

**Minutes of Ledbury Estate Residents Project Group Meeting
2nd April 2019**

Attendance

RPG

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

LBS

Mike Tyrell	MT		
Paul Thomas	PT	Sharon Shadbolt	SSh

Others

Charles Hingston	CH	Jonathan Hutton (JH)
Dan Pescod	DP	
Amy Zeigler	AZ	
Neal Purvis	NP	Open Communities – ITLA

Apologies for Absence:

RPG Members: Val Taylor, Toby Bull.

LBS Abigail Buckingham, Ferenc Morath

1. Introductions

1.1 Those present introduced themselves.

2. Minutes of the RPG Meeting 5th March

2.1 With the amendment in 3.2 of 'for' to 'to', the minutes were agreed as accurate.

3. Refurbishment of Towers and New Build Homes

3.1 CH reported that all asbestos had been removed in the soft strip of Bromyard and the tests had come back negative.

3.2 CH had received costs and methods from Engie to excavate to allow Arup to look at the foundations. This would be scrutinised and passed to LBS to order the work. The work would take around 5 days to dig the hole and then when Arup had inspected around 5 days to fill it in.

3.3 There would also be drilling through the ground floor concrete slab to look at the foundations from the inside of the block.

3.4 All flats in Bromyard that were empty had been soft stripped and the contractor to carry out the hard strip was close to being appointed. When the flats in Bromyard were all empty, the hard strip out work to the block could begin.

3.5 5 flats in Skenfrith and Sarnsfield had been handed over ready from Bromyard residents to move into them.

3.6 Arup were doing investigation at 26 Skenfrith, and when this was completed the window would be filled in.

- 3.7 Chris explained how the draft Heating Options Report for Bromyard and the new build next to it was put together. It had considered options that were either a communal heating system or an individual electric system. The communal heating could have heat supplied by; gas boiler, air or ground source heat pumps, and electric boiler.
- 3.8 Chris had checked with the structural engineers where any boiler could be placed and any restrictions on how close to the existing building gas pipes could be laid. They confirmed it was alright to have gas pipes on site, but they could not be inside the building. Using existing boilers offsite was considered but there were no boilers with enough capacity close enough to the estate to make this possible.
- 3.9 All of the options that were powered by electricity were significantly more expensive than the solutions powered by gas. All of the solutions to provide electric powered heating would also need more electrical capacity, increasing cable capacity in the blocks, and would mean building an electric sub station on the estate which is very costly.
- 3.10 JM asked about problems on other estates in Southwark with district heating systems, where there had been breakdowns that had taken some time to repair and high costs when pipes were replaced for leaseholders.
- 3.11 Chris replied that there were many elderly heating boilers and systems in Southwark that needed a lot of work now to keep them in working order. New systems were more efficient, and when they are regularly serviced and maintained have a long life, are cheaper for residents, and produce less CO₂ than other systems. Communal gas fired boilers are a familiar technology and are installed in most new large blocks built in London now.
- 3.12 SB asked about the cost to leaseholders of ongoing boiler maintenance. MT explained that leaseholders had to pay for maintenance, but that if leaseholders had their own individual boiler they would pay themselves to service it and replace it every 12 years or so. Communal systems are cheaper overall but if they do break down affect more people at one time. MT noted that the older LBS district heating systems were built before Right to Buy was brought in.
- 3.13 TE asked about heat pumps. Chris explained that the ground below a few metres was at a constant 12 degrees and that could provide some heat in the winter. Air source heat pumps needed much more electrical power in the winter when the air temperature was low.
- 3.14 TE asked about South East London Community Heating Project. Chris replied that this does not currently pipe heat to the South of the OKR. If it did in the future it could be connected up to a communal boiler on the estate.
- 3.15 Chris confirmed that the boilers and heating pipes inside the flats in Bromyard would be replaced. The existing pipes going through the block to the HIUs would be tested and remain.
- 3.16 SSh noted that all homes would need to be insulated to bring them up to current standards as part of a major refurbishment.
- 3.17 CH reported that all surveys – topographical, soils surveys, and services surveys had been completed and reports were expected later in April. **SSh to send NP copies of all surveys when completed.**
- 3.18 CH reported that Hunters had been briefed and would begin work when the results from the foundation surveys carried out by Arups were received in May.
- 3.19 SSh reported that LBS have appointed a Planning Advisor internally to advise Hunters throughout the design process. This had speeded up work to produce designs on other Council projects.

4.0 Update Report from LBS

- 4.1 MT reported that there are 30 tenants and 26 leaseholders remaining in the towers. Three tenants have accepted offers and are waiting to move. The residents remaining in Bromyard will either move to Skenfrith or Sarnsfield and two leaseholders will be bought out. Bromyard should be decanted before Easter.
- 4.2 The Fire Brigade have asked to use Bromyard for training when it is empty. **MT to inform residents through the newsletter.**
- 4.3 MT circulated an update on the actions required following the updated FRA Inspection. Works completed were set out in green and works underway in amber. Each RSO checks weekly on the progress of the outstanding FRA works. **There will be another update report to the RPG each month until this is complete.**
- 4.4 There were some metal doors that had to be made to measure. They will have been ordered and will take 10 weeks to deliver.
- 4.5 Some fire doors need new panels to bring them up to a 30 minute standard, which fits with the timescale needed to evacuate the blocks with a waking watch.
- 4.6 Results of checks of the asbestos register will be complete by 5.4.19. allowing the risers to be checked for fire stopping.
- 4.7 MT agreed to upload the tracking of the FRA works to the website when the works are complete so the fire safety information is up to date.
- 4.8 MT circulated a draft license that will be used for resident leaseholders who move temporarily out of Bromyard. There is a similar license agreement for Secure tenants. Where there are no resident leaseholders there will be a licence agreement with the managing agent of the property.
- 4.9 SS asked what would happen if tenants did not want to move back to Bromyard. Could they stay in the temporary accommodation. MT replied that subject to the Right to Return, it would be something that LBS could consider.
- 4.10 MT apologized for not providing an update on legal powers and leaks. He will provide this report, alongside report on number of incidents by email.

5.0 Resident Issues

- 5.1 SB asked how often the floor in the communal areas of the block should be mopped. MT consulted the cleaning schedule and replied twice weekly. **MT to raise a query with Cleaning Team on why this service is not being provided at present.**

6.0 Matters Arising from the Meeting 5th February

- 7.1 (4.3) FRA update report had been provided.
- 7.2 **(5.3) MT to provide update report on powers, incidents and leaks by email.**
- 7.3 (5.8) SB had ongoing query with AB relating to redecoration allowance.

7.4 (5.6) NP thanked members for further ideas on estate improvements. He will put the ideas together in a single document for more estatewide consultation.

7.5 (7.7) PT had sent a programme of the Deep Clean works on the low rise. The outstanding issues are painting, with suitable fire resistant paint being sourced. PT to provide an update when the programme is agreed. AH thanked PT for the difference that the work to the asphalt had made on Credenhill.

8.0 Any Other Business

8.1 SB reported that the Council is opening a new space dealing with all issues Old Kent Road at 231 Old Kent Road. They had included photos of local residents in the publicity.

8.2 PG asked whether Brexit would have an effect on the procurement of works on Bromyard, other blocks and new build. **SSh to ask LBS procurement on whether this could impact the process and time taken.**

9.0 Date of next Meeting

9.1 Proposed dates for future meetings

- a. 7 May
- b. 4 June
- c. 2 July

N. Purvis 3.4.19.