

Minutes of Ledbury Estate Residents Project Group Meeting 10 April 2018

Attended	RPG resident members		
	Mike Tyrrell	MT	LBS
	Ferenc Morath	FM	LBS
	Tony Hunter	TH	LBS
Present	Neal Purvis		
		NP	Open Communities - ITLA

Apologies for Absence Joanna David, Sharon Shadbolt, Abigail Buckingham

1.0 Notes of the Meeting 6 March 2018

1.1 (he minutes of the meeting of 6March 2018 were agreed as accurate.

2.0 Option Appraisal

2.1 The report of Calford Seaden (3.4.18.) – cost consultants had been circulated.

2.2 FM drew the meetings attention to the changes that had been made.

- The options for flooring in the communal areas had been updated.
- The costs included an allowance for removal and refitting HIU and entryphone handsets in Option 1

2.3 The costs in the updated version of the Options were:

- Option 1 £18.74m
- Option 2 £23.87m
- Option 3 £27.76m
- Option 4 £32.80m

2.4 PG asked whether the increase of 23% in Option 1 since the first version, compared to 11% in Option 4 was significant. The reason for this was that more works had been added in to Option 1 from other Options. MT explained these were essential works to protect the buildings such as the communal satellite dish to stop people mounting individual dishes on the outside of the building and drilling into the panels.

2.5 PG asked whether Option 4 was making a 'silk purse out of a sow's ear'. FM explained that the next stage of analysing this information is to work with the Option Appraisal Consultants to agree the criteria that will be used to measure the benefits and Value for Money of the four refurbishment options and various demolition and new build options.

2.6 TE asked whether the waterproofing floorcoverings to the bathrooms would include waterproofing in the kitchens as well. **FM replied that it does and this would be made explicit in the report.**

2.7 PG asked whether the Option Appraisal Process would include repair costs. FM explained that the Option Appraisal would include repair costs over 30 to 40 years to effectively compare the full costs and benefits of options in the long term. Doing work at the beginning of the period reduces the number of times, and the cost of erecting scaffold.

2.8 PG asked as newer buildings had alternatives to scaffold built in, such as cradles and abseiling. Could these be retrofitted to Ledbury Towers? FM replied that the Council had looked at these options on other blocks and it was not possible to carry out heavy work from cradles or abseiling.

2.9 TE asked whether the gas pipes would be removed. TH explained that this had been the plan when the district heating system was installed in each block, to provide space for heat meters. There is a need to examine all the pros and cons to removing the pipes.

2.10 FM reported that the Selection Panel had met and come to a consensus view on which consultants to appoint. The internal approval processes within the Council were not yet completed and he expected the contract to be signed on Friday 20 April.

2.11 SD asked for a brief report outlining the strengths of the chosen contractor and the reasons they were selected over others. **FM to provide written report to May RPG Meeting.**

2.12 New Floor coverings in communal areas are included in one part of the report to stair nosing and the report says that no floor coverings will be provided in common parts. **NP to provide sections to FM.**

2.13 NP to canvass RPG members for a date to meet with Option Appraisal Consultants soon after their appointment so Consultant can brief the RPG, and the RPG can outline their ideas.

3.0 Update Report from LBS

3.1 MT reported that the viewing and letting of Sylvan Grove had begun. Tenants had visited Sylvan Grove to get an idea of the different kinds and types of properties there. Everyone who booked to view a Sylvan Grove home turned up for the viewing. The Ground Floor homes were to be advertised on 12.4.18. Resident Service Officers have prepared information for tenants on the different property types, the rent and service charge, and FAQs

3.2 First floor homes will be advertised on 19.4.18., followed by second and third floor the following week. After a two week gap the other homes will be advertised.

3.3 The RSOs will ring all tenants who have expressed interest in homes when they are advertised, and offer to help with bidding where residents need this.

3.4 A Benefit Specialist will provide advice at the TRA Hal on 18.4.18. and in following weeks to help tenants with concerns over costs.

3.5 PG asked for a plan of the Sylvan Grove blocks showing their orientation. **MT to see whether 2 and 3 bedroom booklets can be updated with this info.**

3.6 TE asked about the details of the tenants Right to Return to Ledbury Estate and the rent implications for returning tenants if there is new build. **NP to circulate all RPG Members with the details of the Right to Return agreed by the Cabinet Member for Housing.**

3.7 MT explained that the Ledbury Teams focus will be to meet and discuss options with all tenants left in the Towers when Sylvan Grove has been let. When 4 bedroom homes are available

through Homesearch, the team visit and photograph them and contact tenants who need larger homes to see if they want to bid.

3.8 The Deep Clean has begun delayed with the Council staff cleaning the walls and floors on the stairs. This will be followed with cleaning of the landings and the lifts. This work is imminent on both the towers and the rest of the estate.

3.9 SB raised a particular problem on Skenfrith floor 7 and 8. TE raised a concern from a cleaner about flaking plaster on the walls. MT to discuss with the Cleaner.

3.10 MT reported that there had been no more incidents in empty flats since the last meeting.

3.11 SB reported two intercoms not working. MT was aware of the issues and is trying to find a solution. The intercoms are twenty years old and are not straightforward to repair. **MT to provide an update in the newsletter.**

3.12 PG asked whether the Council would use empty flats in Ledbury Towers as temporary accommodation. MT replied there was a political commitment not to use Ledbury Towers voids as temporary accommodation.

4.0 Residents Issues

4.1 MT reported that 5 leaseholders had expressed an interest in Sylvan Grove. They have visited and are aware that leaseholders will be considered when Ledbury tenants have made choices on Sylvan Grove homes.

4.2 A draft Cabinet Report was being prepared to update Council policy to offer Sylvan Grove homes left when Ledbury tenants had been allocated Sylvan Grove, on a shared equity basis, to Ledbury leaseholders. The Cabinet Member for Housing will review this post election, and a draft will then be available for consultation with Ledbury leaseholders.

4.3 PG reported that the Offer to Aylesbury leaseholders from the Council had been updated. **NP to circulate to RPG members.**

5.0 Fire Safety Issues

5.1 The most recent FRA report on the four towers had been carried out on 13.12.17. and published in January 2018. It included items that had to be done within a week, some that needed to be completed by the end of March and others with a longer timescale. Many can be done as part of the Options for the Cost Consultants to include in their report. MT reported LBS had been given an assurance that works that were required by March had been completed by contractors. MT and TH had inspected on 10.4.18. and there were still some works not completed. He will take this up with contractors. **MT to issue an update on the FRA works by email to RPG.**

5.2 TH explained that there were three contractors involved. SBS, and Mears had some works outstanding. Works by Spokemead were complete. GH asked for detail in the report as to which outstanding works were the responsibility of which contractor. **MT to include in the report.**

Fire stopping

5.3 TH advised that the Council's Housing Scrutiny Committee had asked him to provide information about the permanent fire stopping options to the Ledbury Action Group. The paper was included as part of the papers for this meeting.

5.4 TH explained the FRA Reports were Type 1, and were for the common parts of the blocks. Where flats were empty LBS had carried out some Type 4 FRA inspections in July 2017. These Type 4 inspections will be published on the Ledbury Website. **NP to circulate Type 4 inspections to RPG members.** More Type 4 FRA Inspections will be carried out before any refurbishment works.

5.5 TH explained that LBS will survey every property before specifying the fire safety works in the case of refurbishment. SD asked whether LBS will give residents a list of works they would do in their homes. She had filled in a crack to the flat below several years ago that had not opened up again, but it would need to be fire stopped using the correct materials. TH agreed to look at how best to do this.

5.6 TH explained that LBS will look at more voids with the manufacturers of the fire stopping products, the approved contractor, and the fire safety accreditation agency (FIRAS) to get the best method and product to provide fire stopping. Different products would be used for cracks of less than 20mm to those used on cracks of up to 60mm. The largest crack surveyed so far is 45mm. Other fire stopping products will be used to provide fire stopping around pipes.

5.7 PG pointed out that the government is reviewing building regulations. Could this mean that the work would be done and then would have to be redone when or if new building regulations are brought in? TH's view was that separation between flats has to be provided and that this would continue to be the case. Working with manufacturers and the accreditation agency would mean that the solution would be suitable.

5.8 NP asked whether a change in the Building Regulations could affect the costs allowed in the Options and increase the costs significantly? TH's view was that sufficient cost had been allowed in the Options, based on the intrusive inspections of void flats and what is already known about the gaps and cracks.

5.9 In response to a question from GH, TH confirmed that FSI had been involved in identifying a fire safety solution that is considered suitable for the Ledbury Towers. The Council, FIRAS and FSI have been involved in identifying the permanent fire stopping solution proposed.

6.0 Any Other Business

6.1 SD asked whether mortgage lenders would lend on the Ledbury Towers when refurbishment works are completed. FM reported that the Council had recently look at this issue for Maydew House, a 24 storey block that is being refurbished with more storeys built on top. **NP to circulate Maydew House Report to RPG members.** This issue to be raised as part of the Option Appraisal process.

6.2 TE asked who, how and when the Council would consult on the development of the Option Appraisal and during the process. **MT to produce a paper for May RPG Meeting on this.** FM made clear that the RPG would be involved throughout the process of developing and working through option in the Option Appraisal process. MT made clear that the end of this process is the Council makes a decision, following resident input, on the option chosen. If this is demolition, there would then need to be a ballot, in line with GLA guidance.

6.3 TE asked how the temporary decant process would work if there was refurbishment? Option Appraisal process to develop more clarity on the practicalities of this option.

6.4 TE asked if underfloor heating was provided, would it be possible to provide only hot water heating in the flats. TH responded it was possible, with either a district hot water system or individual electric water heaters in each flat. The practicalities of each option would have to be addressed before any decision was taken.

6.5 TE asked if the hot water pipes from the boiler to each block would be underground in the case of refurbishment and a permanent heating system installed. TH replied that putting the pipes underground from the boiler to each block was the normal way to run these pipes.

6.6 TE asked if the hot water pipes could be run up the outside of the block. TH replied this was theoretically possible, but hanging any weight off the wall panels would have to be assessed.

6.7 GH Pointed out that similar blocks in Hammersmith and Fulham had recently had an Arup Report. There were suggestions that pipes for wastewater could be run on the outside of the building there.

6.8 (5.4) The Draft of Council's Offer to Tenants and had been published as a letter from the Cabinet Member for Housing to all residents.

6.9 MT reported that there would be a response in the newsletter to an issue raised by Ledbury Action Group on compensation

6.10 (4.1) GLA guidance had been circulated to RPG Members.

6.11 (4.4) Right to Return for leaseholders in case of demolition – MT and leasehold team to provide a written option on this.

6.12 (7.2). **MT to report before May RPG on progress to complete FRA actions.**

7.0 Future Meeting Dates

- 1 May
- 5 June
- 3 July
- 7 August

N. Purvis 12.4.18