

## Ledbury Estate Project Team Meeting

Tuesday, 3 August 2021 by Zoom

Minutes

| Present         | Initials | Present   | Initials |
|-----------------|----------|---|----------|
| Jeanette Mason  | JeanM    | Jacqui Fogerty<br>(Calford Seaden, Partner)     | JF       |
| Patrick Goode   | PG       | Olive Green (LBS, Resident Services<br>Manager) | OG       |
| Thomas Ennis    | TE       | Patricia Lewin<br>(LBS Project Manager)         | PL       |
| Mary Olubodun   | MO       | James Masini (LBS Programme<br>Manager)         | JM       |
| Susan Slaughter | SS       | Eishrhat Islam (LBS, Project Officer)           | EI       |
|                 |          | Neal Purvis<br>(Open Communities)               | NP       |

### 1. Introductions and apologies for absence

1.1. NP took the Chair.

1.2. Apologies were received from Danielle Gregory, and from Mike Tyrrell.

### 2. Minutes of Ledbury RPG meeting 3.8.21

2.1 The Minutes were agreed as an accurate record.

### 3. Design Sub Committee Meeting 31.8.21

1.1. NP had circulated minutes of this meeting.

1.2. PL reported that the issue of the boundary of the Conservation Area had been raised with LBS Planners. The final area is still subject to consultation and the boundary has not yet been designated.

1.3. PL is pulling together the contributions the RPG has made to the Design Brief, and Design Issues into one document with filters to inform the Stage 2 Brief and to use as a checklist as the designs are developed. PL expects to have this ready by 22.9.21.

1.4. PL is working with the Ledbury Team to identify the housing need of those with the Right to Return to set out the brief on the number and size of homes for those with the Right to Return at each phase of new build.

1.5. NP reported that he will collate comments from RPG members on Design and send them to PL and Dan Buckley weekly.

**1.6. PL confirmed that ideas on options for design of the Multi Use Games Area/Football Pen would be circulated before the Design Sub Committee to give**

**residents the chance to consider them.** KCA were discussing what is required to get Planning Consent with the Planners.

**1.7. NP to draft a response from the RPG to the Stage 1 Report from the minutes of the Design Sub Committee for RPG members to amend.**

**1.8.** MO asked whether homes for sale when be in the same block or in separate blocks to the council homes for rent. She asked if there would be sufficient homes for the permanent residents in the three towers to move to new homes on the site of Bromyard?

**1.9.** PL explained that KCA will design a variety of different homes for 1,2, 3 and 4 bedroom housing need. Who moved into them would be decided later in the process. PL is checking the housing need of those who need to move to make sure that there will be sufficient homes at each phase of works to accommodate them.

**1.10.** NP made clear that those tenants and leaseholders who remained on the estate had been told they would be able to have one move to the new homes at Bromyard.

**1.11.** JM explained that homes for sale would be built on a separate core from the homes for Council rent. There could be differences in the services charges and management and maintenance for the different tenures. Leaseholders with the Right to Return would have the choice of where they move to.

**1.12.** TE noted there had been media coverage of the difference in services at Nine Elms between social housing tenants and leaseholders. JM replied that the developer there is private sector rather than the Council. The homes at Ledbury would be indistinguishable from the outside as to whether they are homes for sale or council rent.

**1.13.** PL replied that the Council were trying to design a mixed community where everyone could live comfortably together.

**1.14.** JeanM suggested that as tenants and leaseholders lived side by side on the estate now, that should continue on the new build.

**1.15.** JM replied that the leaseholders would not get more of a service than Council tenants in the new homes.

**1.16.** PG asked if KCA had been surprised at how keen the Ledbury residents were on tower blocks? He raised the issue of some of the blocks on the estate being provided for new residents, as there would be more than enough homes for returning Ledbury Residents. MT had raised concerns about indicative designs that had 6 homes off a corridor, and that open walkways would provide better natural surveillance and neighbourliness. TE noted that there should be a variety of designs of new homes on the estate.

**1.17.** SS suggested that the RPG were representing the interest of current and future residents and they should use their experience to influence the design in all blocks.

**2. Update from LBS –**

**2.1.** PL outlined the upcoming engagement opportunities for residents:

- Play spaces (Nimtim and Studio ONB) – Saturday 11 September, 2-5pm
- Making Space for Young People (KCA, Nimtim and Studio ONB) – Thursday 23 September, 4-7pm
- Community Space (Office Sian and Studio Gil) – Tuesday 19 October, 6-8pm (this will be at the Phoenix Community Centre in Covent Garden). KCA will arrange transport.

3.1. The Glass-House Training Dates are:

- Wednesday 22 September, 7-9pm – Introduction to Urban Design Principles (online)
- Saturday 9 October, 10-4pm – Home design and housing typologies (in-person, venue TBC. Transport will be arranged)
- Thursday 11 November, 7-9pm – Technical aspects of architectural drawings (online)

2.2. There will be ice cream at the session on Saturday.

2.3. There are 18 leaseholders and 38 Ledbury tenants left in the three towers. There are 101 homes let as temporary accommodation.

2.4. There have been 2 leaks in August.

2.5. OG reported that the Ledbury Team have 50 boxes of Covid lateral flow tests to distribute to residents. They are available from the TRA Hall.

2.6. All residents welcomed the completion of the four new front entry doors in Bird in Bush Road.

### 3. Resident Issues

3.1. PG was concerned that non resident leaseholders who took the option of shared equity could increase their rental income with a higher value property. He had raised this issue with MT.

3.2. TE was concerned that the Council had made a clear offer to non resident leaseholders and they should not be changing the terms of this offer retrospectively.

3.3. SS reported her entryphone was not working properly. She cannot hear those trying to call her. **OG to report this issue.**

3.4. MO raised a problem with no electricity following a leak from above in her bathroom and toilet. She had tried to sort this out through the call centre number on several occasions without success. **OG to raise this with the Repairs Section.**

3.5. OG reported that the Door Entry System at Skenfrith had been intermittent. The engineers were waiting for parts to fix the door entry system.

3.6. PG asked if any of the funding for the new build could be clawed back. JM replied that the government gave the funding to the GLA to distribute. The only circumstance in which it could be clawed back by the GLA was if the works did not start by the deadline of September 2022. This was why he was very focused on getting everything in place to make that happen.

### 4. Matters Arising from the Minutes of 3.8.21.

4.1. (1.4 and 1.6) Design Issues Log see 1.3.

- 4.2. (2.2) KCA to identify other estates with better landscaping than Colville and Kings Crescent, to be dealt with at Design Sub Committee.**
- 4.3. (2.10) NP noted that there was an update on the Council's Capital Programme in papers for the Cabinet 14.9.21. NP to produce a Briefing Note for the RPG.**
- 4.4. (3.8) Front Entry Doors on Bird in Bush Road have been installed.**
- 4.5. MT to raise ventilation on stairwells with LFB Borough Commander. The meeting has been rescheduled to week beginning 13.9.21. Outstanding.**
- 4.6. (4.3) OG to help TRA get benches put into the garden area at the back of TRA Hall. They have been delivered but not assembled. Outstanding.**
- 4.7. (7.2) Replacement notice for emergency phone number in Skenfrith lift has been ordered.
- 4.8. (7.3) Noise from young people living in temporary accommodation. OG reported that one household had been evicted. There had been no further reports on noise nuisance.

## **5. Any Other Business**

- 5.1.** There was no Any Other Business

## **6. Date of next meeting**

### **6.1. RPG**

5 October 2021

2 November 2021

### **Design Sub Committee Meetings**

28 September 2021

26 October 2021

Neal Purvis 8.9.21.