

Ledbury Estate Project Team Meeting

Tuesday, 6 July 2021 by Zoom

MINUTES

Present	Initials	Present	Initials
Jeanette Mason	JM	Daniel Buckley (KCA, Associate)	DB
Patrick Goode	PG	Eish Islam (LBS, Project Officer)	EI
Thomas Ennis	TE	Jacqui Fogerty (Calford Seaden, Partner)	JF
Shelene Byer	SB	James Masini (LBS, Development Manager)	JM
Susan Slaughter	SS	Mark Baines (Hunters architects, Director)	MB
		Mike Tyrell (LBS, Director of Ledbury Team)	MT
Ian Simpson (Open Communities)	IS	Patricia Lewin (LBS Project Manager)	PL
Stephen Moore (Open Communities)	SM	Paul Thomas (LBS Major Works Project Officer)	PT

1. Introductions and apologies for absence

- 1.1. IS took the Chair and invited all participants to introduce themselves.
- 1.2. Apologies were received from Nicole Bailey and Neal Purvis of Open Communities.

2. Minutes of Ledbury RPG meeting 1.6.21

- 2.1 The Minutes were agreed as an accurate record.

3. Cabinet Meeting 13.7.21

- 1.1. PL has written the report for Cabinet, and thanked everyone for looking at earlier drafts – a lot of officers have worked on it. The final version will be available at the end of this week. There are two versions – an ‘open’ or public version and a ‘closed’ version which contains confidential financial information that cannot be put into the public domain.
- 1.2. MT said this will be the first Cabinet meeting held in public since the Covid restrictions forced them online. Officers and elected members have to be there in the room, but there are specific rules about the maximum occupancy of the room. There will be deputations from Tustin and Ledbury too, so it will be carefully managed. The meeting starts at 11am and deputations are always heard at the beginning.

- 1.3. IS asked if the meeting will also be streamed online – MT confirmed they always are.
- 1.4. SB asked the other residents present whether they were all happy for her to read the deputation at Cabinet, providing she could get there on time from work? Residents unanimously agreed.

2. Update from LBS –

4a. Consultation on Boundary

- 2.1. PL said the booklet has been completed and shared with everyone for comment. The vast majority of comments were acted upon / included, and because we have had comments from Open Communities, MT's team and the council's communications team, it is easy to understand.
- 2.2. The question is, 'Is the TRA Hall in or is it out?' There are two ways for residents to vote; either using a Freepost envelope included within the pack, or by voting in the TRA Hall.
- 2.3. The consultation period starts tomorrow and runs to 5pm on 21 July. There will be an online meeting for anyone who has any questions at 6pm, and a drop-in session at the TRA Hall, on 20 and 21 July.
- 2.4. DB thanked everyone for their input into the booklet; the document is much clearer as a result. When we are there in person in the TRA Hall we will print out some of the pages from the booklet and put them on large boards to help us answer any questions from residents who visit us.
- 2.5. MT said the pack, including the booklet, voting form and envelope, will be hand delivered to the residents in the towers. Non-resident leaseholders will have their packs posted to them first thing in the morning.

4b. Resident Engagement Plan

- 2.6. MT said architects KCA have provided a timeline for the design of the project and the resident engagement plans, which include a public, face-to-face event. The October 21 and December 21 drop-in sessions are the only updates to the Resident Engagement Plan.

4c. Update on decant

- 2.7. MT said another resident has just signed up to move out of Bromyard, making it 184 properties where residents had moved out.
- 2.8. London Fire Brigade carried out a spot-check inspection in June, but none since. They have advertised the use of Bromyard House to every crew across a wide area, and many are grateful as they do not have a tower block to practice on.

2.9. PG said the Grenfell Tower Inquiry heard this week that one of the problems was poor ventilation in the stairwells, and people suffocated as a result. Is this something that the fire brigade could practise on? Could MT suggest to the fire brigade that one of the things residents are worried about is smoke not leaving the stairwells?

MT said he thought the ventilation issue had been addressed by removal of the top windows in every block. **ACTION: MT to raise the issue of ventilation of stairwells with the London Fire Brigade borough commander when he meets him at the end of July.**

MT said there is another exercise due on Friday and he will ask the firefighters there directly for their view as well.

2.10. PG asked if the Providence Wharf interim report had been circulated, as he hadn't seen a copy? **ACTION: MT agreed to send it to PG.**

2.11. TE said he had read an LGA analysis that said one way of dealing with smoke was extraction, and the other was suppression – what is this?

DB said there are requirements to ventilate stairwells and some corridors, depending on their length; sometimes this can include an auto-opening façade, vent or window. I can't comment on the specifics here but we would engage specialist fire safety engineers to develop a strategy. Suppression means mechanical systems would pressurise corridors, which keeps smoke at bay. We will keep people up to speed as the development progresses.

2.12. PG asked if MT had checked that the council's fire risk officers were suitably qualified? MT confirmed he has, and they are. He has now asked what their qualifications are.

2.13. MB said a full Fire Strategy has to support the planning application, and that includes the wall build-ups. There are lots of ways to get a compliant building. With all the checks and balances now, there are lots of things in place to make sure the building is safe before you even start constructing it.

4d. Leaks report

2.14. MT said there were two leaks reported this month.

2.15. IS asked if this was a systemic problem or one-off occurrences? MT said we need to keep watching, and cannot be complacent.

2.16. SS said she has had three leaks, but as they are infrequent she thinks it is a tenant-related problem. **ACTION: MT agreed to get onto the residents above SS re: leaks, as this might help both SS and the leaks figures.**

4e. Door replacement works

2.17. PT said the doors for the four properties are ready to go and so are the fitters. But the panels that the doors need to be fixed to haven't been supplied.

2.18. Engie have been told that if the doors aren't fully fitted by Friday of next week, then the council will be issuing a penalty default notice each week until the

work is complete. PT apologised that the work has not yet been completed. The issue is with Engie's sub-contractor, Gerda the door manufacturers. Residents will be notified of the new fitting dates tomorrow and PT will pursue this until it reaches a satisfactory conclusion.

- 2.19. JM said she was absolutely fuming about it. IS said the work has taken far too long and residents remain upset. PT left the meeting.
- 2.20. SS asked when the communal entry doors in the towers will be working again? MT said contractors had sorted out the final snag and they will be working next week.

3. Design Sub Committee Meeting 29.6.21

- 3.1. DB said that at the meeting, he gave an overview of the engagement programme and that has now gone to residents of the wider estate. We overlaid the timeline with the RIBA Plan Of Work, and had some illustrations about the work we would be expecting at Stage 1, 2, 3 and 4. We gave an update on the engagement we have had to date. We had a meeting with TfL officers about the Bakerloo Lines Extension (BLE) and the location and width of the tunnels, and their depth below the surface and options for building heights above those. Our teams will work on two options and present them to the team. We also worked on the engagement booklet, and we are pleased with that.
- 3.2. TE asked if conversations were ongoing with TfL, is there still a possibility of a 20metre or higher building on ground above the tunnels? DB said TfL confirmed the depth of the 'crown' [top] of the tunnel, and they will work within the constraints on a risk-averse basis.
- 3.3. DB said the next meeting on 27 July will be a bus tour (*Post Meeting Note: Date changed to 31 July*); there is a chance that one of the residents living there will let the party into their home, but that remains TBC. The plan is to visit the King's Crescent Estate in Hackney first, then onto the Boundary Estate in Shoreditch or Navarino Mansions in Dalston Lane, then onto the Phoenix Community Centre in Soho and a presentation there. Refreshments will be provided. DB confirmed that the Navarino and Boundary locations were just for their external appearance and entry sequences – they can elaborate on that in some papers sent out in advance.
- 3.4. PG asked if other residents outside the Design Sub Committee could be invited? DB said he was open to that and suggested setting a date to gather names by. **ACTION: IS/NP to arrange numbers and a deadline for attendees to apply for the bus tour.**
- 3.5. PL said training sessions are also available for residents who are interested – it's not just about how to read plans. We are working out how to package it so residents can select different options.
DB said they are proposing that Glasshouse engagement experts would tailor a couple of sessions to suit various needs. A previously successful session has been a detailed look at the planning process in order to achieve planning consent. On top

of that it could be plan reading, or technical information in relation to RIBA Stage 3, but members can shape the scope with Glasshouse to suit their needs.

- 3.6. PG said they have arranged walks to show members the range of current designs in the last 10-15 years which are new and exciting.

4. Resident Issues

- 4.1. PG asked if someone could get the new fire wardens to try to be more friendly and approachable to residents – it would be nice if they could at least be an acquaintance. SS said the wardens in her block are quite good and do say ‘hello’.
- 4.2. MT said he had a request from the school to use the court 11am-2pm to run a summer play scheme for 150 local children – he is raising it in case anyone had any objections. TE said it was good to see the court have positive, constructive use. The school’s proposal was unanimously agreed.
- 4.3. JM asked if MT could help them get the benches put up in the garden? **ACTION: MT said he would speak to OG to see if we can get it done this week.**

5. Matters Arising from the Minutes of 13.6.21

- 5.1. (3.19) JF to draft a Briefing Note for RPG.
Done.
- 5.2. (4.4) NP to set date for first RDG meeting with PL and KCA.
Done.
- 5.3. (5.4) MT said the interim New Providence Wharf report was published today and he would download it and circulate among the group.
Done.
- 5.4. (5.7) MT said he would ask Simon Holmes re: qualifications of fire safety officers.
Done.
- 5.5. (8.5) OG to take up issue of leaks at SS’s home with Leaks From Above team.
MT has received a report from OG – leave this Action Point open.
- 5.6. (8.9) MT to chase Tom Pratt re: Bins being placed near kitchen windows.
Done.

6. Any Other Business

- 6.1. PG said it’s quite difficult to understand how modern buildings are built unless you see them under construction or being demolished. The 1960s Elephant & Castle shopping centre does show how a concrete building is constructed. PL suggested finding YouTube videos that would explain the processes. DB said this could be incorporated as part of training members.

7. Date of next meeting

7.1. RPG

6 August 2021

7 September 2021

5 October 2021

Design Sub Committee Meetings

27 July 2021

31 July – Study Trip

31 August 2021

28 September 2021

7.2. DB said they could accommodate a DSG meeting at the end of the trip and have it recorded.

ENDS