barnet Council was not aware and promised to provide a response to the CMA report and recommendations at the next meeting.</p>	info Info SO/HW
5.9	<p>Ground Rent and Rent Charge. JP wanted clarity on the £200 annual estate charge (on top of paying service charge). What does this money go toward? PK recommended to contact Service Charge team via the email on the Service Charge letter. SO: ground rent and estate/rent charge: these charges are for community facilities. Vision for Dollis Valley was to deliver community facilities for hope corner: houses + community ethos. There needs to be something in place to make sure there is ongoing funding for community facilities. AR said that funding should have come from Council Tax; SO disagreed and referred back to the private estate concept. AR's point was that freehold houses should pay only Council Tax and not service charges – the latter makes the private estate concept anti-competitive as per the recent CMA findings.</p> <p>Phases 1 and 2 given ability to transition to freehold. Legislative changes mean cannot call it ground rent anymore. Consequently, "ground rent" is now called "estate charge". This charge is to help maintain the community infrastructure. There has always been a ground rent for leaseholders and rent charge for freeholders. Leaseholders who want to become freeholders will move from a rent charge to a ground rent. What does this pay for? L&Q collects this money and holds it in trust on behalf of LBB. LBB are still awaiting on this information from L&Q on this money. Organisations usually make an application for money for community facilities, such as: school clubs, equipment and classes. LBB authorises/declines. LBB to update the current status of this fund at next meeting + how much Ground Rent L&Q are holding so residents can understand potential funding for community projects or return to residents</p> <p>JN: confusion around Hope Corner community charges. JN stressed that Hope Corner does not receive this money, rather Hope Corner pays rent to L&Q monthly. Unfortunately, this does not mean residents can access the centre free of charge. Hope Corner receives money via a flexible fund which allows them to deliver free groups. It has to use this funding within a set time or lose the money.</p>	Info SO/HW Info

