

**Minutes of Ledbury Estate Residents Project Group Meeting
5th February 2019**

Attendance

RPG

Sue Slaughter	SS	Eileen Bassom	EB
Thomas Ennis	TE	Patrick Goode	PG
Shelene Byer	SB	Nicole Bailey	NB
Alex Hedge	AH		

LBS

Mike Tyrrell	MT	Abigail Buckingham	AB
Paul Thomas	PT	Sharon Shadbolt	SSh

Others

Charles Hingston	CH	Jonathan Hutton	JH
Neal Purvis	NP	Open Communities – ITLA	

Apologies for Absence: RPG Members: Val Taylor, Jeanette Mason
Observer Danielle Gregory
LBS Ferenc Morath,
Calford Seaden Dan Pescod

1. Introductions

1.1 Those present introduced themselves.

2. Minutes of the RPG Meeting 8th January

2.1 With the amendment in 3.2 of to insert ‘the Council’s *appointed* Quantity Surveyor’, and the addition in 7.6 of ‘once the pilot works are completed’, the minutes were agreed as accurate.

3. Refurbishment of Towers and New Build Homes

3.1 CH reported Bromyard have identified 24 flats for investigation works. 20 of these have been stripped out. The other 4 will be done when the residents move.

3.2 Residents in the last 4 flats had been in discussion about temporary decants to other blocks. Refurbishment of the flats they will move to is underway.

3.3 Engie have been instructed to soft strip the rest of the flats in Bromyard that are empty at present.

3.4 CH explained that Engie have tendered the hard stripping works and have had quotes returned. Queries have been dealt with to make sure the prices are comparable. AB made clear the quotes would be compared for approach, timescale and price.

- 3.5 There are questions about the best way to strip the floors at ground floor level and Arup have been asked for guidance.
- 3.6 There is ongoing dialogue between CS Mechanical and Electrical, Arups, and the Council's heating team on the options for heating after refurbishment. Ground source heat pumps are included in the options under consideration, as are the other options requested by the RPG.
- 3.7 AB explained that LBS will make a decision on the final option, taking into account RPG views. Considerations will include the running costs for residents, the ease of maintenance, and the requirements of planning for environmentally friendly solutions.
- 3.8 CH reported that quotes had been received and some work had begun on the surveys needed for design work on the new build. The topographical survey of levels on the estate had begun, and had been featured in a newsletter.
- 3.9 TE asked about whether Arups would be monitored the size of the cracks, and changes in the size of the cracks as weather changed, once a full strip of Bromyard had been completed. CH replied that there will be a further report from Arups once the full strip had taken place and LBS will take advice from Arups on what they want monitored.
- 3.10 RPG members made clear they were interested in seeing a fully stripped back flat when this work had been completed. AB replied this could be done if there was clearance on the Health and Safety of visits.
- 3.11 PG asked about the ability of the mastic in the gaps and cracks to expand and contract in changing conditions of heat. AB responded that different kinds of mastic had been used on different blocks and there will be a permanent solution to stop all gaps and cracks as part of the detailed design of the refurbishment.
- 3.12 CH reported that the negotiations with Hunters were progressing well. There had been briefing meetings where LBS had briefed Hunters and the signing of a contract was imminent. AB expected Hunters to come to the RPG in April and RPG Design Meetings to start soon after that.
- 3.13 AB explained that when Hunters had carried out the outline design for the new build, the Council would tender a Design and Build contract with building contractors to build the new homes. If the contractors did not use Hunters as their architects for the detailed design of the new build, they would be retained by the Council in an architect's guardian role, so their knowledge of what the Council and residents wanted was not diluted during the detailed design stage.
- 3.14 PG asked where those doing service surveys on the estate were getting there information from. CH replied that there were using plans provided by utility companies and checking these with CAT scans of the ground.

3.15 LBS will provide RPG with the draft report on Towers Heating Options in April.

4.0 Update Report from LBS

4.1 MT reported that there are 32 tenants and 27 leaseholders remaining in the towers. Two tenants have accepted offers and are waiting to move. There are 9 residents left in Bromyard. One has accepted an offer, three leaseholders, and five who have been offered temporary decant in other Ledbury Towers.

4.2 Those opting for temporary decant had chosen finishes for their homes. Any RPG member who was interested in looking at the refurbishment for temporary decant should contact Olive who would organize a visit with the contractors. MT was pleased with the high standard of finish provided. **MT to put an article in the newsletter on temporary decant homes.**

4.3 MT reported there had been a Fire Brigade inspection 3 weeks ago in all four blocks on a Sunday, with no problems identified.

4.4 LBS fire team had carried out a new Fire Risk Assessment that will be published in the near future.

5.0 Resident Issues

5.1 SS reported that Smith and Byford the Council's heating engineers and Councillor Leo Pollak would attend the TRA General Meeting on 11.2.19.

5.2 TE asked about the design, location and operation of the sprinkler systems. AB replied that the Council had previously installed sprinklers in sheltered blocks and other supported housing. Calford Seaden were providing advice on the options and this would be carried out alongside the report on heating options. The RPG would be asked to comment on the draft report on sprinklers.

5.3 In response to a question from PG, AB explained that LBS will be installing sprinklers in Maydew House when it is refurbished.

6.0 Council Decision Making Upcoming Council Reports

6.1 Report to Council AFP will probably be in February. The report will cover progress to implement recommendations to make sure repair issues such as gaps and cracks are identified at an early stage in future.

7.0 Matters Arising from the Meeting 4th December

7.1 (3.4) MT had put an article in the newsletter on the survey works

7.2 (3.12) NP had publicised vacancy on RPG in newsletter with no response as yet.

7.3 (3.22) RPG had visited stripped out void in Bromyard on 14.1.19.

- 7.4 (7.6) MT had discussed RIBA article with LBS Press Office. They have advised that they will use these contacts for publicity when the pilots are completed.
- 7.5 (7.10) NP had checked the law on electrical inspections. There is no requirement in the law for local authority landlords to carry out electrical inspections on a particular cycle. There is a recommendation from NIC/EIEC that good practice would be an inspection every 5 years. There is a legal requirement to carry out an electrical inspection before re-letting a home, and for Houses of Multiple Occupation (HMOs) to carry out an electrical inspection every 5 years. RPG had asked **NP to write an article for the Ledbury Newsletter**. Where any tenants have a problem with the electricians they should report it as a day to day repair.
- 7.6 (7.17) AB had send information on the current programme of hyperoptic broadband installation. The programme is still under review. **AB to send updated programme when it is available**

8.0 Any Other Business

- 8.1 MT reported that there would be an article in the newsletter on the success of the Cleaner Greener Safer bid for bike lockers.
- 8.2 PT reported that the cleaning team had carried out jet washing to Bird in Bush Road and that it had little effect. There will now be repainting of the asphalt access balconies. There will be 2 coats of repainting of walls previously painted in common parts. This will be done in spring to allow the paint to dry properly. **PT to provide a list of addresses and the works proposed to NP to forward to RPG.**

9.0 Date of next Meeting

- 9.1 Proposed dates for future meetings
- a. 5 March
 - b. 2 April
 - c. 7 May
 - d. 4 June
 - e. 2 July

N. Purvis 7.2.19.