

York Way Estate: Resident Steering Group Minutes

<b>Date / Time</b>	8 June 2022 / 18:00 – 19:30
<b>Attendees</b>	<ul style="list-style-type: none"> <li>• RSG Member</li> <li>• RSG Member</li> <li>• RSG Member</li> <li>• RSG Member</li> <li>• Sophie Courtright, City of London Corporation (SC)</li> <li>• Mike Kettle, City of London Corporation (MK)</li> <li>• Christopher Sharp, Comm Comm UK (CS)</li> </ul>
<b>AGENDA ITEMS</b>	
<b>Project update</b>	<ul style="list-style-type: none"> <li>- <b>SC</b> stated that tenders from contractors have been received but that prices are very high due to Ukraine crisis and the impact this has had on materials cost. This has delayed tender process.</li> <li>- The cost of works will be higher than envisaged, and the team is seeking approval for more funding from the City of London Corporation's Operational Property and Projects Sub Committee. <b>SC</b> commented that the team hopes a new budget will approved in July 2022. Although any approval would mean accepting a higher-priced tender, cost savings will be made to mitigate any financial impact.</li> <li>- The prolonged tender process has caused an estimated three-month delay to the construction programme and works are now expected to commence by the end of 2022 or early 2023.</li> <li>- <b>SC</b> also confirmed that RSG comments regarding the Construction Logistics Plan have been fed back to contractors and this feedback will be incorporated where possible.</li> <li>- Once a contractor is confirmed, further consultation will take place regarding the Construction Logistics Plan.</li> <li>- One <b>RSG member</b> enquired whether emergency services would be consulted before construction commences. <b>SC</b> confirmed statutory authorities, including emergency services will be consulted regarding the Construction Plan before being signed off by Islington Council.</li> <li>- Some <b>RSG members</b> believe a non-phased approach is more desirable, whereas others disagree and want a phased approach to construction. <b>SC</b> confirmed that more consultation will take place across the estate before construction commences, but that a non-phased approach is the preferable approach.</li> <li>- <b>SC</b> confirmed that a resident liaison officer, appointed by the chosen contractor, will identify the most vulnerable people on the estate before work commences, to ensure their welfare is cared for.</li> <li>- <b>SC</b> reiterated that a resident's respite area will be made available to mitigate disruption. It is possible the location (which will be</li> </ul>

	<p>confirmed after a contractor is chosen) for this may be moved during the construction process, as works progress.</p> <ul style="list-style-type: none"> <li>- <b>SC</b> confirmed that a City of London Corporation staff member will be exploring the possibility of providing RSG members with time credits and that members will be kept informed.</li> <li>- Some <b>RSG members</b> were concerned with fire safety. In response, <b>SC</b> confirmed a new fire management plan would be implemented for the estate and is currently being worked on. <b>CS</b> added that emergency contacts will be clearly communicated during the construction process.</li> <li>- According to some <b>RSG members</b>, the ball court in Caledonian Park is not locked at night, meaning noise disrupts people living on the estate. The noise is sometimes generated at 2am and 3am when no park guard is present.</li> <li>- Regarding landscaping, <b>SC</b> stated that this aspect of the project is currently over budget and that the team will look to amend plans. This may provide opportunity to introduce a new landscape architect, who will consult with residents about play areas. Furthermore, a designing out crime officer will also be engaged in this process. <b>SC</b> believes there may be an opportunity to include fencing around a play area to mitigate disruption to residents. <b>RSG members</b> think that the play space should be for residents only and locked up during the night.</li> <li>- Despite likely amendments to landscaping, <b>SC</b> stated that certain aspects, regarding trees and play spaces will still be included, as these are statutory requirements.</li> </ul>
<p><b>Planning Conditions Update</b></p>	<ul style="list-style-type: none"> <li>- <b>SC</b> provided residents an overview of proposals for entrances to all existing blocks</li> <li>- <b>SC</b> confirmed that the City of London Corporation will request funding from other sources, so that residents do not pay extra towards this project.</li> <li>- One <b>RSG member</b> asked whether proposals would be reviewed by 'Secure by Design' – <b>SC</b> confirmed this would occur through a statutory consultation process as part of a planning application if one is required for this work</li> <li>- <b>SC</b> explained that the design team looked at various entrances and are proposing automated entrance doors at Lambfold and Penfield, as the current doors are too heavy. One <b>RSG member</b> was concerned regarding this proposal, as automated doors can sometimes provide opportunities for tailgaters. However, the RSG Member conceded that 'Secure by Design' could possibly make a suitable judgement. In response, <b>SC</b> said that automated doors may not be needed if newly installed doors are lighter, although an assessment would need to account for accessibility to wheelchairs and those with other disabilities.</li> <li>- <b>SC</b> showed how new glazing would be provided around the new entrances. Furthermore, existing CCTV will be relocated. <b>RSG members</b> seemed to respond positively towards the glazing. One <b>RSG member</b> commented how basketballs are always bounced on walls and asked if there was anything to prevent ball games. <b>SC</b> will explore possible options.</li> <li>- <b>SC</b> described how the entrances would include improved lighting and entrance doors would no longer be recessed.</li> </ul>

	<ul style="list-style-type: none"> <li>- <b>SC</b> explained how the proposed glass windows to new entrances will be large to increase transparency. However, one <b>RSG member</b> commented that on Shepherd's House this could present security / privacy issues and instead suggested that the windows should be smaller, but larger than the current windows.</li> <li>- <b>SC</b> stated that existing signage throughout the estate will be replaced and feature a new design. One <b>RSG member</b> commented that current signs are fading. <b>RSG members</b> requested clearer signposting for flat numbers, as delivery drivers are currently confused. One <b>RSG member</b> suggested that clear signage should be installed at entry points to the estate and in front of buildings, to help visitors and delivery drivers navigate and find addresses. Another <b>RSG member</b> called for clear markings, to show distinction between private and public spaces. <b>SC</b> commented that new signage will be smart in style and include a new map of the estate to assist with wayfinding – <b>SC</b> will take other feedback into consideration.</li> <li>- Canopies are proposed for all blocks, to provide shelter. However, <b>RSG members</b> seemed opposed to this, with one suggesting a canopy could provide a place for youths to congregate, especially if it's raining. Another <b>RSG member</b> added that canopies may not be necessary. <b>SC</b> will explore whether canopies can be removed from proposals.</li> <li>- <b>RSG members</b> were confused with the video entry system and could not find a television channel which could provide access to view this.</li> <li>- <b>SC</b> showed how the basement entrance to Penfields will feature two gates, to ensure this area is secure. Storage areas will also increase in size. <b>RSG members</b> discussed keys to access storage areas at Penfields House and felt a balance needed to be struck to ensure privacy to residents who live there.</li> </ul>
<p><b>Upcoming engagement and project timeline</b></p>	<ul style="list-style-type: none"> <li>- <b>CS</b> stated that the next RSG meeting will be held in September 2022, before a meet the contractor event with the wider estate.</li> </ul>
<p><b>Actions</b></p>	<ul style="list-style-type: none"> <li>- One RSG member stated that residents would like physical copies of green pages – SC to liaise with comms team</li> <li>- CS to send email to clarify who wants to participate in RSG before confirming whether physical or online meetings are more desirable going forwards</li> <li>- SC to discuss feedback with Maccreanor Lavington Architects regarding entrance proposals</li> <li>- SC to liaise with colleagues regarding time credits for RSG members.</li> </ul>