

**Minutes of Ledbury Estate Residents Project Group Meeting
7th May 2019**

Attendance

RPG

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

LBS

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

Others

Charles Hingston	CH	Calford Seaden
Neal Purvis	NP	Open Communities – ITLA

Apologies for Absence:

RPG Members: Val Taylor, Toby Bull, Nicole Bailey, Alex Hedge
LBS Mike Tyrell

1. Introductions

1.1 Those present introduced themselves.

2. Minutes of the RPG Meeting 2nd April

2.1 With cleaning up of alignment and two typos amended, the minutes were agreed as accurate.

3. Refurbishment of Towers and New Build Homes

3.1 CH circulated a programme tracker and reported that there had been more asbestos testing outside the flats in Bromyard and there would be further testing inside flats in Bromyard.

3.2 The external mastic on Bromyard has been certified as asbestos free.

3.3 There are 3 residents still to move from Bromyard. One are tenants of a leaseholder and the other two are resident leaseholders.

3.4 Works inside the pilot flats, specified by Arup are due to start on 8.5.19. This will involve drilling walls, floors, core drilling and scanning.

3.5 There has been core drilling through the ground floor concrete slab and there is a hole to inspect the depth of the foundations at Bromyard. This will be completed by 31.5.19.

- 3.6 There will be screed removal in 3 of the pilot flats for Arup and the BRE to inspect. BRE had set out their requirements for works to expose parts of the structure they want to inspect.
- 3.7 Other surveys had been carried out including a measured survey of the site, an acoustic survey and CCTV survey of the drains.
- 3.8 The window of 36 Skenfrith had been replaced after Arup had inspected the wall and cavity.
- 3.9 The Bromyard boiler will be removed when the block is empty.
- 3.10 TE asked if the screed will be removed in strips or wholesale. CH replied that Arup will specify this as the pilot works move forward. Arup will provide details of the strengthening work needed and this should be clearer by the end of May.
- 3.11 AB made clear that the pilot works and investigation would set out in more detail what is needed and that lead to detailed specification and further costing of the works.
- 3.12 CH reported that Hunters have been appointed. They will begin work on new build when the works needed to Bromyard are clear.

4.0 Update Report from LBS

- 4.1 OG circulated a written a detailed report on decant with an update on leaks in the towers.
- 4.2 The legal agreement for the tenants of the Bromyard leaseholder was close to completion and there had been negotiation over break clauses to allow tenants to move back to Bromyard before the end of the term. The other 2 leaseholders and close to completing sale to the Council.
- 4.3 There had been a meeting with the Cleaning Supervisor and there had been enhanced checks. There was a monthly walkaround with RSOs to check the standard. SB confirmed that the standard had improved in the last two weeks.
- 4.4 There had been 3 leaks reported in the block since February. SS was concerned that there was still an ongoing problem with leaks that appeared to be regular. SS was concerned that LBS did not appear able to resolve the situation. Her health was suffering due to the constant nature of the problem.
- 4.5 OG outlined the steps that the Council can take to get access to a leaseholder's flat. There is a duty in the lease to keep the flat in good repair and allow access in an emergency. OG agreed to consider sending letter 1 to the leaseholder to gain entry and inspect for the cause of the leak.
- 4.6 OG circulated a report on the progress with the FRA works. The outstanding issues relate to awaiting delivery and fitting of previously ordered doors and glass required by the FRA inspection.

5.0 Resident Issues

- 5.1 TE reported that it had taken a considerable period of time through the LBS call centre to get Smith and Byford to attend and deal with an issue with a HIU at the weekend. He asked if there is a direct line to Smith and Byford. **AB to check and report back.**

6.0 Matters Arising from the Meeting 5th February

- 7.1 (3.17) **SSh to provide completed topographical, soil and services surveys to NP.**
- 7.2 (4.2) MT had included an article in the newsletter on Fire Brigade Training in Bromyard when it is empty.
- 7.3 (7.2) OG had provided update report on powers, incidents and leaks.
- 7.4 (7.7) PT reported that there would be a snagging inspection on the works to asphalt, and the cost had been received for repainting some common parts at Pencraig and Credenhill. This was awaiting authorisation and the work should be completed by June.
- (8.2) SSh reported that Brexit would not have any effect on procurement options and processes for several years.

8.0 Any Other Business

- 8.1 AB explained that there had been a change in the standards required for new front doors to test them for fire resistance on both sides. This had led to LBS reviewing the door fitting process and there were negotiations with the manufacturers on costs. The 5 doors identified as not completed in the previous door renewal programme in the low rise will be replaced when this has been resolved.
- 8.2 TE reported that he would soon move to a new home and had decided to step down from the RPG. He appreciated the work of residents and the Council in working constructively to find a solution to the problems of the towers. The RPG thanked TE for the work that he had done throughout the previous 20 months.
- 8.3 PG volunteered to take TE's place at the Operational Meeting.
- 8.4 NP will doorknock Sylvan Grove to see if any former tenants with the Right to Return were interested in joining the RPG.
- 8.5 SB reported that she would soon be moving to a new tenancy off the estate and wanted to remain involved in the RPG. As a tenant with the Right to Return, SB can be a RPG member under the Terms of Reference.

8.6 PG asked whether there was any update on the Channel 5 documentary that had been seen filming on the estate. **AB to check with LBS Press Office.**

9.0 Date of next Meeting

- 9.1 Proposed dates for future meetings
- a. 4 June
 - b. 2 July

NP to circulate possible dates for future meetings.

N. Purvis 8.5.19.