



Morland Mews Garage Development

Summary of meeting held on November 18 2020 via Zoom

Residents Present: Liam, Chris, Janice, Richard, Dean, Martin

Staff/Board: Susan French (SF), Dean McGlynn (DM), Karl Phillips (KP),
Belinda Simpson (BS)

1. Welcome and Introductions

KP in was introduced as a BHA consultant for the garages project. KP is a former BHA board member and specialises in managing developments.

BS was introduced as another BHA consultant. She specialises in construction, design and management along with resident liaison in construction projects.

2. Update on current project status

KP provided everyone with an update on the current status of the garages project. BHA have received planning permission but are awaiting the full legal documents to be finalised.

KP added that he is continuing to plan the programme of works and how the construction will be carried out. The construction is currently planned to begin in July 2021 at the earliest with a planned completion date in July 2022.

Residents felt that the programme of works should bear in mind the potential effect that they will have on residents' mental health during this time and what disruption will cause, especially to the homes that will have construction taking place below them in Gissing Walk.

BHA agreed that informing Gissing Walk residents when construction is due to take place will be important and, if necessary, will provide a respite area for them to be away while the particularly noisy parts of the works take place. This could be in a vacant flat or the new community room once built. BHA also agreed that property owners nearby, such as Barnsbury Street, should be kept informed of the works along with BHA residents.

In general, the works will take place between 8am – 5pm Monday to Friday and 9:00am – 1:00pm Saturday.

3. Terms of Reference

DM outlined the group's terms of reference. Everyone was happy to proceed with regular meetings and meetings to discuss significant issues to decision to be made with the project as and when they occur.

The group also felt that regular communication to residents so they are aware of key dates of works and decisions that BHA have made.

4. Planning the Construction Works

BS began by saying that the constructions works planning begins straight away and that Health & Safety would be the most important aspect of the project. As Morland Mews is a busy estate, this will be complex with refuse, storage, traffic and parking to be considered.

BS added that a construction management plan is being drawn together to plan the works safely and effectively.

A traffic management plan will also be drawn up. This is to ensure that throughout the construction period emergency services and refuse services are still able to access the site as well as managing the cars that are already parking on the estate.

BS added that construction sites will be contained in order to minimise the noise and dust as much as possible. This would also create a thermal/fire separation that is required in order to meet health and safety standards. BHA agreed that any significant gatherings of dust on residents' windows will be cleaned.

Residents raised concerns about the wall mounted gas pipes present on the estate. BS added that a detailed commission survey would be undertaken before construction in order to establish any significant risks and how they can be managed during the works. BS added that any contractors appointed would be required to have rigorous health and safety practices.

Residents added that a responsive, visible and approachable contractors would be needed for a project as complex as this. BHA agreed that this would be important and agreed that this should be stipulated in any contractor

BHA formally appoints, along with a Site Manager that is accessible and available to answer any queries or concerns, as when they arise. BHA also suggested that the group views template contracts and perhaps play a role in the interview panel before contractors are appointed.

Residents also asked if contractors will provide employment opportunities for residents or the local community. BHA agreed that this could also form a part of a contract.

5. Estate Improvements

SF reminded residents that BHA has pledged to carry out a number of improvements to Morland Mews while the construction works take place. SF has begun discussing this with a landscape architect and will share more at the next meeting.

The suggested improvements include: lighting, landscaping, the topsite and barrier. BHA will be consulting with residents again to see if there are any other opportunities for BHA to make improvements to the estate. BHA would also be interested to hear from residents on what they would like to see in the new community room.

6. Resident Communications

DM explained what information BHA had distributed to residents recently at Highbury View for a project there and asked residents for feedback and what sort of communications they'd like to see related to the garages project.

Residents felt that a combination of methods would be needed in order to ensure that residents are aware of the latest news. This would include letters, newsletters, email and notice boards using clear and concise language. Having plenty of pictures along with short, sharp and often was seen as the ideal way to get news out.

Residents also felt that a combination of personal communications with residents directly affected by the works, for example those living above garages on Gissing walk, would be needed; regular newsletters with relevant dates and timings of works; also, any minutes and decisions made should be published online and on the estate.

7. **Storage + Parking Arrears**

DM outlined BHA's approach to storage and parking arrears following a review by BHA's resident panel. The panel had approved BHA taking a much stricter approach to storage and parking arrears in order to keep arrears down and ensure that this is a fair and transparent process that gives all residents that same service.

8. **Storage + Parking Lettings**

As a part of the construction, BHA have agreed to provide replacement garages to residents. In order to decide how these should be allocated, DM asked for feedback from residents.

Residents agreed that allocating garages as close as possible to tenants' homes would be the best approach. Where this would be the same garage, residents agreed that setting out criteria such as age or disability would be appropriate in order to determine which resident will benefit the most from the garage.

Residents also agreed that residents that are in arrears for their garage should not be offered a replacement and this should be enforced via a new policy.

It was agreed that BHA will draw up a new storage and parking space lettings policy to review BHA's approach to this and ensure it is fair and transparent to all BHA residents.

9. **Topics for next meeting**

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

- Estate improvements including the community room
- Storage and Parking lettings
- Getting young people's views
- Estate Landscaping

The next meeting will be held in January.

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 Dean McGlynn (dean@barnsbury.org)