

**Minutes of Ledbury Estate Residents Project Group Meeting
2nd July 2019**

Attendance

RPG

Sue Slaughter		SS	Jeanette Mason	JM
Patrick Goode	PG		Nicole Bailey,	NB

LBS

Mike Tyrell			Paul Thomas	PT
Abigail Buckingham		AB	Sharon Shadbolt	SS

Observers

Amy Zeigler		AZ		
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Others

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

Apologies for Absence:

RPG Members: Val Taylor, Toby Bull, Shelene Byer, Alex Hedge, Eileen Basson.
LBS Ferenc Morath

1. Introductions

1.1 Those present introduced themselves.

2. Minutes of the RPG Meeting 4th June

2.1 With the change in 4.4 of *about* to *above*, 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. There is still one resident in Bromyard, but the investigation works expected by Arups were continuing. When the block is empty the works to communal areas can be completed.

3.2 27 Skenfrith has been refurbished and is being used as temporary accommodation for a Ledbury resident.

3.2 The trial pit has reached 2m and it is expected that foundations will be found at 4m.

3.3 Photographs of the investigation works have been sent to BRE, with an invitation for them to visit whenever they want to. They have not visited yet.

- 3.4 The survey work for the Geotechnical soil survey is complete and the report is expected soon.
- 3.5 AB explained that until the final resident has left Bromyard, the more intrusive investigations in Bromyard cannot start. Arup's works is expected to take 4-6 weeks when it does start to receipt of their final report.
- 3.6 MT reported that their had been a roundtable meeting on 28 June to resolve the outstanding legal issues for the non resident leaseholder in Bromyard. It was hoped that the tenants of the leaseholder will move in week beginning 22 July.
- 3.7 AB asked whether the Council could start strip out works in Peterchurch in areas of the block where there were few residents. MT reported that there had been no complaints of disturbance due to the strip out works in Bromyard. The works would not be carried out adjacent to occupied flats.
- 3.8 RPG members asked whether the work would be necessary, if Skenfrith was to refurbished or could not be refurbished. AB confirmed it would be needed in both cases. The RPG agreed with strip out works to 10 flats in Skenfrith to be carried out. RPG to monitor the impact of the strip out works.
- 3.9 PG asked whether the current work was on budget. AB reported that the budget for the pilot and investigation work is a small part of the overall budget and there had not been any major variation from expected costs. The cost of the pilot works and the costs for the detailed refurbishment will be reported to the RPG when the result of the Arup investigation and specification is completed. This should be during August.

4.0 Update Report from LBS

- 4.1 MT circulated a written a detailed report on decant. There are three tenants moving this week. 177 properties are now empty with 21 leaseholders remaining, one sale completed in the last month.
- 4.2 There has been a six monthly Fire Alarm tests in June. There were no issue from the inspection.
- 4.3 There was a problem with a faulty fire alarm in a flat with a vulnerable residents. The fire wardens and the housing management team could not get a response from the tenant and the Fire Brigade forced entry. The fault on the fire alarm has been repaired.
- 4.4 There has been one further reports of leaks in the Towers since the last RPG meeting that affected 3 flats. The issue happened on 29 June and was resolved on 1 July.
- 4.4 The outstanding Fire Risk Assessment works are metal doors to storerooms in Skenfrith, Peterchurch and Sarnsfield. The doors are being manufactured and delivery is expected on 19 July.

5.0 Residents Issue

5.1 JM reported that the Ledbury Estate TRA will hold a General Meeting on 8 July.

6.0 Estate Improvements on Ledbury Low Rise

6.1 NP circulated a report updating the RPG on new ideas for estate improvements from doorknocking on Ledbury Low Rise.

6.2 Issues identified included security concerns at Pencraig Way, and use of the play area behind Bromyard. The outline of improvements needed developed by the RPG earlier in the year had been updated.

6.3 JM asked about the fence at the Tenants Hall Garden. It had been installed to give outside space for those using the hall for parties to stop them using areas outside the hall on the footpaths on the estate. PT suggested that the hoarding from the temporary boilers could be used in its place, with a hoarding painting on both the inside and the outside. **NP to update the Appendix.**

6.4 AZ asked when options to bring the garage under Credenhill back into use would be considered. This can be considered when the future of Bromyard is clear.

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 PT reported that he had ordered a survey of the condition of the doors and windows in the Ledbury TRA Hall. Security was part of the consideration. **PT to report back to the August RPG on the survey results.** JM raised concerns about the security of the TRA Hall.

9.0 Date of next Meeting

9.1 Proposed dates for future meetings

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

N. Purvis 3.7.19.