

**Minutes of Ledbury Estate Residents Project Group Meeting
4th June 2018**

Attendance:

Sue Slaughter		SS	RPG	Jo David	JD	RPG
Thomas Ennis		TE	RPG t	Glenn Holmes	JD	RPG
Shelene Byer	SB	RPG		Patrick Goode	PG	RPG
Serife Dervish		SD	RPG			
Jeanette Mason		JM	Resident	Eileen Bassom	EB	Resident
Danielle Gregory		DG	Resident	Toby Bull	TB	Resident
Benjamin Fournond		BF	Resident	Amy Zeigler	AZ	Resident
Mike Tyrrell	MT	LBS		Ferenc Morath	FM	LBS
Sharon Shadbolt	SSh	LBS		Cllr Evelyn Akota	EA	LBS
Mark Baines	MB	Hunters		Graham Acus	GA	Hunters
Neal Purvis	NP	Open Communities - ITLA				
Lockhart Murdoch	LM	Open Communities				
Apologies for Absence	None					

1. Introductions

1.1 NP welcomed guests from Hunters and called for round the table intros. NP advised there had been suggestions that RPG meetings should be recorded. MT advised LB Southwark had no objection but would prefer that Open Communities were responsible for the recording - agreed.

2. RPG Terms of Reference

2.1 NP circulated a paper with draft changes to Ledbury RPG Terms of Reference to take account of low rise residents' participation in the RPG. One absentee member had not attended RPG for several meetings nor submitted apologies.

2.2 Recommendation agreed that person is deemed to no longer be a member.

2.3 Recommendation agreed that the RPG Terms of Reference are updated as set out in the RPG paper.

3. Notes of the Meeting 1st May & Hunters Workshop 15th May 2018

3.1 The minutes of meeting 1 May 2018 were agreed as accurate.

3.2 The minutes of meeting 15 May 2018 were agreed as accurate.

4. Options Appraisal (OA)

- 4.1 MT reported that since the last meeting LBS had written to low rise residents about the option appraisal. There had been motions from a meeting of low rise residents and LBS had earlier on the day of the RPG meeting agreed to ballot on whether the low rise blocks would be included in the Option Appraisal. MT circulated a draft ballot intended to gauge opinion. Members discussed the wording of MT's draft and suggested amendments. **MT agreed to revise the draft consultation for low rise residents and circulate to RPG and Open Communities before circulating to low rise residents.**
- 4.2 There were concerns about what low rise residents understood by Option Appraisal, and what extending the blocks meant.
- 4.3 JM made clear that the main concern of low rise residents was that they did not want building on top. Infill development would only be in areas on the estate on the map issued by Hunters with blue areas.
- 4.4 SSh made clear that no decision had been made on whether any new homes would be sold to pay for works on the estate. This issues would be considered later in the Option Appraisal process and would be discussed by the RPG.
- 4.5 There was a discussion on the process to be used to ballot low rise residents. One vote household, with a reply paid envelope, ballot box, and possibly other voting methods.
- 4.6 **MT agreed to change the design of information to low rise residents so it was headed Ledbury Estate and is not illustrated by photos of the Ledbury Towers.**
- 4.7 RPG requested all letters with the questionnaire are addressed individually.
- 4.8 **MT to circulate draft cover letter to RPG members.** This needs to include how and where to get more information about the option appraisal.
- 4.9 There was a discussion on how a Local Letting Scheme would work for Ledbury Estate. Ledbury Towers residents have the right to return to refurbished flats in the towers and council homes on the site of the towers and would have first choice.
- 4.10 There was a wide ranging discussion of what the OA might mean for low rise residents including disruption, the recharging of works to leaseholders, changes to the spaces on the estate including parking, and more people living on the estate.
- 4.11 MB set out a process where there would be consultation with low rise residents on whether they wanted to be included or not. If the low rise residents decided they did not want to part of the option appraisal process there would be no option appraisal on the low rise blocks. The Option Appraisal will focus on the Towers. Low rise residents would still be consulted later in the process as the works to the towers would have an effect on low rise residents.
- 4.12 **MT to redraft low rise ballot and supporting information.**
- 4.13 MB tabled an updated questionnaire to find information from residents. It would be sent first to Tower Block residents and ex residents. If low rise residents decided to

be part of the Option Appraisal, it will then be sent to them. Some questions are for all the estate and it would be useful to consult Low Rise Residents whether their blocks are included in the Option Appraisal or not. RPG members gave comments on the questionnaire.

4.14 PG asked if few people wanted to move back into tower blocks would that mean the towers would be demolished. Hunters made clear that they would report but not judge the findings from consultation.

4.15 MB explained that if there was new build, the parking provided would be in line with current planning guidance. For refurbishment the existing level of parking would be provided.

4.16 Where questions are asked about specific areas on the estate, this to be shown by a shaded plan in the questionnaire.

4.17 There are stakeholders in addition to residents who have been identified with an interest in the estate. They will be consulted as options are developed.

4.18 MB explained that this questionnaire would give Hunters information to develop options, and residents and stakeholders would then be asked their opinion on these options as they develop.

4.19 Residents who need help to fill in the questionnaire will be offered support from Open Communities. **MT to identify residents who need support.**

4.20 Southwark's logo to be on the questionnaire.

4.21 MB advised Hunters continued to do some background works on massing (size of buildings) and storey heights for possible new build on the blue areas on the plan. Hunters need some input from the resident questionnaire to develop this further and bring clear ideas back to the RPG.

4.22 MB confirmed that Hunters have received all of the information they have requested at this stage.

5. Update from LBS

5.1 Sylvan Grove - MT gave an update on offers and acceptances: 51 households had accepted Sylvan Grove properties and were signing up and moving imminently. 10 one bedroom and 12 two bedroom flats remain with four viewings this week. At the end of that, LBS would know what remained for Ledbury leaseholders. MT had written to resident leaseholders to update them on the current position.

5.2 When resident leaseholders have been offered Sylvan Grove, homes left will be offered to those on the housing register across the borough.

5.3 SSh reported that the Deep Clean by LBS was complete but Keepmoat follow up is still being procured. **Start date, specification and programme will be clear by 8.6.18. SSh will report.** The low rise blocks to be included in these works.

5.4 Management of towers with increasing numbers of voids would become more urgent as Sylvan Grove cases moved out. 57 tenants and 34 leaseholders currently in the towers. MT advised local team was exploring curtains and timed lighting in voids. This item to be kept under review and MT to report back to RPG.

5.5 SB was concerned that notice saying 'do not post mail' is an advertisement of empty homes.

6. Resident Issues

6.1 TE advised adults were congregating in the football pitch areas in the evenings and ASB was becoming an issue. Asked that LBS look at this. **MT to report back.**

6.2 PG raised question of voids being used as temporary accommodation. MT advised that Cllr Cryan's current decision was that the homes on Ledbury Towers would not be used as temporary accommodation. MT to provide report for RPG meeting 9.7.18.

6.3 PG raised the need for another leaseholder meeting. **Leaseholders to agree date for this.**

7.LBS Decisions

7.1 NP reported that Fiona Buist from LBS Home Ownership had informed him that there will not be a need for a Cabinet decision to approve the Leasehold Shared Equity option for Ledbury Towers Leaseholders at Sylvan Grove. **MT agreed to clarify the process and decision taken.**

8.0 Matters Arising

8.1 To be dealt with by email.

9. Date of next Meeting

9.1 3rd July at 7.00pm