

**Minutes of Ledbury Estate Residents Project Group Meeting  
6<sup>th</sup> March 2019**

**Attendance**

**RPG**

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

**LBS**

Olive Green	OG	Abigail Buckingham	AB
Paul Thomas	PT	Sharon Shadbolt	SSh
Ferenc Morath	FM		

**Others**

Charles Hingston	CH	Amy Zeigler	AZ
Neal Purvis	NP	Open Communities – ITLA	

**Apologies for Absence:**

RPG Members: Alex Hedge, Val Taylor, Glenn Holmes, Toby Bull.

LBS	Mike Tyrrell
Calford Seaden	Dan Pescod

**1. Introductions**

1.1 Those present introduced themselves.

**2. Minutes of the RPG Meeting 5th February**

2.1 With the amendment in 3.4 of 'CS' to 'Engie', the minutes were agreed as accurate.

**3. Refurbishment of Towers and New Build Homes**

3.1 CH reported that the further asbestos removal and soft strip out of Bromyard had begun in the previous week.

3.2 There had been investigation works at the ground floor. Arups were expecting to find a void under the concrete slab. The space is filled with hardcore. Arups have directed a pit dug outside the block to find out how deep the hardcore is and what is beneath it.

3.3 The tenders for the hard strip have been scrutinised and CRL have been instructed to do the work. They have a three week lead in and will start work when Bromyard is empty.

3.4 Where voids in the other towers have been prepared as temporary accommodation for residents moving out of Bromyard, CH was looking for a better solution for the

decorations to allow inspection and covering of the mastic. Readings of the gaps, cracks and mastic between them will be taken before the decorations are completed.

- 3.5 SB asked where there is asbestos in the blocks. AB reported that most blocks of this age have asbestos. The Council have an asbestos register and have removed much of the asbestos. Residents are notified where it is and how to make sure it is not disturbed. If any resident had questions about if and where there are asbestos in their flat, they should ask the Ledbury Housing Management Team. Contractors are informed of where any asbestos is likely to be before they work in a flat. As the full strip out of Bromyard will involve going back to the structure, all asbestos will be removed.
- 3.6 PG noted that there had been asbestos in the ducted air central heating when the flats had first been built.
- 3.7 AZ asked about asbestos in the low rise homes. AB suggested checking with the Ledbury Team on the location of any asbestos.
- 3.8 AB reported that the extra investigation works beneath the ground floor had led to a slight delay. There was a limit to the mechanical tools that contractors could use on the block.
- 3.9 CH reported that the investigations commissioned had all been carried out and the draft reports were expected soon. NP asked that reports for the RPG were sent in advance of meetings so residents had an opportunity to read and understand them, rather than try to digest them during meetings. **CH agreed to do this.** RPG should see draft reports by the end of April.
- 3.10 CH reported that there was still information being sought to develop the report on the heating options. There was consideration of whether there was unused capacity on nearby boilers, for example at Hoyland Close.
- 3.11 CH asked residents whether sound transmission in the towers had been a problem. An acoustic report had been commissioned to identify impact noise, transmitted through the structure and airborne noise from voices and music. Residents explained it had always been easy to hear their neighbours and that the amount of noise had reduced when the mastic had been put in to fill up the gaps and cracks.
- 3.12 CH confirmed that Calford Seaden had agreed a fee and contract with architects, and that they will begin work when the investigation reports had been completed.
- 3.13 AB confirmed that Arups will make a presentation to the RPG on their findings when they have tested the strengthening work.

#### **4.0 Update Report from LBS**

- 4.1 OG circulated a report that set out there are 31 tenants and 26 leaseholders remaining in the towers. Two tenants have accepted offers and are waiting to move. There are 8 residents left in Bromyard. Two tenants are moving temporarily to other Ledbury Towers, one resident leaseholder has taken shared equity, two

leaseholders are negotiating buybacks and two non resident leaseholders are moving their tenants temporarily to another tower.

- 4.2 There has not been a Fire Brigade inspection since 20 January 2019.
- 4.3 OG circulated an update on the actions required following the updated FRA Inspection. Works completed were set out in green and works ordered in red. Each RSO checks weekly on the progress of the outstanding FRA works. **There will be another update report to the RPG in April.**
- 4.4 SB asked about metal gates referred to in 7.2.7.1. OG explained this was where residents had fitted external metal security gates to the outside of their front doors. They needed to be removed to comply with the FRA.

## 5.0 Resident Issues

- 5.1 SS raised concerns about floods from flats above and lack of the Council's ability to deal with this. OG was aware of the issue and the concern that it caused to residents who were flooded from above. The Council had limited rights to carry out works in leaseholders flats, but in Ledbury Towers had taken on responsibility to deal with leaks, and recharge the leaseholder where necessary.
- 5.2 SS asked why the Council was not taking preventative action to stop a recurring problem. AB explained that in the design for the refurbishment of the towers there would be more waterproofing between flats that would reduce this problem. Where problems occurred now, the leaks from above team should be involved. OG confirmed that the Leaks from Above Team had been involved at Ledbury.
- 5.3 **OG agreed to bring a report to the next RPG Meeting on the powers that the Council have to deal with leaks from above from leasehold flats, and provide a regular update on how many incidents there had been, and what the LBS response had been.**
- 5.4 EG reported that the TRA General Meeting on 11 February had been an interesting meeting, but she was concerned that more residents had not attended. Councillor Pollak had explained the *Great Estates Policy*.
- 5.5 NP had circulated all RPG members with a Cabinet Paper that will update on LBS *Great Estates Policy*, that the Council's Cabinet would consider on this 12 March.
- 5.6 NP circulated the minutes of the RPG Resident Meeting on 26.2.19. that had identified a variety of ideas that could improve the Ledbury Low Rise. **NP asked RPG members to suggest other ideas.** These ideas could then be costed, before consultation with residents across the estate, before prioritising them. Different sources of funding could then be used to make the ideas into improvements.
- 5.7 PG asked whether all blocks had to have LBS style name plates. AB replied that there is corporate branding across all Council homes, but there could be other ways in addition to advertise block names e.g. at Edlin House. NP gave examples of how this had been done at Four Squares and Sceaux Gardens.

5.8 SB asked how to claim a redecoration allowance following a leak and repair works.  
**SB to raise individual query with AB.**

## **6.0 Matters Arising from the Meeting 5<sup>th</sup> February**

7.1 (4.2) MT had put an article in the newsletter on the refurbishment of voids for temporary moves from Bromyard.

7.2 (6.1) NP had circulated report to Council's AFP on the changes made in systems to make it possible to identify issues like gaps and cracks early.

7.3 (7.5) NP had written an article on electrical testing that was published in the Newsletter.

7.4 (7.6) AB circulated information on Broadband installation by Community Broadband and Hyperoptic. They were working across the borough and updated their programme every three months. There was no programme date for installation on Ledbury yet.

7.5 SS and JM raised issues with the installation not going well on other estates. FM explained there had been issues, and communication between installers and residents had not worked well. The Council had called in the two companies and the communication had now improved. The Council were monitoring this closely.

7.6 AB confirmed that when scaffolding was put up on blocks, the Council was now removing satellite dishes and installing communal TV aerials.

7.7 (8.2) PT reported that he would have a complete programme with address list for the deep clean works carried out by the clean team on the low rise by 15 March. Some areas had been added since the last RPG meeting. Currently painted porches in Pencraig Way would be repainted. At Credenhill the asphalt balconies will be repainted. This work would take 5 days with preparation, first coat, second coat, snagging.

## **8.0 Any Other Business**

8.1 SB reported that there had been a recent music video made on the estate. You can view it here: <https://www.youtube.com/watch?v=Wyny2xMLtts&app=desktop>

## **9.0 Date of next Meeting**

9.1 Proposed dates for future meetings

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

N. Purvis 6.3.19.