

Middlesex Street Estate Residents Door Knocking 15 December 2022

Summary of feedback

Introduction

This summary of feedback has been prepared by Comm Comm UK on behalf of the City of London Corporation (City Corporation) as part of a potential future planning application for the development of parts of the Middlesex Street Estate. It should be read as an appendix to the Section 105 Consultation document that was submitted in July 2022.

On Tuesday 7 December 2022, letters were sent to 247 addresses in Middlesex Street Estate informing them that members of the project team would be visiting them on Thursday 15 December 2022 to ask their views on what could be provided on the areas of Middlesex Street Car Park being considered as surplus to housing use, or at the six Gravel Lane shop units.

A short questionnaire was prepared which could be filled out during the visit with a member of the team or completed afterwards and posted into a post-box at the Artizan Library or sent back via freepost. An online version was also available at www.mse-project.co.uk until 12 January 2023.

Key figures

- 226 homes visited (87 Petticoat Tower, 139 Petticoat Square)
- Around 30% of residents were at home when we called
- 95 feedback forms received:
 - 45 feedback forms filled out with a member of the team
 - 45 responses received via the online form (17 were received after 11/01 resident's meeting)
 - 5 feedback forms received by freepost envelope

<can add blank questionnaire in here>

Written Feedback

1. Do you think that any additional facilities or services are required by tenants in connection with their tenancies?

92 out of 95 answered:

Yes:	72 (78.2%)
No:	16 (17.3%)
Not sure:	4 (4.3%)

APPENDIX 3 DRAFT SUMMARY OF DOOR KNOCKING EXERCISE MIDDLESEX STREET ESTATE CAR PARK

2. If you answered yes, what are they?

Some examples of the common themes and comments received are summarised below. The full answers can be found in the appendices.

Fitness, health and leisure uses

- Exercise equipment, gym
- Social club or entertainment for people of all ages
- A community centre for the children to use and the elderly to gather
- Rentable community hire space for parties/community space suitable for children's parties with access to podium and kitchen point
- Play provision for teenagers/for older children and young teenagers. Add facilities for their use in one of the car parks. Eg. gymnasium, ball court, climbing wall etc.
- Relocation of ball cage from podium to ground floor car park
- Communal area to use in the winter for kids
- Extension to existing library.

Transport uses

- Parking for vans/proper area for contractor vans
- More parking for visitors and disabled residents/dedicated disabled parking
- Reasonably priced parking/spaces for family 7 seaters cars
- Electric charge points
- Safe and sufficient bicycle storage including for cargo and electric bikes
- Keep *plenty* of parking spaces for resident's private contractors and deliveries
- Free parking for motorbikes (like at Barbican).

Community Uses

- Accessible Estate office/contact point for local council and NHS services
- A centre for children to meet
- GP Surgery/NHS Dentist/health centre for local community
- One-stop-shop for all maintenance services – hardware, tool hire for repairs
- More storage/bigger storage rooms, there is a waiting list for sheds
- Shared home office spaces
- Space to put unwanted but reusable furniture, white goods, books for residents to take.

Comments from those who didn't think that additional services or facilities were required include:

- None, I only use it for recycling
- Happy with whatever. Let the police come.

3. If you answered yes, do you think they should be provided on the areas of the Middlesex Street Car Park being considered as surplus to housing use, or at the six Gravel Lane shop units?

68 out of 95 answered:

Yes:	53 (78%)
No:	8 (12%)
Not sure:	7 (10%)

4. Do you have any other comments?

Some residents answered this in relation to the previous questions – ie. defining whether the uses they had suggested in question 2 would be suitable for the areas of the car park and/or Gravel Lane. Examples include:

- Car park could be used as a gym
- First floor car park could be used for storage
- These uses should be in first floor space, not at the shops. We still need car park for future generations and need parking for contractors and maintenance/odd job man especially at weekends
- Exercise equipment not suitable for carpark - better on podium.

Other residents used this question to express other comments relating to the surplus use consultation, particularly in the online answers where some very detailed comments were received. Some residents used the question as an opportunity to express concerns about other issues unrelated to the consultation, like the heating system and drinking water. The full answers given are all provided in the appendices.

Conclusion

TBC (see above feedback)

The door knocking team noted a good number of residents that were disinterested in any plans, as they don't own cars and don't use the car park. Many felt the presence of the police is reassuring but were concerned at losing amenities. The exercise was a good opportunity to visit and speak with people who wouldn't normally attend public consultation events, including housebound and elderly residents.

ENDS