

**Minutes of Ledbury Estate Residents Project Group Meeting  
9<sup>th</sup> October 2018**

**Attendance**

**RPG**

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

**Observers**

**LBS**

Mike Tyrrell	MT	Ferenc Morath	FM
Sharon Shadbolt	SSh		

**Others**

Neal Purvis            NP    Open Communities – ITLA

**Apologies for Absence:** RPG Members: Toby Bull, Serife Dervish, Alex Hedge  
Abigail Buckingham            LBS  
Danielle Gregory                LAG

**1. Introductions and update on membership**

1.1    Those present introduced themselves

**2. Minutes of the RPG Meeting 25th September**

2.1    With the addition of a post meeting note 3.11 to read(*Post meeting note – QHIP works are programmed for 2023-25*), the minutes of the meeting 25<sup>th</sup> September 2018 were agreed as accurate.

**3. Minutes of RPG Meeting with Councillor Cryan 3<sup>rd</sup> October**

3.1    With the change of *2 tenants to 3 tenants in 3.2*, removal of reference to Hunters in 3.5, and clarification that SC (not TE) *suggested residents could be involved in 3.7*, the minutes were agreed as accurate.

4.0    Update on Cabinet Report

4.1    FM reported that the Cabinet Report had been updated taking on board all comments of the RPG, Financial and Legal comments had were awaited from Council Departments.

4.2    FM did not expect there would be any significant changes. He would inform if the RPG if there were any significant changes.

- 4.3 Not charging leaseholders for heating costs in the interim will become a specific recommendation in the Cabinet Report as will not charging leaseholders for refurbishment works.
- 4.4 When changes have been made to take into account legal and financial comments, the report will go to a Cabinet Agenda Planning session where some changes could be made to the Report. The final report will be published on 23 October.
- 4.5 TE asked why there was a specific recommendation on Right to Return for leaseholders. FM explained that some residents had asked for it to be specifically spelt out as a recommendation for Cabinet to endorse. The recommendation related to all leaseholders. **FM to review the wording of the recommendation and to inform RPG of any changes that are made.**
- 4.6 MT noted the query SB had around the undertaking in the newsletter on Right to Return. The newsletter has been appended as an appendix to the Report.
- 4.7 PG asked about whether there could be any 'wiggle room' relating to finance for leaseholders buyout. FM made clear there would not be changes to introduce 'wiggle room'.
- 4.8 RPG to meet on 23 October to work through final version of Cabinet Report. **NP to begin drafting comments from RPG on the Cabinet Report.**
- 4.9 NP informed the meeting that he had booked a Deputation to Cabinet with the Committee Clerk. Further information is needed 5 days before the Cabinet Meeting.
- 4.10 FM noted the set time limit for deputation to at Cabinet Meetings to speak, and to check that the address is very direct.
- 4.11 NP asked what work would be done following a Cabinet Decision, and what order they would be done in. FM explained that the most important thing was to get the works 100% right, with the Council RPG, consultants and contractors working together. The early work will focus on the pilots, including surveys before the work. When the pilots are complete, if all goes well, the refurbishment of the first block should be more straightforward.
- 4.12 On the new build there will be surveys of the ground, and design work to lead towards to a planning application.
- 4.13 RPG will be invited to look at the pilot works at each stage, and see the strengthening works inside pilot flats before it is covered up.
- 4.14 JM raised concerns about the work done on the estate by Engie in the passed and asked about managing the works on site. FM replied that there will be a full time Clerk of Works, a Council employee onsite all of the time, based with the Ledbury Team.
- 4.15 NP suggested the RPG could question closely on the process to test the structural works at each stage.

- 4.16 PG asked whether Arup would test the work they had designed. FM replied Arup would design the work, the contractor would carry out the work, before Arup would test, and then Building Control would test all works before signing the works off. PG suggested if he was really ill he would ask a Doctor for a second opinion and Arup should not test their own work. **FM agreed to consider this.**
- 4.17 TE asked about any guarantees when the works were completed. SSh explained there would be Building Control Certificates. On other estates in Southwark there have been guarantees for new roofs and windows, with copies to the TRA. FM explained all guarantees are now held centrally on a computer system and copies of the guarantees would be supplied to the TRA.
- 4.18 FM outlined that the process to develop an outline programme of works, with an expectation that this would be ready in January. **FM agreed to produce an outline of tasks for the January RPG, without timings, so the RPG could see what is involved in the next stage of the work.**
- 4.19 SB asked how many pilots would be carried out. FM replied that the Council would do the number and type of pilots that would be done.
- 4.20 NP asked if the pilots show that the works would not give the life to the buildings that Arup had expected. FM explained it would depend on why. If the work could be done with same amount of cost. Adjustments would be made and the works carried out. If Arup were suggesting that the costs increased significantly following the pilots, the Council would have to reconsider whether the correct approach had been chosen.

## **5.0 Update Report from LBS**

- 5.1 31 leaseholders and 34 tenants remain in the four towers.
- 5.2 10 leaseholders are actively negotiating on the valuation of their home.
- 5.3 There have not been many suitable properties for tenants to bid for recently. Southwark are going to change the shared Ownership homes at Sumner Road to Council tenancies and this will therefore mean that when they are advertised there will be more properties available for tenants at Ledbury to bid for .
- 5.4 MT advised that the Council will not be offering the Ledbury Leaseholders the same deal on the Sumner Road homes as they had at Sylvan Grove. However as two leaseholders had expressed an interest in the Churchyard Row homes he is pursuing options for them.
- 5.5 SSh reported that the cleaning of asphalt had started at Pencraig Way, and jet washing needed a runoff for the water. The drains at Pencraig Way had been cleared to allow this. Major works were working with Resident Services to deal with these issues. SSh had asked Paul Thomas to look at testing on other parts of the Ledbury low rise. **PT to contact JM about the next stage of the works.**

- 5.6 MT reported that lights on timers to be fitted in some flats before clocks change. There have been no more fire brigade spot checks. Next fire alarm tests will be in early December.
- 5.7 SB asked whether the HIU will be checked. SSh reported that all residents will be contacted as it was close to the end of the Defects Liability Period for the HIUs. **SSh will feedback on what checks can be done on HIUs in empty flats, where the water had been shut down.**
- 5.8 PG asked about the evacuation process for people with disabilities. MT explained that this is covered in the evacuation plan and that this is covered in the PIB information which is spot checked every night as part of the patrols that are carried out and it has also been the subject of the spot checks carried out by the LFB..

## **6.0 Resident Issue**

- 6.1 SB reported lights out in between Peterchurch and the School.**MT agreed to raise this with Modupe to take up with the communal repairs team.**

## **7.0 Council Decision Making**

- 7.1 Cabinet Report 30.10;.18.
- 7.2 Update on actions for Audit of Ledbury Report – previously heard at Overview and Scrutiny. Likely to be presented in November. FM reported that all actions were underway and up to day. **FM to inform RPG when Committee date is agreed.**

## **8.0 Matters Arising Minutes 25 September**

- 8.1 (3.8) Draft Cabinet Report had been presented at RPG meeting with Councillor Cryan on 3 October.
- 8.2 (3.10) NP had circulated Labour Party manifesto commitment to provide at least as many Council homes as now on the Ledbury Estate.
- 8.3 (3.20) NP had circulated an example of a Local Lettings Scheme on another estate.
- 8.4 (3.35) NP had circulated the BRE Guide on LPS buildings, drawing RPG members attention to the Executive Summary. MT had recently met with BRE. BRE had not been given a block by any landlord to test, despite a Newsnight Report about this, but they are keen to do so should any Council make a decision to demolish. .
- 8.5 (4.2) SSh had provided an update on the Deep Clean following the RPG Meeting.
- 8.6 (5.3) SSh reported that the order for the Skenfrith nameplate was with Southwark Metalwork and PT was chasing weekly.
- 8.7 **(7.3) MT to find out how many cars are registered on the estate – Outstanding.** (Post meeting note 105 resident car parking permits have been issued for Ledbury Estate).

8.8 **(7.4) MB will include comparison of space standards current and proposed in the Hunters final report.** Final version of Hunters Report not yet received by Council.

8.9 **Hunters voucher for TRA Peace Party has not yet been received. MT is chasing.**

#### **9.0 Matters Arising from Minutes 3 October**

9.1 No matters arising.

#### **10. Any Other Business**

10.1 TE asked about queries he had raised on Calford Seaden Report. **NP to follow up and respond.**

#### **11. Date of next Meeting**

11.1 Proposed dates for future meetings

- a. 6 November
- b. 4 December

11.2 NP to circulate dates for RPG meetings from January onwards.

N. Purvis 10.10.18.