

ESTATE WALKABOUT

Morland Mews

Attended by: Asif, Marius, Janice (Resident and panel member)
6 residents joined us



Issues and repairs

Morland Mews 9 -21

- Sycamore tree growing at the front of the block
- Inside the block, drain in communal hallway broken.
- Some plaster crumbling to first flight of stairs. One resident reported both front and rear communal door slamming

Morland Mews 21-25

- 1st floor communal window handle missing and 2nd floor window handles missing x2
- Flood lights outside block too bright - one outside recycling garage and one outside the block, constantly on during the night. Suggestion made by resident if it can be replaced with sensor lights.

Morland Mews 28-32

- 2nd floor handle to window missing and second window sticking and catching ceiling
- Plaster crumbling to one step on 2nd flight of stairs
- Auto communal door not locking

Actions: Repairs raised to be action all of the issues picked up above and suggestions made put forward to be considered.

Condition:

- Overall, Morland Mews blocks and estate is well maintained. All blocks are on a fortnightly cleaning rota.
- We have received complaints about blocks not being cleaned, we have also picked this up during our routine inspection.
- We have recently had a meeting with the cleaning contractors. We are closely monitoring to ensure cleaning is done.

It is our legal duty to ensure your safety in the communal areas in your block/flats. Keep the communal areas and escape route clear at all times



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Issues and repairs

Morland Mews 33-43

- 3rd floor window handles x2 broken and panel above window coming off
- Noticed this block is dusty with cobwebs around lights and stairwell.

Action: Repairs raised to be action all of the issued picked up above. Painting work to be picked up in cyclical painting programme. We will keep you updated on the cyclical works.

- We have recently allocated work to our contractors to prune trees around MM, which includes shrubs and overgrown vegetation in communal areas only.
- Better lighting in the communal areas to Morland Mews and Gissing Walk. Currently the area can be very dark, suggestion made if BHA can consider more energy efficient lighting in the area.

Action: BHA are working hard on the green agenda. We are reviewing our communal lightings around MM and GW. We will be considering better energy efficient lighting around this area.

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Issues and repairs

Morland Mews

- Bins not emptied near play area/park

Action: We will make sure bins are emptied daily and we are considering better bins to be placed around the play area.

- Shrubs near play area park overgrown. Sometimes people are gathering around and it's a good hiding spot. Also, graffiti on the wall.

Action: We have our Parkguard officers patrolling the area. They have not reported any issues with people gathering around recently. There has been an issue in the past. We have requested Parkguard officers to continue monitoring this area closely and report back any issues.

We will clean up the graffiti and request for the area to be cut back when required.

- Football court: Better signage and residents raised issue with footballs coming into their gardens. Residents asked if roof netting can be installed. Better sign at entrance and exit to car park.

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Issues and repairs

Car Park Barriers

- Problem with the traffic control flow plates to the exit of the car park. People coming in the wrong way.

Action: Apologies for the delay, we have allocated this work to a contractor. We are now waiting on our contractors to carry out the relevant repairs to resolve this issue.

Recycling bins on top site.

Islington council said the following regarding bins next to the courts, the application was withdrawn on 11/05/2021:

"... the Council had significant concerns in relation to the partial loss of the semi-private amenity space which is contrary to the Council's policies" Scan QR code for details. Ref: P2020/2215/FUL



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ESTATE WALKABOUT

Gissing Walk

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Issues and repairs

43-45 Gissing Walk

- One resident raised concerns about residents not closing the communal gate properly.
- Lighting not working in the communal area next to 43 GW

Action: Repair raised to resolve this problem.

40-41 Gissing Walk

Some residents raised concerns about young people gathering in the alleyway, request made if a gate can be fitted.

Action: We have requested our Parkguard team to patrol this area every evening. If residents are experiencing any further ASB, please report this to us.

Resident also raised concerns about the lock on their front doors. This is a mortice lock that you have to lock using a key from both inside and out. Resident concerned if this is a fire risk.

Action: Thumb-turn lock was not required by law when the buildings were built. The properties open directly to a walkway or directly to the street, the risk is reduced in an event of a fire as there is no smoke or fire from the communal area that needs to be contained. You can change the lock but seek BHA permission so we can issue you with a permit.

Reminder to residents:

- We have a clear communal area policy to ensure the safety of all residents. Any items or rubbish left in communal area can pose a fire risk.
- If you have any bulky items or furniture to dispose, please contact Islington Council on 020 7527 2000.
- If you notice any communal lighting not working, please report to us straightaway.

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Issues and repairs

1-3 Gissing Walk

- Lighting not working
- Communal gate not working properly.

Action: Order has been raised for both issues

- Residents have requested if the communal gate can be replaced with a lockable gate similar to the other gates. This is an on-going problem where the mechanism stops working and the gate does not close properly.

Rubbish and items dumped in communal areas:

- We have a clear communal area policy to ensure the safety of all residents. Any items or rubbish left in the communal area can pose a fire risk, as well as health and safety for everyone. Please make sure you do not dump any rubbish or items of furniture in the communal area, including under stairs or outside the bin area. Please ensure rubbish is disposed correctly in the bins provided and any recycling goes into the recycling bins provided on Morland Mews. If you have any bulky items or furniture to dispose, please contact Islington Council 020 7527 2000. Fly tipping is a crime offence and you are caught, you will be reported to Islington Council and could be fined.

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