

**ATTENDANCE LISTS**

**Residents**

<b>Name</b>	<b>Address</b>
Jackie & Katie Fineman	
Nora & John Hardy	
Margaret Pearce	
Darrell Alexander	
Harry Hillard	
J. Starrett	
P. Omkararusa	
Suresh Panara	
S. Burrowes	
Danielle Davis	
R. Uthayakumar	
P. O'Connor	
Neema Farni	

**Independent Housing Consultants**

Louis Blair (LB)	First Call
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**Catalyst Team**

Murray Crawford (MC)	Catalyst Housing Group
Ray Duffus (RD)	Higgins Construction
Stephen Fisher (SF)	Pollard Thomas Edwards Architects
Marly Nicolaou (MN)	Pollard Thomas Edwards Architects

**MEETING OVERVIEW**

SF opened the meeting by introducing the Catalyst team who were present.

MC gave apologies from Alison Pegg from LB Harrow, who was unable to attend due to ill health, but added that she would attend all other design workshops.

SF gave a powerpoint presentation to the group, which generally explained the analysis of the existing estate and how this had influenced the masterplan design. He also explained the consultation process and how the input from the residents at these meetings would inform the design of the new dwellings and estate layout.

A list of proposed dates for future design workshops were handed out to all. It was agreed that in principle these dates were fine, although the one which fell in the Easter holidays may take place during the day instead of the evening. MC to agree with Jackie Fineman.

SF then asked the residents and design team to split into 4 groups, in order to complete the two design workshops for the evening's meeting. One member of the design team together with LB assisted each group.

Residents' responses and general views are noted below.

**NOTES FROM WORKSHOP 1 – EXISTING ESTATE**

**EXTERNALLY**

**General responses to questions about what happens outside your flat**

**Parking:** people tend to park outside their block if they can, but definitely always on the estate.

**Clothes drying:** the drying areas are rarely used, maybe only for large items, as there is occasional theft of washing. Generally, people tend to put their washing on a line on the access balconies, or private balconies if they have one. Alternatively use a clothes horse inside.

**Gardening:** No gardening takes place on the green spaces. Generally people have plant pots on access decks and private balconies.

**Children playing:** main area seems to be between blocks 15-32 and 33-46, including football against the wall of block 33-46. Alternatively, they play on the access balconies.

None of the residents present rent a **garage**.

**Storage sheds:** people use these for large items such as, bicycles, tools, scooters etc. as well as general items like decorating equipment, outdoor items eg. skates, Christmas decorations attic overspill.

**Outdoor activities in summertime:** most people said they or neighbours occasionally take part in activities, such as sun bathing, picnics, sports, paddling pool, BBQ's etc. on the green spaces behind their blocks.

### **General responses to questions about problems:**

**Safety:** all or most people said that they now felt safe when approaching their blocks/entrances. It seems that there used to be a big problem with anti-social behaviour a few years ago but the offenders have all now been removed from the estate and there is a concern that with the additional dwellings planned in the new development some of these people, or worse, may be re-introduced to the estate.

### **Problem areas:**

- There seemed to be a number of spots where drug smoking and possibly dealing take place.
- Again, teenagers tend to gather between blocks 15-32 & 33-46.
- No particular rat problems reported apart from an adjoining neighbour near block 47-60.
- Pigeons seem to be a problem though, on window cills.
- Mugging, theft & burglary were not generally reported as being an issue here now. Except for group in blocks 1-32, who sighted "stabblings".
- Other problems reported were vandalism and graffiti of garages, overflowing refuse, and scooters speeding dangerously/menacingly between blocks.

**Problems with adjoining neighbours:** some mentioned that youths from outside the estate hang around in the summer time, possibly to smoke drugs.

Generally, residents found that if they lived above ground floor, carrying shopping and washing up/down was difficult.

### Things which the residents would like to change:

- better sound insulation,
- allocated parking spaces,
- better external lighting,
- better water pressure,
- own garage,
- more attractive & livelier buildings.

### INTERNALLY

**What do you like about your current home?:** residents mentioned the following; bright rooms due to large windows, decent sized hallway, large communal spaces which are well lit, lots of space in kitchen, storage sheds, height of ceilings, balconies to studio flats. Residents in block 33-46 like the location & orientation of their block. It does not face another block and has good aspect overlooking trees to both sides. Hence, has a feeling of privacy.

**What do you dislike about your current home?:** residents mentioned the following:

- bad sound separation,
- draughty windows & doors,
- condensation,
- no recycling facilities,
- very few electrical sockets and these are at odd heights,
- bad TV reception – possibly due to trees.

**Heating:** all residents said the heating system was very inefficient, takes a long time to heat up and is very expensive.

**Recurring problems:** water leaks, leaking overflows, mould due to condensation problems.

### NOTES FROM WORKSHOP 2 – PROPOSED MASTERPLAN

#### EXTERNALLY

##### **Safety & Quality**

Generally, the residents thought that security would be improved by having the buildings arranged in a terrace shape with private gardens to the rear, and front windows over-looking the public spaces. However, one or two residents felt this arrangement would compromise privacy as their neighbours could see them coming and going.

**Green open space:** most residents liked the idea of this as it was overlooked and allowed children to play safely and be integrated with other children. However, some thought that it could be an issue with noise as it may encourage teenagers to play loud music and football. There was the suggestion of a separate kick about area.

**Uses of central green space:** children's games, building snow men, barbeques, picnics, relaxing with children etc. There was a concern from some about the maintenance of this space.

**How would you use a private balcony/garden:** barbeques, private recreation and play space, visitors, gardening, plant pots, reading, sun bathing etc.

**Access & parking diagram:** residents thought there was a lack of turning areas until you get half way through estate. The road does not look wide enough for parking on both sides. There

was a worry that cars parked around the central green would get damaged. Some thought that more paths were needed across the green as it may become muddy when wet.

**What makes an ideal home and can you imagine it here?:** Most residents said yes. The following were what people said made an ideal home; feeling of community, feeling safe, neighbours who you trust and get along with, good sound separation, space internally & externally, room for a dining table, better TV reception, high ceilings.

**INTERNALLY**

Residents were asked to score (from 0-10) each item below in terms of how important it will be to them in their new home. Where; 0= not important & 10= very important

		<b>Average Scores</b>
1.	Feeling safe as you arrive at, and approach your new entrance	10
2.	Feeling safe inside	10
3.	Private external space, eg. balcony or garden	9
4.	Easy and cheap to heat	10
5.	Sound insulation	10
6.	Rooms which are flexible to use	8
7.	Storage	9
8.	Kitchen and dining room separate to living room	6.5
9.	Kitchen separate from dining and living room	7
10.	Choices	9.5
	Give some examples below, of the types of things you would like to have choices for: <ul style="list-style-type: none"> <li>• Kitchen layouts</li> <li>• Tiling colours</li> <li>• Wall colours</li> <li>• Floor coverings</li> <li>• Ironmongery</li> <li>• Garden layout</li> </ul>	

**NOTES FROM WORKSHOP WITH MILLER CLOSE RESIDENTS TO DISCUSS PARKING****Present:**

Murray Crawford	Catalyst Housing Group, CHG
Jackie Fineman	26 Mill Farm Close
Nora & John Hardy	20 Miller Close
Margaret Pearce	22 Miller Close

The following has been agreed in principle as acceptable by Murray Crawford on behalf of Catalyst, as the proposed recipient of the land and deliverer of promises.

That it will be acceptable to the Miller Close tenants present, for the garages to the rear of Miller Close, where they live, to be demolished and replaced with open spaces. Provided that there is a clearly marked disabled space at one end with a lockable bollard to which they would be given the key for as long as they are a tenant in this property

During the discussion, it was established that there is another disabled tenant in this part of Miller Close and CHG confirmed they would provide a total of 2 disabled spaces with a similar potential as described above.

It was agreed that CHG could not transfer the land which the garages are currently occupying to the Miller Close tenants as this would represent a loss of 12 spaces to the proposed development.

CHG maintain their objective to provide 193 spaces (including the 2 disabled spaces for Miller Close) within the development.