



Date / Time	14 October 2025 / 18:00 – 19:00
Attendees	• Resident • Resident • Resident • Resident • Tope Balogun, City of London Corporation • Sandra Brown, City of London Corporation • Alex Grainger, Higgins Partnerships • Christopher Sharp (CS), Comm Comm
AGENDA ITEMS	
Project update	- Alex confirmed that brickwork is progressing well, with scaffolding expected to start coming down within the next month. The removal of blue netting will improve visual appearance across the site. - Residents raised concerns regarding reduced daylight; Alex explained that visibility and light levels will improve once scaffolding and netting are removed. - While external progress will soon become more visible, much of the current work involves internal plastering, kitchen fitting, and tiling. - Overall completion for all blocks remains targeted for April 2026, though some areas may be completed earlier subject to progress.
Landscaping / Podium Works	- A resident noted that the new play area is not currently being used enough. - Tope confirmed there will be no gate installed around the new play spaces upon project completion, though one resident expressed concern about potential anti-social behaviour and said they would prefer such spaces to be gated. - Alex presented the landscaping and podium works plan, outlining current works outside Kinefold House. Temporary closures of garden areas will continue while works progress. Pedestrian access via Kinefold House is expected to reopen within four weeks. Action: Confirm and communicate access re-openings in future newsletters as podium works evolve. - Once the current area is completed, podium works will move to the opposite side of Kinefold.



Resident Queries and Discussion	- School Complaints A resident raised concerns about construction noise affecting the nearby school – Brecknock Primary School. The headteacher reportedly enquired about possible recompense. One issue raised was disruption to students studying for exams. Action: Alex to discuss with Higgins' community liaison officer, Melissa, opportunities for community engagement with the school. - Adult gym provision A resident asked whether an adult gym would be provided. Alex confirmed that there will not be one. A resident thought that the planning application mentioned a gym, but this was clarified as not the case. - Saturday working Residents raised concerns about Saturday works not being communicated. Action: Future newsletters will include advance notice of any Saturday working. - Construction vehicles Residents noted issues with construction vehicles reversing into the estate in the mornings. Residents were advised to take registration details and communicate these to the estate office and project team if they encounter unsafe vehicle behaviour. Alex will ensure vehicles associated with construction do not cause disruption but added that issues experienced in the mornings are due to bin lorries for the existing blocks, not construction related lorries. - Lorry parking Lorries parked along estate roads have occasionally blocked resident vehicle access. Alex confirmed that site operatives are instructed to bring lorries in as quickly as possible to reduce disruption. - Fire assembly points Residents raised concerns about the lack of clear fire assembly points. Tope explained that the City of London operates a "stay put" policy, meaning evacuation from all buildings at once is unlikely. Fire action notices are displayed in building lobbies. Action: Liaise with the fire consultant to explore a potential master assembly point consistent with the current fire strategy. - Emergency access Residents queried how fire engines access the estate. Alex confirmed that emergency vehicles have access through electronic gates. A resident stated that two months ago a fire engine could not gain access via the York Way entrance due to a padlock; Alex clarified that the current gates allow access.
---	---



	- Lighting A resident reported a lack of lighting on the outdoor steps within the estate and along hoardings. Action: Alex to inspect lighting conditions. Update: Alex inspected lighting and concluded that it is well lit up as there are three flood lights on surrounding existing blocks lighting up the area. Should residents have any further feedback, please contact christophers@commcommuk.com. - Parking A resident asked whether the full underground garage would be reinstated. Alex confirmed that approximately one quarter will house the plant room, with two-thirds retained for resident use. - Surfaces A resident raised concerns about damaged road surfaces and potholes caused by construction traffic. Alex confirmed that a temporary plate had been installed over a manhole and will inspect the larger pothole to identify a temporary solution. - Dust and Cleaning Residents raised concerns about dust accumulation on windows. Alex confirmed that City of London Corporation and Higgins will discuss cleaning and dust mitigation.
--	---

-ENDS-