



Morland Mews Garage Development

Summary of meeting held on April 27 2022 via Teams

Residents Present: Liam, Chris, Janice, Richard

Staff/Board: Susan French (SF), Patrick Penny-Annang (PPA), Karl Phillips (KP), Belinda Simpson (BS) Emma Currens (EC)

1. Welcome and Introductions

SF recognised first meeting in a while to update

EC was introduced as contractor part of the garages projects.

2. Update on current project status

KP provided everyone with an update on the current status of the garages project. BHA are putting together the surveys needed to start designing the flats. The plan is to finish surveys by June. Soon after the Architect can begin detailed designs of the flats and go to tender.

BHA will go out to tender in August and after interview process appoint contractor at the end of September. The construction planned to begin in October 2022 with a planned completed date in March 2024.

KP added BHA are planning to do the work sectionally to handover flats before the project is completed. This is to minimise the impact to the estate.

EC agreed this is an accurate synopsis.

PPA provided an update on remaining residents clearing storage space. BHA are supporting residents unable to move out of storage space, a deadline has been set for May 31st.

Resident asked what happens if the storage space is not cleared in time.

PPA answered BHA will speak to residents in advance and insisted items will not be disposed without resident permission.

BHA acknowledged residents with a storage space being converted will receive a replacement.

SF asked the group if they have any questions about the project or project timetable.

Residents mentioned common concerns would be dust and noise, there is also concern of transport coming in and out of the estate.

Residents also mentioned the following concerns: site safety, where materials will be stored, potential delays in services and contractor offering employment opportunities for residents.

In regards to employment opportunities, KP replied it can be added to contract. BHA can ask contractor to take on an apprentice or employ a percentage of local people.

BHA agreed this is important aspect of the contract.

Residents added BHA should produce a document of key information and added for future meetings the group would need more technical information to ask relevant questions.

BS added since the last meeting, she expects more residents working at home therefore BHA should understand who is working at home and how they will be impacted.

BS answered concerns on traffic management, resident movement will be segregated from traffic movement to guarantee the safety.

Residents felt it is important to consider how works will affect residents working from home and asked for a weekly or bi-weekly schedule on notice boards.

BS agreed and added resident liaison is key to a successful project. Contractor will be asked to produce a macro-programme which will show works to done.

SF added BHA will consider solutions for residents working from home, such as boardroom being used as a respite when works taking place.

SF explained due to unprecedented increase in construction costs and materials. The project may be delayed if costs are too high.

EM added they are seeing a lot of fluctuating in prices, in conjunction with cost consultation of the project they will provide regular updates to BHA.

Residents asked how many tenders BHA will go out for.

KP answered 3 or 4 to get a good competitive comparison.

SF declared BHA will look for contractors with a good record of resident liaison.

Residents asked about projections to see if the project will be economical viable

KP answered a cost plan will be drawn up every 2-3 months which will update the financial feasibility to address whether the scheme is economical viable.

3. Estate Landscaping

SF declared BHA have appointed a landscape architect. They are developing an extensive consultation plan to ask residents about the improvements they would like to see and how they current use the space.

PPA added during a recent site visit with the landscape architect, BHA discussed how the top site is used and importance of consulting with residents.

The first consultation will take place at the Jubilee Big lunch in June, the landscape architect will showcase proposals for the top site and ask for residents views. The renovated Milner Square park was suggested as an example of how a park can be improved to benefit families and younger people.

Residents asked about recycling and estate lighting improvements and what these improvements would look like.

SF answered BHA are not at this stage yet to discuss detailed design. A lighting consultant will be involved in the project, lighting and recycling improvements will be a focus from the beginning.

4. , **Parking improvements**

PPA outlined the parking improvements to expect on Morland Mews.

BHA are waiting for a quote to install an arm-barrier, if viable this will be installed. In addition to reduce unauthorised parking fobs will be reprogrammed and parking permits will be issued.

Residents cautioned in the past the arm-barrier was frequently broken by kids.

Residents also raised concerns on stopping unauthorised parking, there are drivers that will struggle with the cost of parking Diesel powered vehicles.

5. Communal Wi-Fi

Residents asked about Wi-Fi in communal areas and whether this can be part of the Estate improvements.

PPA answered we are in talks with a contractor regarding communal Wi-Fi.

The group said it felt it should be part of improvements, if it's cost-effective and residents are able to choose to use communal Wi-Fi.

SF added it is a complex matter and BHA would have to investigate further. SF mentioned BHA will also consider digital switchover where analogue aerials will be obsolete.

6. **Getting young people views**

PPA asked residents on ideas on including young people views.

Residents mentioned ideas such as: 'Snack & Chat' a focus group inviting young residents to discuss specific topics in an informal setting.

7. **Other issues**

The group discussed dog faeces in the top-site has been a problem and should be tackled to encourage people to use the area.

8. Topics for next meeting

The following topics were agreed to be discussed at the next meeting:

- Designs
- Estate Landscaping
- Community Wi-Fi
- Lettings Plan

The next meeting will be held in July.

Minutes are also published on BHA's website:

<https://barnsbury.org/get-involved/>

For information on the panel or to get involved in the next meeting please contact Patrick Penny-Annang (patrick@barnsbury.org)