

**Minutes of Ledbury Estate Residents Project Group Meeting
3rd March 2020**

Attendance

RPG

Sue Slaughter	SS	Nicole Bailey	NB
Patrick Goode	PG	Thomas Ennis	TE
Jeanette Mason	JM	Shelene Byer	SB

LBS

Mike Tyrrell	MT	Abigail Buckingham	AB
Sharon Shadbolt	SSh	Paul Thomas	PT

Others

Charles Hingston	CH	Calford Seaden
Mark Baines	MB	Hunters
Neal Purvis	Open Communities - ITLA	

Apologies for Absence:

Eileen Basson	EB	LBS: Ferenc Morath
Ian Simpson	Open Communities	

1. Introductions

1.1 Those present introduced themselves.

2. Minutes of Previous Meetings

2.1 The minutes of the RPG Meeting of 4 February and the RPG meeting with Hunters of 11 February were agreed as accurate.

3 Update Report – Option Appraisal for Towers

3.1 MB reported that he had updated the drawings of the options following the meeting with the RPG on 11.2.20. and the boards had been used as part of the consultation drop in session with residents on 24.2.20.

3.2 PT reported that the mock ups of the strengthened flats had been completed in Sarnsfield. The painting was not complete in all flats on 24.2.20. but was completed now.

3.3 SB said on the basis of the mock ups she would be happy to return to a refurbished flat in the towers. It was clear that the dimensions had reduced but nothing that would prevent her living there comfortably. SB noted that there was a joint WC bathroom in the mock up and she had previously had, and preferred a separate WC bathroom. The most apparent change in dimensions was in the kitchen.

3.4 TE noted that the bathroom would not be large enough to fit his shower into. The kitchen and bathroom felt smaller, especially in the depth, with a noticeable reduction in ceiling height.

3.5 SS asked that the information that goes to the residents in the towers must make clear that the size of the mock up is what people would get in the case of refurbishment.

- 3.6 TE suggested there needs to be some comparison layouts by room and overall for the size of refurbished versus new homes.
- 3.7 SB suggested a visit to see some LBS newbuild would help to make it clear to residents what the difference is between refurbished and new homes.
- 3.8 MT made clear that the Ledbury 1 Bedroom homes are larger than the minimum size set by the London Design Standards. The guarantee at Ledbury was that new homes would not be any smaller than the existing flats, so new build 1 bedroom homes would need to at current Ledbury 1 Bedroom space standards.
- 3.9 There was a discussion on the best way to present the space standards room by room and overall for refurbished and new build homes.
- 3.10 PG suggested Hunters may be able to produce a walkthrough, and that the dimensions should be in both metric and imperial measurements..
- 3.11 MB noted that modern space standards are designed around standard sizes of pieces of furniture. These could be shown on the plans.
- 3.12 **MB to issue next version of the plans for comment by 13.3.20.**
- 3.13 AB reported that LBS staff had met staff working on new developments within the OKR AAP area to find out more about what planning consents had already been granted nearby. There was no news on any plans for the Quickfit site next door to Ledbury.
- 3.14 MB noted that Planners will have a view on the design of the different options for the future of Ledbury.
- 3.15 There was a discussion on the process to develop the Options and when would be best to get input from LBS OKR team and the Planners. The RPG felt it would be best to get input before the ballot on the options, to make sure residents did not choose an option that would face barriers from Planners. **AB to organize a meeting with LBS OKR team and Planners with MB.** AB noted Planners do not always agree to meet with residents, but the OKR Team are keen to meet with residents.
- 3.16 RPG felt the logical method was for residents to choose between Options A-D and then for there to be more detailed design work on the chosen option.
- 3.17 PG asked if LBS Housing could appeal against a refusal of planning consent if the Planning Committee turned down the option chosen by residents. AB replied LBS could not appeal a decision by one of its own committees to the Government Planning Inspectorate.
- 3.18 MT reported that following the decision by residents on the chosen option, he will take a report to the Council's Cabinet in September 2020 that will outline the costs, the work needed and the timeline, to get the Cabinet to agree the resources to fund the option.
- 3.19 Each Option and the costs to deliver it, will be part of the information presented to residents before they give their opinion on their preferred option.

4 Update Report from LBS

- 4.1 MT circulated a written Ledbury Update Report. There has been no movement since the previous meeting. 2 tenants who were the first placed applicants were viewing homes in the coming week.
- 4.2 MT reported that the London Fire Brigade exercise had involved 15 fire engines and 80 fire fighters. The exercise had been very real and the LFB

were very thankful to be able to carry out a training exercise in a tower block. The LFB Deputy Mayor and Commissioner had attended.

4.3 JM asked if there had been any publicity. MT responded that the LFB had not wanted to use the exercise for publicity purposes.

4.4 PG asked about the role of the fire wardens in the exercise. MT explained that the Fire Wardens role is to get residents out of the three occupied blocks if there is a fire alarm. The exercise did not involve the Fire Wardens and was to test how a stay put policy would be managed in a tower block fire. In the exercise the fire started on the fifth floor and some time later smoke appeared from the 12th floor.

4.5 MT updated the RPG on the most recent version of the Fire Risk Assessment Inspection reports for the three occupied Ledbury tower blocks. The Ledbury Team had received the reports two weeks ago and had ordered outstanding works.

4.6 The works outstanding for each block are:

4.7 Peterchurch

- Firestop all holes in the old warm air heating system. Appointments are being booked with completion by end March 2020.
- Firestop above ground floor electrical mains cupboard – works ordered.
- Cracks on stairwell wall on half landing to be investigated – works ordered.

4.8 Sarnsfield

- Firestop all holes in the old warm air heating system. Appointments are being booked with completion by end March 2020

4.9 Skenfrith

- Firestop all holes in the old warm air heating system. Appointments are being booked with completion by end March 2020

4.10 There had been one more leak in Sarnsfield since the last meeting. The problem has been fixed

4.11 The Fire Brigade carried out an exercise at Bromyard on 16 January and will carry out a 12 pump exercise on 27 February.

4.12 MT reported that there has been a FRA report on the towers that has recommended weekly fire alarm checks. These have begun as part of the regular cycle of work of the Ledbury Team.

4.13 There has been one leak in the towers in the last month.

5 Residents Issues

5.1 There were no residents issues.

6 Matters Arising from the Minutes of 4.2.20.

6.1 (3.27) **AB to send LBS Employer Requirements for LBS New Build to NP for distribution to RPG when they have been approved.**

6.2 (4.1) MT had confirmation from LBS HOU that leaseholders moving to new homes on Ledbury would be offered 125 year leases.

6.3 (5.1) AB had forwarded the revised timetable to NP for refurbishment and new build. NP had sent to RPG members.

6.4 (3.16) **CH and JH to consider LBS Design Standards in future versions of the Options Report. -Outstanding.**

7.0 Any Other Business

7.1 TE asked whether Planners would allow any single aspect North facing flats in the new development. MB replied that it was unlikely and the design would develop to make sure there were no single aspect North facing flats in the proposal.

6.0 Date of Next Meeting

6.1 7 April 2020

Neal Purvis 8.3.20.