

**Minutes of Ledbury Estate Residents Project Group Meeting
13th August 2019**

Attendance

RPG

Sue Slaughter	SS	Jeanette Mason	JM
Patrick Goode	PG	Nicole Bailey,	NB
Eileen Basson	EB	Shelene Byer,	SB

LBS

Mike Tyrell	MT	Paul Thomas	PT
Ferenc Morath	FM		

Others

Charles Hingston	CH	Calford Seaden	
Neal Purvis	NP	Open Communities – ITLA	

Apologies for Absence:

RPG Members: Toby Bull, Alex Hedge, Val Taylor

LBS Abigail Buckingham AB Sharon Shadbolt SSh

1. Introductions

1.1 Those present introduced themselves.

2. Minutes of the RPG Meeting 12th July

2.1 With the change in 3.7 of *Skenfrith* to *Peterchurch*, the minutes of the last meeting were approved as accurate.

3. Refurbishment of Towers and New Build Homes

- 3.1 CH circulated a tracker report. The final resident has left Bromyard, Works to clear asbestos from communal areas were complete. The contractors who are carrying the investigation works and taking samples for Arup to analyse will complete their work in Bromyard by 30 August. Arup have to test the samples that have been taken, and then analyse the results to produce their report on the detailed design needed to strengthen Bromyard. MT explained that the investigation works are carried with an X Ray machine to identify the reinforcing rods, and an corer that takes a sample of the concrete.
- 3.2 PG asked when the report will be ready for RPG to consider. FM replied that he will know by the September RPG meeting when the report will be produced and RPG may want to meet to consider the report outside of the usual cycle of meetings. The Arup report will be released to RPG as soon as it is received. The Council will have to work with Calford Seaden to check the costings of the detailed work Arup propose.

- 3.3 Arup have asked for some further asbestos testing around the phone mast on Bromyard.
- 3.4 Soft stripping has begun at Peterchurch with 10 flats identified. CH explained to PG that the soft stripping would be needed whatever future works are done to Peterchurch. HIUs were being removed and stored and parts of the door entry system were being removed and used for parts.
- 3.5 FM confirmed to PG that BRE had seen the methods LBS and Arup had used for the investigation works and were comfortable with the methods.
- 3.4 The report for the soil survey is expected soon.
- 3.5 MT confirmed that the boiler at Bromyard has been drained and external pipes have been removed.
- 3.6 The foundations of Bromyard are a raft and they are 4m deep in the ground.
- 3.7 **CH to update the tracker to show works to Peterchurch on a separate line to works to Bromyard.**
- 4.0 Update Report from LBS**
- 4.1 MT circulated a written report on decant. There are three tenants moving this week. 177 properties are now empty with 21 leaseholders remaining, and 3 in negotiation.
- 4.2 4 Bromyard tenants are in Sarnsfied and Skenfrith, and 2 non resident leaseholders have temporary accommodation in Sarnsfield, and 1 Bromyard leaseholder is in temporary accommodation.
- 4.3 There had been a Fire Brigade spot check since the last meeting. The Fire Brigade had been informed Bromyard is available for training and New Cross crew will use it in the near future. Residents on the estate will be informed through the newsletter.
- 4.4 There has been one further report of leaks in the Peterchurch since the last RPG meeting that affected 8 flats. It was due to a corroded copper trap and has been resolved.
- 4.5 There is new guidance on fire risk and tumble driers. **MT to include an article in newsletter to bring this to residents' attention.**
- 4.6 The fire wardens will remain in place at Bromyard as security guards as the block remains in the management of LBS and has not been passed to a contractor. There was a discussion on security and Hi Vis jackets. FM asked anyone seeing people on the estate in Hi Vis jackets without a contractors name on them to challenge them, and in case of suspicion report it to the Ledbury Team.
- 4.6 PG noted private landlords must provide emergency lighting, battery controlled next to the front door of flats. **MT to remind private landlords on Ledbury of their responsibilities.**

- 4.7 MT confirmed that Barley Mow estate in Tower Hamlets had decided to carry out internal strengthening to the blocks. Leasholders were to be charged between £60 and £70K.
- 4.8 The outstanding Fire Risk Assessment works are metal doors to storerooms in Skenfrith, Peterchurch and Sarnsfield. The doors were not delivered on 19 July, but are expected on 16 August and should be installed in the week commencing 19 August.

5.0 Residents Issue

- 5.1 NB raised strip out works happening in the flat above hers, and that there was noise from drilling. The agreement had been that soft strip works would only take place in non adjacent flats.
- 5.2 FM apologised for the disruption. Works in adjacent flats were not what was agreed with residents. **CH to check and amend the instruction to contractors carrying out soft strip so existing residents did not suffer disruption.**
- 5.3 PT had raised the matter with the contractors. There will not be any work in adjacent flats or on the same floor as occupied flats. There has not been any asbestos removal, and any future noisy work in the block will be between 9.30 and 4pm.
- 5.4 HB questioned why the hot water was taking longer to heat up than it once had. This affected SS but not PG. **PT to raise a repair request to investigate.**
- 5.5 SS was concerned that it was not possible to hear people who buzzed up through the entryphone. The service was variable. **MT to raise a repair request.** With spare parts from other flats it should be easier to repair the entryphone system.

6.0 Old Kent Road Regeneration Charter

- 6.1 NP had circulated an invitation from LBS to a series of drop in meetings to develop an OKR Regeneration Charter, that would set priorities for community projects and improvements to be funded through S106 contributions from developers who had received planning permission in the OKR Area.

7.0 Matters Arising from the Meeting 5th February

- 7.1 (4.8) **Fire doors to be installed when delivered on 19 July.**
- 7.2 (7.2) **SSh to provide soil surveys when they are complete.**
- 7.3 (8.2) PT reported that the deep clean and painting works on the low rise had been completed. There had been some touching up on the upper floor balconies. JM confirmed the TRA was satisfied with the works.

8.0 Any Other Business

8.1 (8.1) PT reported that the survey of the condition of the doors and windows in the Ledbury TRA Hall had been carried out. He is awaiting the report. **PT to report back to the September RPG on the survey results.**

8.2 JM asked that the shutters in the TRA Hall are checked as they were unsafe and had not ever been serviced. **PT to get shutters checked.**

8.3 JM asked what will happen with the bollards in Pencraig Way that had been partially painted by a resident. **PT raise an order to have them painted so they look uniform.**

8.4 Several residents had been contacted by a BBC reporter. MT had asked LBS Comms to contact the reporter. The reporter had been unaware that there had been significant reporting on issues on Ledbury in 2017.

8.5 SB reported that she had received a double sided cover letter that included contact details for another resident in with the weekly newsletter. **MT to check that cover letters are printed without anyone else's details included.**

9.0 Date of next Meeting

9.1 Proposed dates for future meetings

- 3 September
- 1 October
- 5 November
- 3 December

N. Purvis 14.8.19.