

Ledbury Estate Project Team Meeting

Tuesday, 3 August 2021 by Zoom

Present	Initials	Present	Initials
Jeanette Mason	JM	Jacqui Fogerty (Calford Seaden, Partner)	JF
Patrick Goode	PG	Mike Tyrell (LBS, Director of Ledbury Team)	MT
Thomas Ennis	TE	Patricia Lewin (LBS Project Manager)	PL
Shelene Byer	SB		
Susan Slaughter	SS		
Nicole Bailey	NB	Neal Purvis (Open Communities)	NP

1. Introductions and apologies for absence

- 1.1. NP took the Chair.
- 1.2. Apologies were received from James Masini, and Eishrat Islam from LBS.
- 1.3. PL reported that KCA architects and Mark Baines would attend the Design Sub Committee, but not the RPG Meeting.

2. Update on Membership

- 2.1. NP reported that Toby Bull was no longer living on the estate and had stood down as a member of the RPG.

3. Minutes of Ledbury RPG meeting 6.7.21

- 2.1 With the clarification in 7.1 that the Study Tour was on 31 July, the Minutes were agreed as an accurate record.

4. Design Sub Committee Meeting 27.7.21

- 1.1. NP had circulated minutes of this meeting.
- 1.2. PL reported that she had received the RIBA Stage 1 report from KCA, she will review it and hoped to issue it to the RPG by 19.8.21. LBS are having fortnightly design meetings with KCA, Calford Seaden, and Mark Baines to make sure the issues raised by residents are being incorporated into the developing designs.
- 1.3. PL explained the process of working with KCA on the minutae, involving senior managers where guidance was needed to develop the design, before preparing the next stage of design proposals for the RPG Design Sub Committee.
- 1.4. **NP and PL to check that KCA are aware of all the design ideas developed by RPG.**
- 1.5. TE noted that there had been discussion about having a mail room in the lobby of blocks where deliveries can be left if the resident is not at home. Delivery

companies are able to contact residents if they arrive and the resident is not in to take the delivery. He was concerned that a mail room may not be secure, and may not feel like a safe place for residents.

- 1.6. PL outlined what decisions are made at each stage of RIBA Design from Stage, where there is a clear brief, general arrangement with an approach to landscaping and massing. **PL to reissue Design Log showing what stage in the process each issue would be decided.**

2. Study Tour 31.7.21 –

- 2.1. Residents passed on their thanks to KCA for organising and interesting and stimulating tour. PG, TE and SS had provided written feedback on the tour.
- 2.2. PG noted that the landscaping at Colville and Kings Crescent was poor and asked if the Design Sub Committee could visit some better landscaping. **KCA to identify other estates with better landscaping.**
- 2.3. PL noted that landscape design is one of the workshops programmed for November. It is part of RIBA stage 2-3.
- 2.4. TE noted the landscaping at Woodberry Down outside the Redmond Centre was better than the other estates. Dan had told TE that the landscaping at Ledbury would be a larger area than Kings Crescent and that KCA would provide a comparison and dimensions when they presented this information to the RPG.
Action for KCA
- 2.5. SB noted problems with accessibility of meters, which can only be accessed through the housing officer in her block. It meant it was difficult for residents to read their own meters, and that it was locked away and high level.
- 2.6. There was a discussion about letterboxes. JM noted that at Colville there had been an Amazon deliverer failing to deliver a package that was too wide for the letterbox. At Kings Cross letter boxes had been broken into and were not secure. They had been reported as a repair, but were not fixed several weeks later. Residents were clear that letterboxes at ground floor for all flats would not work. TE noted that SBD in discussing these measures (in section 2a of their guide for gold standard) is indicating that letterboxes at front doors are acceptable as long as other security measures are in place such as cameras and recorded fob access. They also say that these can be fitted to the door or beside it.
- 2.7. PG asked where the money for the new homes at Ledbury would be found. NP explained that there is a grant from Sadiq Khan, income from Right to Buy receipts and land sales, and borrowing. The Cabinet Report had set aside money in the Council's Capital Programme to pay for the new homes at Ledbury. PL explained that when homes were built any receipts generated from the sale of homes in Phase 1 would help the project cash flow to contribute to some of the council rent homes on Phase 2.
- 2.8. MT explained that there are 2 leaseholders left owning homes in Bromyard, and the Council is confident that they will be able to make a deal with those leaseholders to

allow works to begin at Bromyard. This would mean works could begin by September 2022 to make sure the GLA grant is received.

- 2.9. MT noted that Councils are allowed to borrow what they can repay through the rents. The other big cost that Councils had to factor in to their capital programme is the cost of Fire Safety Work.
- 2.10. **NP to regularly review Council reports on the Council's Capital Programme and keep the RPG informed.** *Post Meeting Note – Next report to Council's Cabinet September 2021.*
- 2.11. JM reported that she did not think the windows in Kings Crescent homes were safe and easy to clean. The fixed panel would be difficult to reach.
- 2.12. The private balconies would not be safe for children, they could get their feet caught at the bottom of the balcony panel. They had a wooden deck and JM was concerned they would splinter.
- 2.13. The stairs inside the flat had wooden flooring. They could be slippery and not safe.
- 2.14. JM reported that she liked the large cupboards inside the flat, and that the washing machine and heating controls were in there. The downstairs Bathroom and WC were a good size.
- 2.15. JM did not like the letterboxes in the entrance lobby. They were not secure.
- 2.16. SS commented that the landscaping at Colville was very grey and hard. There needs to be more colourful landscaping with green areas to improve the mental health of residents.
- 2.17. SS was concerned that visitors were told to keep quiet when walking from the lift lobby to the entrance of the flat along the communal access balcony. This did not feel very welcoming.
- 2.18. SS did not like the private balcony deck, which was wood, and the open panel. She did like the winter gardens on the low rise homes on Kings Crescent.
- 2.19. SS was concerned that there was a boiler room on Colville that was only supposed to last 25 years. PL confirmed that the options for the heating system will be part of RIBA stage 3 design. The options in Southwark are not the same as the options at the completed homes at Colville, as technology continues to improve.
- 2.20. TE noted LBS were more amenable to underfloor heating than they were in the past. He would like to see underfloor heating because it was controllable, it left more wall space and made the flat easier to decorate. SS was concerned that when her sister had underfloor heating in Southwark it was not easy to repair when it broke down.
- 2.21. NB commented that she thought the design of the towers at Colville looked okay, and that she liked the light and open lobbies at ground floor, and the bike storage at ground floor. She was not sure if she would leave a bike there if there was not a concierge.

- 2.22. NB liked the bricks and the contrast at Navarino Mansions. The design had aged well and she was not sure that the single colour bricks at Kings Crescent would weather as well as Navarino Mansions.
- 2.23. NB was concerned that having brick fronted balconies (like at the Colville tower blocks) blocked the view. The advantage of living in a tower block was being able to see the view from your living room.
- 2.24. NB liked the dual aspect flat that was visited. Not having living areas in the maisonette facing the access balcony worked well. NB did not want windows onto any access balconies.
- 2.25. NB did not like the winter gardens and prefers open balconies. She noted that flats that opened onto the ground floor streets did not work well, and that architects had said they would put ground floor living areas onto a courtyard.
- 2.26. NB thought the landscaping at Colville was hard and grey, and that the landscaping at the Redmond Centre was much more effective.
- 2.27. PG suggested that the only easy way to get triple aspect homes was to have a similar H block design, to Ledbury Towers. One option could be two 24 storey towers to replace the existing homes.
- 2.28. PL responded that LBS did not have an agenda to build only lower blocks, and there were other higher blocks proposed on the Old Kent Road. The issue for LBS was that the design of the blocks had to be high quality and they needed to fit in with the existing buildings in the neighbourhood. She noted that the stretched hexagon design of the two tower blocks at Colville was a specific response to the constraints of the site. Developing designs that respond to the constraints (and opportunities) of a site is fundamental part of designing good quality homes.
- 2.29. SB noted that issues to take into account include, windows should not be floor to ceiling and need to be easy and safe to clean. In Peterchurch the kitchen opens off the living room. It is better that each room is accessed through a lobby. Balcony doors need to have handles on the outside as well as the inside to make sure residents do not get locked out on the balcony. There should be a way to ventilate the living room without opening a balcony door. TE suggested a sliding door could help with this.
- 2.30. JM noted the bin areas at Colville work not welcoming and they smelled.
- 2.31. There was a discussion about winter gardens and whether the windows above the balustrade could be removable or optional with residents able to fit them after the building was completed.

3. Consultation on Boundary

- 3.1.** MT reported that 58 had given their opinion on whether the TRA Hall should be included and replaced or should not be included in the red line. 79% supported the TRA Hall being included within the red line and replace.

3.2. Update on Decant

3.3. There had been no moves in the last month from Secure Tenants or Leaseholders. There was no movement in Temporary Accommodation.

3.4. There had been 2 fire brigade exercises at Bromyard in the last month, and there had been one spot check on the blocks on 3.8.21. LFB had not raised any concerns in their inspection.

3.5. Leaks

3.6. There had been 3 leaks in the last month, one in each block, each one affecting 2 flats. Repairs had been made to deal with each of the leaks.

3.7. Door Replacement in Low Rise

3.8. RPG had heard last month that LBS was to serve default notices on the contractor for the unacceptable delays in fitting the new front entry doors. **NP to chase Abigail Buckingham to check on progress.**

3.9. PG asked whether the valuations offered to leaseholders would change as property prices continued to rise. MT replied that property prices have risen more slowly in London than in other parts of the country. When leaseholders were looking to make an agreement with the Council to move to a different home, the new home and their existing home would be valued on the same day, so it was clear both were valued at the same place in the market.

4. Wider Estate Consultation

4.1. As the designs for new homes develop, the next stage of this is due to take place in October 2021.

5. Resident Issues

5.1. There were no resident issues.

6. Matters Arising from the Minutes of 6.7.21.

6.1. (2.9) **MT to raise ventilation on stairwells with LFB Borough Commander. The meeting has been rescheduled. Outstanding**

6.2. (2.10) MT had circulated Providence Wharf fire report.

6.3. (2.16) OG had been in contact with the leaks from above team.

6.4. (3.4) Study Tour had taken place on 31.7.21.

6.5. (4.3) **MT to help TRA get benches put into the garden area at the back of TRA Hall. Outstanding**

7. Any Other Business

7.1. SB raised a concern of a young child wandering around Pencraig Way. MT had referred this to Social Services.

7.2. TE reported that the emergency contact number notice had been taken down again in the odd floor lift in Skenfrith. **MT to get the notice reinstated.**

7.3. JM reported noise from young people living in the towers in Temporary Accommodation. **MT to raise this with Ledbury Team and Temporary Accommodation Management.**

8. Date of next meeting

8.1. RPG

7 September 2021

5 October 2021

Design Sub Committee Meetings

31 August 2021

28 September 2021

Neal Purvis 4.8.21.