

Minutes of Ledbury Estate Residents Project Group Meeting

6 March 2018

Attended	Resident members		
	Mike Tyrrell	MT	LBS
	Sharon Shadbolt	SSH	LBS
	Ferenc Morath	FM	LBS
	Dan Pescod	DP	Calford Seaden
	Charles Hingston	CH	Calford Seaden
Observers			
	Toby Bull	TB	Ledbury TRA
Present			
	Neal Purvis	NP	Open Communities - ITLA

Apologies for Absence Patrick Goode, Duke Odiachi, Abigail Buckingham

1.0 Notes of the Meeting 6 February 2018

1.1 (2.5) was updated to read, 'Underfloor heating had been put into Option 2-4. This is in addition to District Heating.'

1.2 (2.9) was updated to read 'District heating included in Option 1-5'.

1.3 (2.26) was changed to read 'The current recycling system needs improvement'.

1.4 With these changes the notes of the meeting of 6 February 2018 were agreed as accurate.

2.0 Option Appraisal

2.1 CH circulated a Draft Options Revision B Report and worked through it. The updates were highlighted in red.

2.2 Option 1 – Heating and Communal Satellite TV system and broadband had been added.

2.3 In response to a question from SD, SSH explained that the Communal TV satellite meant no-one would be able to attach a satellite dish to the outside of the block, which could possibly affect the concrete panels.

2.4 CH explained that Calford Seaden had reviewed the Fire Risk Assessment (FRA) reports on the four blocks from December 2017, and had included all the works recommended by the FRA reports.

2.5 GH asked which panels would have fire stopping. CH replied that they were in the joints between every panel. This includes the joints in the kitchens and bathrooms. This work will be a permanent solution. There were questions about regular FRA inspections after permanent fire stopping. CH replied that the joints would be hidden by plasterboard and false ceilings. CH to respond on whether the joints will need to be exposed to be inspected. FM explained that FRA Inspections for tower blocks are normally done every year.

2.6 CH explained Calord Seaden had inspected some of the Front Entry Doors (FEDs) to individual flats and had looked at records of previous works. They meet the standard for Notional FD30 fire doors. At the point that any works were done, every door would be inspected to make sure it met the fire safety standard, and this would include looking at the closing mechanism, intumescent strips around the doors, and in the letter boxes.

- 2.7 Secure doors would need to be replaced to lift lobbies at Skenfrith and Peterchurch.
- 2.8 Option 2 – includes all works in Option 1 plus renewal of service pipes and improved ventilation to stairways and landings.
- 2.9 Residents explained that when it had snowed there was snow on the landings and the landings and stairs were treacherous. TE explained that when the stairs are washed they take all day to dry.
- 2.10 CH explained that new additions to the costs were (2.4) a diffuser in the vents to prevent wind driven rain. The water stains on the walls looked as if they came through the trickle vents on the windows. The trickle vents had been removed from the 13th floor windows. CH survey concluded that some of the water stains on the walls were from condensation, so replacing windows and increased ventilation should solve the problem.
- 2.11 SD asked about damp inside of flats in the lobby area, and showed CH a photo of the problem in a neighbour's flat. CH replied that this was due to 'cold bridging' and would be solved by increased ventilation to the internal side of the outside walls of the flats. SSh confirmed that LBS had treated some flats in the block using this method and it had been successful.
- 2.12 There was a discussion of the problems and hazards of the stairs. The RPG would like non slip floor covering included in Option 2. **CS to update Options Report to reflect this.**
- 2.13 Option 3 – now changes to the scope of works. It includes renewing existing lifts, improved insulation to flat and communal areas, repair and renew windows and roofs, improved stairwell and communal area lighting booster pumps for improved water pressure.
- 2.14 The option includes an allowance to improve the estate lighting with lighting at the corner of each building and at each entrance.
- 2.15 The allowance for the cost of replacing all windows would be sufficient to return the windows to their original configuration. The window design would be decided later in the process
- 2.16 Option 4 – additions to the specification were renewable energy and landscaping.
- 2.17 There is an allowance of £100m2 for landscaping of the open space around the towers. This was based on the cost form a similar LBS project and would allow for new paving, soil and turf, and benches and other equipment. The total allowance is £1.16m. JD was concerned that this sounded excessive. RPG was of the view that it was better to include it and reduce works at a later stage rather than cutting it back now.
- 2.18 TE asked whether the costs allowed for the removal and refitting of the HIUs, and the entryphone hand sets, as they would have to be removed to fit strengthening and new plasterboard walls? DP replied that it was allowed for in Options 1. He would check that it was included in all four blocks. **DP to check costs and reasons for them for removal and refitting HIU and entryphone handsets.**
- 2.19 DP reported that the current costs for each of the options were:
- Option 1 £17.37m
 - Option 2 £22.34m

- Option 3 £27.9m
- Option 4 £30.9m

2.20 FM reported that the tender panel for the Option Appraisal Consultants, including SB and JD, had been briefed on 5.3.18. and that the tender evaluation would be on 13.3.18. With a recommendation from the tender panel there was an internal approval process that LBS had to complete to be able to sign a contract with the selected tenderer. That should be complete at close to the date of the next RPG meeting on 10 April. If the result was close there could be delays if any of the tenderers appealed the recommendation of the tender selection panel.

2.21 SD asked about the next stages in the Option Appraisal process. FM replied that part of the tender selection was the Option Appraisal Consultants were asked how they would organise and communicate the works to involved residents and the RPG as well as the Council. MT explained that the outline timetable was consultants begin work in April, develop the options in May, with a draft for June and consultation with residents in July, drafting of the Cabinet Report in August and a Cabinet Decision in September.

3.0 Update Report from LBS

4.1 MT reported that the plan to organise viewing and letting of Sylvan Grove was in place, and there had been a one week delay due to a delay in completing works due to the poor weather. All tenants will get a letter explaining the process and what is available. There will be viewing starting with Ground Floor homes in week 1, and first floor homes in week 2, followed by second and third floor in week 3, and after a two week gap the other homes. When this was completed leaseholders on Ledbury would be asked if they had any interest in remaining homes.

4.3 The moves will be staggered so that there is no more than one household moving from each block on each day and There will be information in the Newsletter on the size of the one bedroom homes this week. The bedrooms are considerably larger than the current 1 Beds on Ledbury.

4.4 There will be open days and exhibitions for the 60 residents who had expressed interest in Sylvan Grove. There were more one bedroom applications than homes, less 2 bedroom applications than homes and twice as many Ledbury households who had registered an interest in Sylvan Grove 3 Bedrooms than there was available 3 Bedrooms. RSOs will help tenants to bid and will be checking that all residents are aware when properties of their required size are being offered, so tenants know when to bid. Whoever comes first in the process will be given first option for the bedroom size homes available, and then second on the list will get choice of what remains. Residents will have two to three weeks to move. If they do not hand in their keys on the day they move, the locks will be changed that day and residents will be charged. The key fobs will be decommissioned on the day they move out.

3.27 The Deep Clean has been delayed as the Council are cleaning the walls before a contractor cleans the floors. This work is imminent on both the towers and the rest of the estate.

3.28 MT reported that there had been an incident with the daughter of a former tenant going to her former family home and holding a party. The Resident Services Manager had ended the party. The void process has been updated as a result. There are currently 64 voids in the four towers.

5.0 Residents Issues

6.1 TE raised the need for a Right to Return for leaseholders if demolition was chosen as an option. Tenants had a Right to Return to new homes, but leaseholders who wanted to stay did not have the same security. He was concerned that making a decision on the which options leaseholders favoured would be coloured by the degree of security each option offered them. MT reported that he had attended Cabinet and reported the issues raised at the Estatewide Consultation Meeting on 1.2.18. The next report to Cabinet will be when the Option Appraisal process and consultation on it is complete, in September 2018. There was a discussion about the draft Guidance from the GLA that set out the need for Councils and Housing Associations to ballot residents where there was redevelopment proposed on estates of more than 150 homes. **NP to circulate the Draft GLA Guidance to RPG members.**

6.2 Several members of the RPG voiced their support for a Right to Return for resident leaseholders of the Ledbury Towers in the case of demolition and newbuild being the preferred option.

6.3 There was a discussion about the response from tenants who had moved to the January consultation on the content of the refurbishment options. TB explained that the residents on the rest of the Ledbury Estate, outside of the towers, need to be involved, as they would suffer the most impact from the works on the towers, whether refurbishment or demolition and new build.

6.4 MT expressed the view that there was an acceptance within the Council of the need for a Right to Return for resident leaseholders. **MT to follow this up with LBS leasehold team to provide a written option for resident leaseholders.**

6.5 MT reported that there will be the option of Shared Equity for resident leaseholders.

7.0 Matters Arising from Minutes 5.12.17.

7.1 (7.1) SSh reported that the resident satisfaction surveys following the hot water and heating works had been hand delivered on the evening to all residents.

7.2 All other matters arising had been covered in the agenda items.

7.3 (7.2). **MT to report to April RPG on progress to complete FRA actions.**

7.4 (7.4) NP had sent final Draft of Council's Offer to Tenants and Leaseholders to MT for comment. MT to progress this as an IDM to turn this into published Council Policy.

8.0 Future Meeting Dates

- 10 April (to avoid Easter week)
- 1 May
- 5 June
- 3 July
- 7 August

N. Purvis

7.3.18