

Notes of Ledbury Estate Residents Project Group Meeting

7 Nov 2017

Attended	Resident members		
	Mike Tyrrell	MT	LBS
	Sharon Shadbolt	SSH	LBS
	Tony Hunter	TH	LBS
	Ray Coyle	RC	Open Communities - ITLA

1. Matters Arising

- **TH** fed back information from the London Fire Brigade (LFB) on sprinklers in residential buildings. LFB advocate the use of sprinklers but do not enforce it. However any review of building regulations following Grenfell Tower may be retrospective.
- **TH** to provide **JD** with letter from LFB
- **TH** then stated that there is no building insurance cover for defective buildings. Councils expected insurance premiums to increase following Grenfell.
- **MT** reported that an English language test is being carried out on an ongoing basis to ensure all staff have the communication skills required. Four staff have been dismissed to date and replaced
- **TH** stated that there would be new fobs for all tenants for the new entry systems – except Bromyard. All new entry systems should be complete by w/c 20 Nov. The cleaning programme will then commence in the same week

2. Update from LBS

Heating, Hot Water, Electrics and Fire Alarms

- LBS had exceeded deadline to have all completed by end Oct. By 16 Oct all but 4 had been completed and all who needed the work had received it. Work on increasing electrical capacity to flats was done by 16 Oct

Actions following fire alarms in Bromyard

- **MT** stated that all night staff are checked once a week as a direct result of Bromyard. Residents wanted evacuation sheets but the LFB were against this.

Change of Fire Safety regime

- All fitted and should go live on 15th Oct. Letter to go out to 49 residents who have not been accessed as yet.
- **MT** stated that the internal heat detectors would only be set off by extreme heat while the smoke alarms will be situated outside the flat in the communal area. There will be a panel in the main lobby of each block which will show where any alarm is sounding.
- **TH** stated that a letter would go out to all residents re testing of new alarm system by 14 Nov. There was a general discussion around people smoking in communal areas and the lack of 'no smoking' signs in stairwells.
- **TH** said he would look at this and report back. He stated that the Ledbury blocks are the only ones in Southwark with this system.
- **DO** stated that the new door entry systems should be placed inside the inner front door rather than between the 2 entrance doors (clarity required on this).

- Two wardens would remain in place in each block – 24/7. One would be watching the main panel in the ground floor lobby for flashing lights and the other would patrol the building.
- **JD** led a brief discussion on shift patterns of the wardens, stating that 12 hour shifts were not ideal. **TH** stated he would raise with contractors and report back.

Issues raised by leaseholders

- **TE** stated that leaseholder issues should be dealt with primarily in the specific leaseholder forum and that it shouldn't take up time in this forum.
- **GH** stated that the council had employed a more aggressive legal advisor and this was having an effect on the ongoing discussions.

Towers and estate wide deep clean

- The deep-clean pilot programme should commence by end of this week (10th). This will start with a sample cleaning of concrete and lino. Visits will be carried out to each block accompanied by residents to see exactly what is required.

Management of towers as voids increase

- There are currently 25/26 void properties across the four blocks.

Hoardings

- The hoardings are now up. The TRA will be working with interested parties including the Big Local on artwork for the hoardings. This will include local schools. A meeting is to be arranged with a target for Feb/March 2018 start.
- **SSH** to take responsibility for co-ordinating the process.

3. Residents issues

- The opening session with SLAM on counselling for residents was due to take place on 8th Nov.

4. ARUP report

- **TH** stated that the report will highlight ARUPs involvement from day one. Report on target to be produced by 20th Nov.
- **MT** stated that each resident would receive a four page summary of the Arup Report. Public meeting due on 23rd with a venue to be confirmed – possibly the local school.
- The report will not offer all options for the future of the blocks and all costs etc will come back to be discussed at this forum.
- **TH** stated that the ARUP report will not be looking at issues such as the leaks and that LBS will bring in consultants to look at this issue. The consultation that follows the Arup Report will identify the issues that would need to be addressed, such as leaks, as part of any major works to the towers.
- **SSH** stated that Keepmoat are compiling a record of issues including leaks and report these back to LBS and the RPG.
- Residents are interested in having a round table session with 'experts' in the weeks after the initial public meeting and exhibition.

5. Continuing role of RPG

- **MT** stated that he will be looking for a steer from the community on the role of the group once the ARUP report is ready. Some consultation will be needed as well as agreeing the scope of the work of the group in looking at the options from the report.

AOB

- **TE** led a brief discussion about heating breakdowns and how they would be dealt with.
- **TH** stated that there is a 12 month defect liability period with Keepmoat.
- **JD** asked if information on this could be displayed in the block notice boards.
- **SSH** stated that the after-care pack to residents will have information on what to do in the event of break-downs.
- **TE** stated that the council should be more pro-active in encouraging feedback on this.
- **SSH** stated that satisfaction surveys would be carried out to inspect for any post work issues.

Date of next meeting - Tuesday 5th of December 2017