

York Way Estate: Resident Steering Group Minutes

<b>Date / Time</b>	23 March 2022 / 18:00 – 19:30
<b>Attendees</b>	<ul style="list-style-type: none"> <li>• Resident Steering Group Member</li> <li>• Resident Steering Group Member</li> <li>• Resident Steering Group Member</li> <li>• Resident Steering Group Member</li> <li>• Resident Steering Group Member</li> <li>• Sophie Courtright, City of London Corporation (SC – CoL)</li> <li>• Mike Kettle, City of London Corporation (MK -CoL)</li> <li>• Sonia Marquis, City of London Corporation (SM – CoL)</li> <li>• Philippe Greaves, City of London Corporation (PH – CoL)</li> <li>• Christopher Sharp, Comm Comm UK (CS – CCUK)</li> </ul>
<b>AGENDA ITEMS</b>	
<b>Introductions</b>	<ul style="list-style-type: none"> <li>- Attendees introduced themselves, including CS from CCUK, who has replaced Soundings as the main point of contact for residents and stakeholders.</li> </ul>
<b>Communications Update</b>	<ul style="list-style-type: none"> <li>- <b>CS</b> explained that CCUK will now be the main point of contact for residents until a contractor is appointed and has a community liaison officer in place. Residents can still email <a href="mailto:hello@yorkwayestate.com">hello@yorkwayestate.com</a> to contact the team – although the community contact number has now changed to 0800 772 0475.</li> </ul>
<b>Construction Update</b>	<ul style="list-style-type: none"> <li>- <b>SC</b> confirmed all tenders are expected by 14 April 2022.</li> <li>- <b>SC</b> explained that the project has been approved at the Community and Children’s Services Committee and Policy and Resources (Project Sub) Committee, subject to the tenders being returned within the allocated budget.</li> <li>- One <b>RSG member</b> asked if any money had been granted towards the scheme – <b>SC</b> responded that the Greater London Authority had granted £9.1 million (or £100,000 per social rent home) towards the construction of homes.</li> <li>- <b>SC</b> noted that current major works to fire doors and community heating have experienced delays. The fire doors work will be completed before the construction aspect of the project commences in the summer of 2022, but community heating works are not expected to finish until approximately October 2022. One <b>RSG member</b> commented that drilling associated with current work has caused disruption. Furthermore, workers currently arrive at 6am.</li> </ul>

**SC presented a draft proposal of a logistics plan for the project and asked for feedback (note this is a speculative draft proposal and we have not finalised plans)**

- **SC** presented the various phases of a potential site logistics plan. The group discussed the locations of construction vehicles on site and the accessibility of the underground car park.
- **SC** highlighted that temporary parking (for 20 vehicles) is proposed to be located between Shepherd House and Market Road. Some **RSG members** said this may cause some difficulty, due to trees in this area. One **RSG member** suggested that 20 parking spaces may not be sufficient and that spaces reserved for construction vehicles must also be considered for residents. Another **RSG member** suggested that parking spaces by Lambfold House could be more appropriate.
- **SC** confirmed that current draft proposals may see the playground being removed during the construction period, due to safety concerns. One **RSG member** asked whether a temporary play area could be considered so that children still had a place to play during construction - **SC** will explore this possibility.
- **SC** stated that a temporary community centre is proposed to be established during the construction period –A community liaison officer would be located within this facility to deal with resident concerns. **SC** added that the RSG could potentially manage the facility if they wished. One **RSG member** asked that access for those with disabilities be considered when designing the facility, which will be a portacabin. Another **RSG member** asked whether free Wi-Fi could be provided for the facility. One **RSG member** commented that the proposed location of the temporary facility would make it too far to travel for some residents, particularly those with mobility issues.
- **SC** raised the issue of a large area of hoarding around the footprint of Block C in front of Shepherds House and said she would enquire with the contractors whether this could be reduced once the boreholes for the air source heat pumps are installed. One **RSG member** suggested such hoarding would affect accessibility for existing residents, including those with wheelchairs, who may struggle due to the narrowness of pathways.
- **SC** stated contractors have suggested that construction should not be phased, meaning work (although perhaps more disruptive) could be cut from four to two years.
- Under the proposed programme, **SC** stated that disruption would be minimised by prefabricating certain elements, whilst monitoring dust and noise levels.
- One **RSG member** stated that the construction phase may prove challenging to the community, as windows are not soundproofed. **SC** responded by commenting that respite facilities and (if needed) temporary accommodation could be considered to alleviate any disruption to residents.
- **SC** highlighted proposals would mean closing the North Road entrance to the estate (for residents), leaving access via York

	<p>Way and Market Road, and pedestrian-only access by Shepherd House. <b>SC</b> added that garages would be accessible by foot but not by car for at least part of the construction period – <b>SC</b> will identify where wheelchair user spaces would be located. Furthermore - vehicular access into the garages by Penfields House and associated parking would be managed.</p> <ul style="list-style-type: none"> <li>- <b>SC</b> noted that a designated person from the chosen contractor will be responsible for ensuring safe access for construction vehicles into the site.</li> <li>- <b>SC</b> confirmed that proposals would see manned site security and turnstiles on site between Monday and Friday – there is unlikely to be manned security during weekends, but CCTV will be in place.</li> </ul>
<p><b>Planning Update</b></p>	<ul style="list-style-type: none"> <li>- <b>SC</b> explained that the planning application had been approved with 38 conditions imposed by the London Borough of Islington. Two of the conditions will affect existing buildings through upgrading existing external entrances.</li> <li>- In October 2021 and November 2021, residents were shown potential designs, where feedback was received. In the coming months, further consultation will take place regarding what residents want to see.</li> <li>- Some <b>RSG members</b> noted that there is no grant money for such work, meaning residents may have to pay for the conditions to be implemented. At least two <b>RSG members</b> stated that they would not be willing to pay for such works.</li> <li>- One <b>RSG member</b> noted that other proposals to provide a mural on the garage doors were not popular – <b>SC</b> confirmed that the team is now looking to retain the green paint and plant landscaping and planters to improve the appearance of the area.</li> <li>- <b>SC</b> stated that <b>PG</b> from CoL would be managing the appearance improvement aspect of the project, as per the planning conditions.</li> <li>- <b>RSG members</b> expressed concern about proposed exercise machines and a new play area with seating, which would be accessible without restrictions. It was highlighted that this could pose anti-social issues. <b>RSG members</b> highlighted those other local parks are closed during the night. <b>SM</b> of CoL will explore if working hours for park guards could be adjusted and the team will liaise with the London Borough of Islington regarding restrictions for the play area. One <b>RSG member</b> said there was a need for CCTV to deter crime within the Estate.</li> <li>- <b>NOTE:</b> Following the meeting, one <b>RSG member</b> highlighted planning conditions that would mean new residents receiving obscured glazing and privacy screens, whereas current residents have not been afforded such provisions – the team will review this feedback.</li> </ul>
<p><b>Upcoming Engagement</b></p>	<ul style="list-style-type: none"> <li>- <b>CS</b> of CCUK and <b>SC</b> emphasised that, nothing has been finalised regarding construction work and that liaison can take place between CoL and the London Borough of Islington regarding planning conditions.</li> </ul>

	<ul style="list-style-type: none"> <li>- Before wider public engagement, the next RSG will take place in May 2022 where the team can respond to feedback received from this meeting.</li> <li>- Further engagement and consultation will take place relating to planning conditions and construction logistics in June 2022 – the appointed contractor will also attend such events.</li> </ul>
<b>Construction Working Group</b>	<ul style="list-style-type: none"> <li>- Following future consultation and engagement, the RSG will transition into a Construction Working Group. CCUK will ensure a smooth transition, in which a community liaison officer (appointed by the chosen contractor) becomes the main point of contact for residents and stakeholders.</li> </ul>
<b>Actions</b>	<ul style="list-style-type: none"> <li>- <b>CS</b> and CCUK to contact RSG members, providing a link to the planning application and a non-material amendment.</li> <li>- <b>SC</b> and the project team to review all feedback received and respond to points raised at the next RSG meeting in May 2022 – all feedback will also be forwarded to contractors tendering for the project.</li> <li>- <b>SM</b> to raise anti-social behaviour concerns with the London Borough of Islington and look at Park Guard frequency and timings for the estate.</li> <li>- <b>MK</b> to raise concerns around leaseholder funding for planning condition requirements with City of London Corporation Committee Members</li> <li>- <b>SC</b> to enquire what green parts of the map indicate.</li> <li>- <b>SC</b> and <b>MK</b> to investigate re-housing and respite space.</li> <li>- <b>SC</b> to identify where wheelchair user parking will be situated during construction</li> <li>- <b>SC</b> to feedback comments to contractors for inclusion in their next issue of the site logistics plan</li> <li>- <b>SC</b> to review design of the west podium with landscape architects, secure by design officer and the contractor, when appointed.</li> </ul>