

**Ledbury Estate Residents Project Group Meeting  
Tuesday 1<sup>st</sup> December 2020 by Zoom  
MINUTES**

| <b>Present</b> | <b>Present</b>  |
|----------------|---|
| Patrick Goode  | Abigail Buckingham (Southwark, Design & Delivery Manager) |
| Jeanette Mason | Ferenc Morath (Southwark, Head of Investment)             |
| Thomas Ennis   | Mike Tyrrell (Southwark, Director of Ledbury Team)        |
| Nicole Bailey  | Olive Green (Southwark, Resident Services Manager)        |
| Shelene Byer   | Paul Thomas (Southwark, Contract Manager)                 |
| Toby Bull      | Sharon Shadbolt (Southwark, Project Manager)              |
| Sue Slaughter  | Charles Hingston (Calford Seaden, Partner)                |
|                | Mark Baines (Hunters, Director)                           |
|                | Neal Purvis (Open Communities, Chair)                     |
|                | Athlyn Cathcart-Keays (Open Communities, minutes)         |

**1. Welcome and Apologies for Absence**

1.1. There were no Apologies for absence.

**2. Minutes of the Meeting – RPG Meeting 3.11.20**

2.1. The meeting accepted the minutes as accurate with one change to Sharon’s title to be amended to ‘Project Manager’, in those present on page 1

**3. Options Appraisal for Towers - Process leading to Ballot**

3.1. Mike T asked the meeting whether we should establish design principles to be followed, put this into the Offer Document and then work on more detailed design work following the ballot in March?

3.2. There was general agreement to this approach. Jeanette asked would this approach take longer than another? Abigail replied it would not lead to any delay.

3.3. Sue asked why there is a need to have another ballot in March when the whittling down ballot had made a decision. Neal explained if there was not a ballot, the council wouldn’t get the £100k from the

- GLA per property to build new Council homes.
- 3.4. Shelene suggests that the Design Principles should be made clear in the Offer document. Visiting new build schemes would help with this. **Neal to look at how this could be done.**
  - 3.5. Olive suggested that virtual visits may also be an option.
  - 3.6. Patrick recommend everyone goes to take a look at the new flats at Woodene, now called Peckham Place, developed by Notting Hill/Genesis. Only 10 minutes walk away.
  - 3.7. Thomas noted that the :LBS design standards for New Council Homes document already confirm things the council is committed to.
  - 3.8. Toby thought visits would be a good opportunity to look at how things like drainage works, and issues of how the front gardens look.
  - 3.9. Mike reported that RPG comments have been taken on board and the Offer document will be updated. It will be a public record of the promises made to residents and will be the document that the cabinet will be approve in February. It will be finished substantially by the end of the month
  - 3.10. Action: RPG Meeting to be held on Tuesday 15 December to consider Draft Offer Document, and design principles.**
  - 3.11. Patrick asks about the planning bill and the Council's view on Design Codes. Neal noted there is a Design Code in the the Old Kent Road Area Action Plan that is about to be updated. **Neal to send OKR AAP to RPG.**
  - 3.12. Mike had met with the GLA and has had a positive response on consulting residents and those with Right to Return to the Towers in the March Ballot. He is drafting a report to the Council's Cabinet to make a decision on the Offer Document and to carry out a ballot on 2 February.
  - 3.13. Thomas suggested that Option B should not be the fallback option, as it was not very popular in the whittling down ballot and was very different to the Option B that had been supported in consultation in 2019. **Mike will take this up with the Strategic Director, and Cllr Pollak.**
  - 3.14. Nicole suggested it is better position to not say anything, rather than give an undesirable fallback option as part of the ballot.
  - 3.15. There was general agreement to this position.
  - 3.16. Mike will provide a draft cabinet report for the next January RPG meeting.**
- 4. Update from LBS**
- 4.1. Mike will send the Resident Engagement Plan to the RPG.**
  - 4.2. Mike reported that there had been 2 further offers that had been turned down this month, and one more resident had accepted and was due to move.
  - 4.3. Paul – Reported that leaks down from 10 per month down to 4 in the last month. They are due to a variety of different reasons. Full

report is included at the end of these minutes.

- 4.4. Shelene suggests that that design to reduce the chance of leaks should be of high importance for any new build. She thanked Paul for the analysis for the leaks.
- 4.5. Patrick would like to know about firefighting technology and highrise buildings, and how high fire tenders can reach. Has the council thought of banning Kingspan products from Council buildings. Abigail replied that the Council was reviewing all of its suppliers of materials to make sure they are safe. **Mike to raise this with the LFB.**
- 4.6. Jeanette asked how will the fire brigade reach the taller tower blocks? Mark explained that once a building is over a certain height the brigade have to fight it from inside. Once over 30 floors tall, you have to put a wet-riser in.
- 4.7. Neal asked if all the checking of gaps and cracks had been completed, or if there was any work outstanding? **Paul and Charles to provide a written update by 11.12.20.**
- 4.8. The Front Door Replacement to low rise is waiting for delivery from the manufacturer. Abigail reported that the average delivery time is about 14 weeks. **Paul to chase this and update for January RPG meeting on estimated delivery date.**

## 5. Residents issues

- 5.1. Jeanette raises issues of parking. With vans blocking pathways in Pencreig Way. **Olive to raise this with Charmaine, the RSO.**

## 6. Matters arising

- 6.1. (3.5) Mike had reported on positive response from GLA on ballot constituency.
- 6.2. (3.7) Amendment to offer doc on leaseholder option to fit their own kitchen has been added into draft.
- 6.3. (3.9) Design Issues had been included with the papers for this meeting. Neal to pull together further ideas before RPG meeting on 15 December.
- 6.4. (3.10) Abigail reported that there had been discussions within the Council on which part of the Council would be responsible for the new build if the March ballot supported this option. It will be the Direct Delivery New Build Team. Bromyard could be demolished during 2021, and this could be managed by Abigail and Sharon. Members of the New Build Team will be invited to RPG meetings in 2021.
- 6.5. (3.13) Neal had sent out info on Cross Laminated Timber tower blocks.
- 6.6. (3.14) **Mike will provide a proposed timeline in the Resident Engagement Plan he sends to RPG members.**
- 6.7. (3.15) Mike has added a line in the offer document on Capital Gains Tax and non resident leaseholders.
- 6.8. (4.2) Mike has asked whether there can be more robust alarm

covers. **Outstanding.**

- 6.9. (4.8) Paul had reported on leaks analysis.
- 6.10. (5.1) Olive had written to residents on rubbish disposal. Mike has raised more frequent rubbish and recycling collections with waste management. **Outstanding.**
- 6.11. (5.2) Removing boilers is not possible unless there are not safe. **Mike to add note in newsletter on any disused boiler health and safety issues/hazards.**
- 6.12. (5.3) Olive had sent back copies of the newsletter to Shelene. **Future Newsletters to be sent via email to Shelene and Sue.**

## **7. Any Other Business**

- 7.1. Toby asks about future consultation and the clarity of who is being consulted. When things move forward, who will be involved in the consultation around the low-rise blocks? Would be good to formalise this process.
- 7.2. Abigail a Resident Project Group will be set up specifically for the low rise residents when the Council plans Quality Homes Improvement Programme Works on those blocks
- 7.3. Toby was keen that all of the estate understand the impact of proposed works on the Towers.

## **8. Date for next meeting**

- 8.1. 15 December – Offer Document and Design Principles Meeting
- 8.2. 5 January for next RPG meeting

Athlyn Cathcart-Keays 2.12.20.

## **Report on Leaks from Paul Thomas**

15 properties outstanding due to access issues, where we are liaising with the resident services team. We hope to clear them up in the next 2 weeks.

Sarnsfield – 1 property

Skenfrith – 5 properties

Peterchurch – 9 properties

Around 90% of the work carried out as a result of the investigations has held up, and as mentioned last month this work was mainly to failing joints on the pipework.

Where additional leaks had been reported in September and October and the 4 new leaks that have occurred this past month, they were identified as either unavoidable due to resident lifestyle, problems relating to HIU units as the system re-pressurised, or new issues some 2 months after the leak investigation was completed. For example; 2 month after the investigation and resulting work was completed, a new problem occurred to the wash hand basin. There have also been a couple of issues related to OT shower wet rooms which were out of the ordinary. There has also been an issue where the investigation was done to a leasehold property and the results including a faulty toilet cistern were relayed to the leaseholder, who is responsible for maintaining these types of elements, there was some delay in them doing this.

One of the issues raised at the last meeting was the suggestion that corroded copper pipes should have been picked up and replaced when the last internal renewal works were undertaken. Having spoken with the contractors we are satisfied that the condition of the pipework which is open to all sorts of outside factors varies throughout, and it is perfectly conceivable leaks have manifested on the pipe work and joints over the last few years.

There is no doubt leaks will continue to be an issue throughout the blocks into the future, but in conclusion the investigation and maintenance programme as a whole has been successful with numerous minor leaks identified and remedied, averting more serious damage occurring in the future.