

**Minutes of Ledbury Estate Residents Project Group Meeting  
7<sup>th</sup> August 2018**

**Attendance**

**RPG**

Sue Slaughter	SS	Alex Hedge	AH
Thomas Ennis	TE	Patrick Goode	PG
Jeanette Mason	JM	Eileen Bassom	EB
Shelene Byer	SB		

**Observers**

Amy Zeigler	AZ	Resident
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**LBS**

Mike Tyrrell	MT	Abigail Buckingham	AB
Sharon Shadbolt	SSh	Ferenc Morath	FM

**Others**

Graham Acus	G	Hunters
Neal Purvis	NP	Open Communities – ITLA

**Apologies for Absence:** RPG Members: Toby Bull, Serife Dervish, Glenn Holmes,  
Hunters Mark Baines

**1. Introductions and update on membership**

- 1.1 NP informed attendees that the meeting would be recorded.
- 1.2 NP reported that two Low Rise residents had volunteered to become members of the RPG, Alex Hedge and Toby Bull.

**2. Minutes of the RPG Meeting 3<sup>rd</sup> July & Hunters Workshop 24<sup>th</sup> July 2018**

- 2.1 With the correction of the meeting date to 3 July, and clarification in 3.29 relating to 'replacement for *some of the* homes in the low rise', the minutes of the meeting 3 July 2018 were agreed as accurate.
- 2.2 With the correction in Residents present deleting Benjamin Fourmond, and replacement with Alex Hedge, the minutes of the RPG Hunters Workshop on 24 July 2018 were agreed as accurate.

**3. Options Appraisal (OA)**

3.1 MT circulated a handout *Refurbishment Consultation* and updated the meeting on the consultation on refurbishment options. The consultation had closed on 22 July and 66 out of 218 questionnaires were completed. There was a 30.2% response overall and a 51.4% turnout from residents in the towers, which is a high rate of return for these kind of consultation exercises.

3.2 Responses were weighted with first priority getting 4 points and priority 4 getting 1 point. The results were close between Option 2 and Option 3. MT gave the results from different categories of consultees. For all respondents Option 3 (170.5 points) was more

popular that Option 2 (168.5). For those currently living in the towers Option 2 (98.5 points) was more popular than Option 3 (92.5). Tenants remaining in the towers favoured Option 2 (78.5 points) to Option 3 (70.5), with resident leaseholders favouring Option 3 (22 points) over Option 2 (20). Both Option 2 and Option 3 would be part of the Options considered in the next stage.

3.3 MT circulated a paper setting out *Next Steps Consultation*, setting out another round of consultation starting on 18 August and ending on 3 September on four options for the future of the estate. The options to be:

- Option One – Refurbishment of the towers
- Option Two – Refurbishment of the towers and building some new homes around them
- Option Three – Mixture of partial refurbishment and demolition with a replacement with new homes
- Option Four – Demolition of Bromyard, Petercurch, Sarnsfield and Skenfrith, and replacing them with new homes.

3.4 MT suggest not finalise details of options in Option Three and Four. What it would include would be examples of possible designs. MT asked for RPG feedback on the questionnaire, and the same groups asked to respond as for the previous refurbishment questionnaire.

3.5 Hunters to hold two drop in sessions during the consultation period between 2pm and 8pm.

3.6 MT suggested other consultees would be asked about comments and concerns from neighbours. Ledbury low rise – OKR, shops in Commercial Way, Ledbury Estate, Church, Livesey Exchange and the school. MT asked if others needed to be consulted.

3.7 SS asked how comments from non resident consultees would be used. AB replied that there are often concerns about the impact of works, road closures, parking, and these would be compiled and report to Cabinet as part of the Cabinet Report. Some of these issues would be dealt with in detail later if there was a planning application.

3.8 MT outlined if there is demolition and new build, and LBS apply for grant from the GLA, there would have to be a ballot of residents across the estate later on.

3.9 MT suggested that the first Option could be refurbishment to the level set out in Option 2 (refurb) while the second Option refurbishment with infill could be Option 3 (refurb) part paid for from some infill homes for sale. MT asked for views on this.

3.10 MT asked which blocks could be demolished in the third Option partial demolition newbuild and refurbishment.

3.11 TE asked whether any of the newbuild would be homes for sale? MT replied that this would be a political decision, and if there were any homes for sale, this would help to part pay for the other works.

- 3.12 TE asked about benefits to low rise residents if there was any new build homes. MT replied that 50% of any new build homes for Council rent would be available for tenants on Ledbury Estate who were on the housing register.
- 3.13 MT explained that there are no two bedroom homes on Ledbury low rise. A local letting scheme could help low rise Ledbury tenants who need a two bedroom home.
- 3.14 Benefits that could come from each option need to be set out in the consultation material.
- 3.15 PG asked how many tenanted flats there are on the estate and how many there would be at the end of the process. MT explained there was 190 tenanted homes, and two have been bought back. There are now 192 Council homes. If more are bought back they will remain when refurbished or be replaced by Council rented homes. If there is new build, at the very least 35% of the new build will be Council rented and probably more.
- 3.16 AH asked whether some towers should be refurbished if others were demolished. MT replied that retaining Bromyard would provide more homes than new build on the same site. AB explained that some people do want to return to the blocks when they are refurbished. The tower blocks can be refurbished and will be safe. The Arup Report has set out how this could happen.
- 3.17 AB asked whether RPG had any views on which towers should be demolished in a partial refurbishment demolition option. SS suggested not Sarnsfield as it was in better condition. AB explained that all blocks would be stripped back to the core and would require as much work as the other blocks.
- 3.18 SS raised concerns about the cost of rents and service charges for new build Council homes. In Churchyard Row, the rent is £160 pw, in Council tax band D, compared £104pw in Council Tax Band B.
- 3.19 NP suggested information on the rents, service charge and Council Tax for refurbishment and new build rented homes each of the four options as part of the consultation so residents are able to come to an informed decision on the options. MT agreed to provide this information with the Options as part of the consultation.
- 3.20 TE asked whether the Council will bid for GLA grant. FM explained that the Council will bid for a programme of new build across the borough. Some grant could be allocated to Ledbury. It would not provide grant for all new build homes on Ledbury. The bid will go in September.
- 3.21 SB reported that Peterchurch had previously had lots of leaks and now many residents had moved out it was not clear whether the works done so far, or whether less residents in the building were the reason for less leaks.
- 3.22 SB explained that Peterchurch was well placed aware from the noise of OKR, and well away from the smell of the Veolia plant.

- 3.23 MT the third option could be demolish one block or demolish three blocks. The third Option could include two examples, and the fourth Option could have two variants. FM suggested that the consultation would be on principles for third and fourth Options, and that would be followed with more design work.
- 3.24 FM suggested a comments box in the questionnaire to high rise residents and former residents.
- 3.25 FM suggested two examples in third Option would be Bromyard stays and other three are demolished, or Bromyard is demolished and the other three stay.
- 3.26 SS raised concerns about how complicated the options were and whether all residents would find it easier to understand what they were being asked their opinion on.
- 3.27 SB's viewed the third Option as a very emotional option that would raise many questions. PG agreed with SS that the third Option was not clear and the RPG were not comfortable with it.
- 3.28 FM identified the third Option gives a option to return, rather than just new build or demolition. Discounting the third Option would remove the possibility for all high rise residents.
- 3.29 SS asked for much more clarity about what the third Option includes.
- 3.30 FM set out the Council's commitments to allow tenants to return to the towers, at the current rents, build at least 35% of new build homes for Council . FM explained that in other parts of the borough tenants had chosen to move to new build homes. There are a variety of different views and a demolition and refurbishment options open this up.
- 3.31 NP summarised the RPG want to see more detail on what the third Option would mean before it would consulting residents.
- 3.32 In response to a question from AH, MT and FM made clear that on previous schemes there was a minority of tenants wanted the right to return when blocks were refurbished.
- 3.33 GA circulated two examples of Draft Consultation Boards. The numbers of the Options were not correct. Second Option – there would be two boards, refurbishing towers with infill homes around three towers and Bromyard. GA asked for RPG comments on the information.
- 3.34 NP asked about where rent, service charge, council tax information will be provided, **MT to respond.**
- 3.35 AB suggested that an Outline Design Statement will help to explain more of the differences between new build and refurbishment. NP suggested this include outside space, space standards, . AB said this could say 'as a minimum' for all options.

- 3.36 SB suggested that the consultation includes a verbal briefing before introducing any printed information.
- 3.37 FM said all residents at drop ins will be walked and talked through the options.
- 3.38 NP suggested refurbishment would include higher standards of insulation, and it was possible whether strengthening would change the room sizes.
- 3.39 Labels needed to make clear what time of year and day shadowing was illustrated.
- 3.40 TE asked about heating for new and refurbished homes. GA explained this would be decided later in the process. FM explained this would make little difference to overall numbers of infill homes.
- 3.41 PG explained that Sylvan Grove and Churchyard Row were dark, whereas Ledbury Towers homes were light. FM explained that Mark Baines (MB) had taken this into account. There are some single aspect homes in one corner of infill. PG explained the size of windows as well as the orientation was important.
- 3.42 MT explained Ledbury Towers residents prefer separate kitchen and bathrooms, not open plan. He had made this point clearly to MB.
- 3.43 RPG asked to visit new build Council Homes recently built by LBS to see the size of windows. **MT to arrange a visit to Sumner Road LBS new build.**
- 3.44 NP suggested more words would be helpful to explain the images.
- 3.45 PG was concerned that the proposed infill was very close to OKR at 8.9m from the road.
- 3.46 RPG considered boards on the new build options. Heights to be colour coded by height in the plans and arrows and captions to link statements to maps, or use names of existing blocks.
- 3.47 Each board to include landmarks to orientate the drawings and where views are from e.g. Vietnamese pub on corner and KFC.
- 3.48 Illustrations could show more windows in elevations, and plans and elevations could be orientated in the same way, that would make it easier to understand.
- 3.49 Sky gardens to referred to as roof terraces.
- 3.50 20% single aspect flats, which direction do they face? More detail needed.
- 3.51 GA to give a timetable on when revisions will be made for another RPG meeting to comment before consultation begins on 18 August.
- 3.52 Board on refurbishment to include specification and some photos to illustrate similar works on similar blocks.

- 3.53 NP asked when the costing process on new build will happen. Hunters to do this when the options for consultation are set. RPG to see a version of the costing information at September RPG Meeting.
- 3.54 TE and SB asked MT to review the method of weighting of residents' views on the ranking of Options.

#### **4.0 Report from Leaseholder Meeting**

- 4.1 Minutes had been circulated to RPG members. Questions from leaseholders and written answers were circulated beforehand. In the case of demolition and newbuild Ledbury Towers leaseholders will be able to stay on Ledbury Estate if they want to.
- 4.2 PG asked if the Council had considered using Leasehold Enfranchisement to buy the freehold of Churchyard Row. **MT to find out if this has been considered.**

#### **5. Update from LBS**

- 5.1 Sylvan Grove – MT gave an update on offers and acceptances: 57 households had accepted Sylvan Grove properties. One had changed their mind, and their place had now been taken by another Ledbury tenant. 52 people had already moved. One tenant had significant adaptations made to a high standard.
- 5.2 20 people have visited Churchyard Row, newbuild at the Elephant. Advert published on 9 August. When tenants have bid, two weeks later, the remaining homes will be offered to leaseholders. A report has been drafted to the Council's Cabinet meeting recommending Churchyard Row homes can be offered to Ledbury leaseholders after tenants.
- 5.3 SSh reported that the Deep Clean work on Skenfrith was completed. RPG members were very happy with the standard of the works. Work on the three other blocks is continuing.
- 5.4 Estatewide Deepclean – there has been a patch test on asphalt. The result was not satisfactory. There will be testing of more methods of asphalt week beginning 13.8.18. If this works, there will be a specification agreed with TRA reps. Drains will be rodded.
- 5.5 SB reported that the pigeon netting on some of towers is ripped and pigeons are getting in. SSh to report to pest control.
- 5.6 AH reported a blocked drain in the childrens play area at Credenhill.
- 5.7 Management of towers with increasing numbers of voids would become more urgent as Sylvan Grove cases moved out. MT and TE inspected letterboxes, that will now be screwed up when they are void. LBS giving the post office regular updates on the void properties.
- 5.8 Fire Brigade inspected all four towers last week. They were happy with the dayglo stickers on the doors. Letterboxes of voids have been sealed up.

## **6.0 Scrutiny Committee Report**

- 6.1 Audit report on gaps, cracks and leaks. NP had circulated a copy to RPG members. FM reported that all recommendations have a target date and who is responsible. LBS back to Overview and Scrutiny Committee on progress on the actions in October 2018.

## **7. Resident Issues**

- 5.1 There were no further resident issues.

## **6.LBS Decisions**

- 6.1 Cabinet Meeting to make a decision on the Option Appraisal on 30.10.18.
- 6.2 Overview and Scrutiny Committee Report 15.10.18.
- 6.3 Cabinet Meeting to decide on Leaseholder Offer at Churchyard Row 18.9.18.

## **7.0 Matters Arising**

### **RPG Meeting 3 July**

- 7.1 (1.3) Newsletter had been distributed.
- 7.2 (3.5) Density information had been circulated. GA circulated an update.
- 7.3 (3.15) **MT to find out how many cars are registered on the estate – Outstanding.**
- 7.4 (3.25) **MB to provide space size comparison existing and proposed – Outstanding.**
- 7.5 (3.29) Other options developed by Hunters had been presented on 24.7.18.
- 7.6 (3.48) **Clarification on rents for homes in refurbished towers unchanged from now was published in the newsletter.**
- 7.7 (3.49) **RPG had met Hunters on 24.7.18.**
- 7.8 (4.4) SSh had circulated Tower Block Deep Clean programme.
- 7.9 There were no Matters Arising from the minutes of RPG Hunters Workshop on 24.7.18.

## **8. Any Other Business**

- 8.1 JM asked Hunters whether they would make a donation to the work of the TRA for the summer fete. **GA to respond.**

8.2 **NP to circulate details on Cabinet Member responsible for Brexit and LBS Strategy information on Brexit.**

**9. Date of next Meeting**

- 9.1 Proposed dates for future meetings
- a. 4 September
  - b. 6 November
  - c. 9 October
  - d. 4 December

N. Purvis 8.8.18.