

York Way Estate: Resident Steering Group Minutes

Date / Time	12 October 2022 / 18:00 – 19:30
Attendees	<ul style="list-style-type: none"> • RSG Member • RSG Member • RSG Member • Sophie Courtright (SC), City of London Corporation • Michael Kettle (MK), City of London Corporation • Sonia Marquis (SM), City of London Corporation • Josephine Omoya (JO), City of London Corporation • Adrian Stanley (AS), Higgins Plc • Amy Ross (AR), Higgins Plc • Joan Borzak (JB), Higgins Plc • Colin Ricketts (CR), Higgins Plc • Christopher Sharp (CS), CCUK
AGENDA ITEMS	
Project update	<ul style="list-style-type: none"> - SC and CS confirmed that CCUK are staying on the project; they will be the main point of contact for the RSG and be responsible for managing the project website – communications roles and responsibilities between Higgins Plc and CCUK will be confirmed in writing in upcoming weeks - The RSG will now transition into a Construction Working Group - Higgins Plc team introduced themselves. The team present at the meeting includes Adrian Stanley (Planning Manager), Amy Ross (Head of Social Value) Joan Borzak (Senior Resident Liaison Officer), and Colin Ricketts (Project Director) - SC stated that Higgins Plc have great experience with these kinds of projects and that their excellent track record played an important role in their appointment - From December 2022 Higgins Plc operatives will be on site, conducting surveys and installing fencing around the community centre. This is in preparation for 16 January 2023, when the works will expand - SC reminded RSG members that a public event will take place at the community centre on Saturday 15 October between 11am and 2pm, where printed materials and displays will be presented - One RSG member stated that they were concerned about placement of benches as part of the completed scheme. SC explained a new landscape architect will revisit details and discuss with Higgins Plc before progressing – there will also be an element of consultation with RSG members - Another RSG member asked whether existing residents would benefit from “free energy” available to residents of the new blocks through solar panels. SC explained solar panel energy will only be available to residents of the new buildings and that existing residents will keep their existing energy supply. SC added that the

	<p>City of London Corporation is looking across all its estates and how they can be decarbonised through solar panels and air source heat pumps. SC will clarify and confirm solar panel billing with housing management and costs associated with electricity and heating.</p>
<p>Presenting Construction Logistics Plan</p>	<ul style="list-style-type: none"> - AS presented the Construction Logistics Plan to RSG members and explained that Higgins Plc have taken on board previous feedback provided by RSG members - AS confirmed that resident and construction traffic will come through North Road, Market Road and York Way via controlled gates. The current draft shows dedicated construction exit points onto York Way, but this is yet to be approved by Islington Highways Authority.. AS explained that the intention is a one-way loop in and out of the Estate – this is Higgins Plc’s preferred option, and they are currently liaising with Islington Council - Higgins Plc are looking to place site offices and welfare facilities by Penfields House. The resident liaison office and respite facility will be in the green space outside Shepherd House, tucked in the corner and not overlooked by residents. - AS explained that hoarded off areas will have a turnstile where all contractors will come through; this will help ensure there is no unauthorised access into working areas. A face recognition system will monitor who is coming in and out of the site. In each of the sites, there will be between 30 to 40 site operatives working - Parking plan for basement: in one zone, 31 parking spaces will be suspended, to facilitate the building of Block D. A further 18 spaces will be suspended temporarily while tree pits are cut through the podium slab on the west side. 60 spaces will still be available for parking in the basement on a temporary lease, subject to a disclaimer. - SC added that letters have been sent to people renting parking spaces – if an owner cannot be identified their vehicle will be towed away. York Way Estates team is coordinating this effort. - Fire emergency plans: there are plans and procedures in place for emergency evacuation. Emergency vehicle access has been accounted for – meaning access will be always maintained for such vehicles, should there be an emergency. SC added that new fire management plans will also be issued from the Estate Office - AS noted there will be operatives at gates controlling access of construction vehicles to ensure traffic is managed and safety is maintained - Regarding shared access between construction and resident vehicles, residents will be able to use this as they usually do. - Crossing points: there will be crossing points on routes for construction vehicles within the Estate. There will be site operatives controlling these points, so that visitors and members of the public can cross safely - Access gate to get into bin store and garage: stairs will still be accessible, but not the ramp.
<p>Logistics Plan Q&A</p>	<ul style="list-style-type: none"> - One RSG member asked about temporary play space and what type of play space that could be. AS said that would be decided

	<p>through liaison with residents, adding that there is money set aside for temporary play equipment. The RSG member said he has no problem with play equipment for under 10s but not a MUGA. SC confirmed there won't be a football or basketball court. SC confirmed AS point, that residents will be consulted regarding the play space</p> <ul style="list-style-type: none"> - An RSG member asked how noise will be dealt with during construction. AS said Higgins Plc will monitor noise during construction to ensure disruption is minimised. AS did note that demolition of the podium will cause considerable noise due to breaking and that Higgins Plc are considering a two-hour on and two-hour off period pattern of noisy works during this time. Before a decision is made, residents will be consulted - One RSG member asked about dust suppression as there are vulnerable people on the Estate. AS and AR confirmed that Higgins PLC will identify vulnerable people on the Estate before works take place. CS will send Islington Council's Code of Practice, so residents can see how dust and noise are monitored - One RSG member asked if all paths are wheelchair accessible – AS confirmed yes. Higgins Plc are also looking at the current access onto York Way, to provide safe access, so residents do not have to travel around the hoarding. Wheelchair access will remain along all current paths, but not the ramp from the podium by Penfields House - One RSG member asked if site operatives will have an identifiable uniform. AS will check whether site operatives will have an identifiable uniform and ID cards.
<p>Resident liaison during construction</p>	<ul style="list-style-type: none"> - AR explained she and her team have been involved since the tender process to ensure residents can be considered throughout the project. - JB will be the direct contact for resident liaison. Higgins Plc are looking to recruit a local liaison officer from the Estate to help communicate and engage with residents. Once recruited, that person will then become direct contact for residents - Early engagement work will be done to identify the vulnerable and minimise risk to them - There are also other training and employment opportunities - Higgins Plc are considerate constructors; the wellbeing of residents and staff is very important to the business. Higgins Plc have consistently achieved above very good scores for every site. - In the weeks and months ahead, Higgins Plc will be holding meet the contractor day events. Such community events will continue to take place throughout construction - AR explained Higgins Plc will regularly communicate via newsletters, social media and text message, if preferred. Furthermore, translation services will be available for residents wishing to engage - Complaints procedure: there will be a dedicated email address and phone number to deal with complaints - Higgins Plc usually deal with 95% issues within the day they are raised. If not dealt with, complaints can be escalated. CS to email communications slides

<p>Social Value</p>	<ul style="list-style-type: none"> - Higgins Plc embed social value and creative opportunities for local people within their work – they want schemes to benefit residents. - 35% of the supply chain spend will be local, to maximise economic benefits - 22 new work placements and four internships will be created – Higgins Plc are committed to contributing £5 million in terms of their social value output measurement as part of the project - Work opportunities created will include roles in site management quantity surveying and office-based roles - All career opportunities will be advertised by posters, newsletters and other communications methods - Higgins Plc works with Women in Construction and other groups to increase diversity of their workforce – equality is a core value.
<p>AOB</p>	<ul style="list-style-type: none"> - One RSG member asked whether residents would pay for upcoming improvement works on the Estate. SC and MK will confirm once the works have been priced by the contractor
<p>Actions</p>	<ul style="list-style-type: none"> • SC will clarify and confirm solar panel billing with housing management and costs of associated with electricity and heating. • AS will check whether site operatives will have an identifiable uniform and whether they will have ID cards. • CS to email communications slides and Islington Council’s Code of Practice to RSG members. • SC and MK to confirm if there is a cost to leaseholders for the improvement works to entrances.