

**Minutes of Ledbury Estate Residents Project Group Meeting
3rd September 2019**

Attendance

RPG

Sue Slaughter	SS	Shelene Byer,	SB
Patrick Goode	PG		

LBS

Mike Tyrell	MT	Ferenc Morath	FM
Abigail Buckingham	AB	Sharon Shadbolt	SSh

Others

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

Apologies for Absence:

RPG Members: Toby Bull, Alex Hedge, Val Taylor, Jeanette Mason, Eileen Basson, Nicole Bailey

LBS Paul Thomas PT

1. Introductions

1.1 Those present introduced themselves.

2. Minutes of the RPG Meeting 12th July

2.1 With the change of Sharon Shadbolt to SSh the minutes were approved as accurate.

3. Refurbishment of Towers and New Build Homes

- 3.1 CH circulated a tracker report. The contractors who are carrying the investigation works and taking samples for Arup to analyse have completed their work in Bromyard. Arup have tested the samples and a report is expected in early October from Arup on the strengthening needed at Bromyard.
- 3.2 When the report on Bromyard has been received by the Council, Calford Seaden will cost any changes to the works since the previous Arup report in 2018.
- 3.3 Engie had been given instruction to carry out asbestos removal on some empty floors of Peterchurch, and to soft strip 10 flats.
- 3.4 NP raised concerns that a resident had soft stripping works in a flat adjacent to them, and had also come out of their door one morning to see asbestos removal preparation on their floor. CH apologised for the work. The contractor had not been given an instruction to work next to an occupied flat.

- 3.5 There was a discussion on the impact of contractor's works next to occupied homes. AB apologised for the disruption and agreed to investigate to find out the cause of miscommunication and to ensure it does not happen again. **AB to report to RPG on the cause and actions taken to make sure there is no repetition of this will be provided by 13.9.19. AB to raise the issue with Engie Directors.**
- 3.4 LBS had asked for some extra items in the soil survey. Samples had been taken and the soil survey will be provided to RPG when received by LBS.
- 3.5 There was a discussion on what will happen when the Arup Report, setting out more detail on the strengthening needed in Bromyard is received. **LBS to provide RPG with notice of when the report is expected. NP to check availability of RPG members so RPG can meet with Arup on the day the report is received.**
- 3.6 Costing of any changes in the works will take up to three weeks and will be carried out by Calford Seaden. There will be an estatewide meeting when both the Arup report and the costing information has been prepared.
- 3.7 There was a discussion on what possible outcomes there could be from the Arup report and what would happen if there was a large predicted increase in costs. AB explained that if there was a major change in the predicted costs the Council would work with residents to consider the implications of this.
- 3.8 PG was concerned about overengineering of proposed solutions. AB explained that if there were concerns about the solutions proposed, Calford Seaden had structural engineers who could review the report. The solution Arup proposed, would keep the blocks sound for 50 years.
- 3.9 Residents suggested the LBS Press Office could be more proactive when the Arup Report is received, and should be at the public meeting. **MT to brief the Press Office.**
- 4.0 Update Report from LBS**
- 4.1 MT circulated a written report on decant. There are three tenants moving this week. 177 properties are now empty with 21 leaseholders remaining, and 3 in negotiation.
- 4.2 4 Bromyard tenants are in Sarnsfield and Skenfrith, and 2 non resident leaseholders have temporary accommodation in Sarnsfield, and 1 Bromyard leaseholder is in temporary accommodation. One tenant needing a 4 bedroom home accepted an offer this week. This means all tenants with a 4 Bedroom housing need have been rehoused.
- 4.3 The Fire Brigade will use Bromyard for training, including using a smoke machine. MT to inform local residents close to Bromyard, not just those living on Ledbury about the time of the training exercises.
- 4.4 There has been one further report of leaks in the Skenfrith since the last RPG meeting that affected 2 flats. It was resolved on the same day.

- 4.5 The outstanding Fire Risk Assessment works are metal doors to storerooms in Skenfrith, Peterchurch and Sarnsfield. The doors were for storerooms were delivered and work completed to install them on 28 August. All of the outstanding actions from the FRA reports have been completed.
- 4.6 Residents raised concerns about residents who were hard of hearing. MT confirmed that any residents who are hard of hearing have had vibrating fire alarms fitted.

5.0 Residents Issue

- 5.1 SS reported that there had been problems with a contractor doing stripping out of Livesey Exchange. They had dumped debris on the estate. TRA members and the Ledbury Team had challenged them. MT confirmed that the contractor had been instructed by the Council and he was following up to find out who was the Council Officer responsible.

7.0 Matters Arising from the Meeting 13th August

- 7.1 (3.7) CH had updated tracker with a separate line for Peterchurch works.
- 7.2 (4.5) MT had put an article in the newsletter on fire risk and tumble driers. If residents have a defective one they can get a new tumble drier for free.
- 7.3 (4.6) MT had included an article on what to do in case of a power cut in the newsletter. Phone 105 as an emergency number.
- 7.4 (5.4) Hot water heating taking a long time to heat up had been remedied.
- 7.5 (5.5) Entryphone system had been repaired.
- 7.6 (7.1) Fire doors have been installed.
- 7.7 (7.2) **SSh to provide soil surveys when they are complete.**
- 7.8 (8.1) **PT has not yet received report on Door, Window and Shutter Survey of TRA Hall.**
- 7.9 (8.4) PT had raised an order for bollards in Pencraig Way to be painted so they look uniform.
- 7.10 (8.5) MT had amended cover letters with the newsletter for former Ledbury Tenants so they are printed with one address only.

8.0 Any Other Business

- 8.1 There was no any other business.

9.0 Date of next Meeting

- 9.1 Proposed dates for future meetings

- 1 October (provisional)
- 5 November
- 3 December

N. Purvis 5.9.19.