

**Minutes of Ledbury Estate Residents Project Group Meeting  
4<sup>th</sup> June 2019**

**Attendance**

**RPG**

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

**LBS**

Mike Tyrell	MT		
Ferenc Morath	FM	Paul Thomas	PT

**Others**

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

**Apologies for Absence:**

RPG Members: Val Taylor, Toby Bull, Nicole Bailey,  
LBS Abigail Buckingham, Sharon Shadbolt

**1. Introductions**

1.1 Those present introduced themselves.

**2. Minutes of the RPG Meeting 7<sup>th</sup> May**

2.1 Minutes of the last meeting were approved as accurate.

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

3.1 CH reported that there is still one resident in Bromyard, but the investigation works expected by Arups were continuing. There are 7 flats that need to be stripped out for Arups to complete their internal investigations.

3.2 CH circulated a programme tracker that asbestos testing was happening in some of the common parts of Bromyard. 27 Skenfrith is being refurbished to use as temporary accommodation for a Ledbury resident.

3.2 The investigation works carried out by Engie, with CRL as sub contractors has continued. A second trial pit has been dug, avoiding drains, to look at the foundations, which are deeper than expected.

3.3 Photographs of the investigation works have been sent to BRE, with an invitation for them to visit whenever they want to. They have not visited yet.

3.4 Geotechnical survey of the soil around the blocks continues with a drilling rig.

- 3.5 In response to a question from PG, CH explained Arups tests will not be completed until the last resident has moved and they can use machine tools to complete the strip out. CH confirmed that Arups have begun number crunching with the data they have already gathered. There has been someone from Arups on site regularly as the investigation works have taken place.
- 3.6 MT reported that the delay to the last tenant of the leaseholder moving out was due to legal agreement details going forwards and backwards between the leaseholder and LBS Legal. The Ledbury Team chase this on a daily basis.
- 3.7 PG asked if there is an allowance for sound insulation in the option appraisal costs. CH confirmed that there is.
- 3.8 NP had received the acoustic report, sewer survey and the report on the location and level of all services on the site. He had summarised each report and circulated to RPG members.
- 3.9 There was some discussion on sewers. FM confirmed that the works to deal with cracked and blocked waste pipes would happen whichever option for the Ledbury Towers is implemented.

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

- 4.1 MT circulated a written a detailed report on decant. There are three tenants moving this week. 174 properties are now empty with 22 leaseholders remaining.
- 4.2 There have been no more Fire Brigade spot checks.
- 4.3 there have been no further reports of leaks in the Towers since the last RPG meeting.
- 4.4 The leak above SS had stopped since the Ledbury Team had sent a day letter to get access to the flat to inspect. The source of the leak had been identified.
- 4.5 There will be fire alarm testing in the near future. There will be an article in the newsletter on this.
- 4.6 MT explained that the valuation offered to leaseholders for their flats depends on the condition, and there is a considerable variation in the condition of different flats in the blocks.
- 4.7 Mt explained that when Bromyard is empty the hours that the Ledbury Team are open at the TRA Hall will change to 6am to 8pm. This will allow team members to be in the office for each change of shift of the fire wardens at 7am and 7pm. The fire wardens will remain 24 hours a day and will carry out the overnight checks of communal areas that takes place three times each night. If the alarm goes off, they will organise the evacuation and alert the Ledbury Team who will attend. There will be spot checks on Fire Wardens to make sure the service is delivered overnight.

4.8 MT circulated a report on the FRA actions. Those outstanding are all replacing fire doors. **The doors for Skenfrith, Peterchurch and Sarnsfield have been ordered and will be installed when delivered on 19 July.**

## **5.0 Report back from Meeting with Cabinet Member for Housing**

5.1 SB reported that 6 residents and NP had met with Keiron Williams, the new Cabinet Member for Housing. He had been open and had listened. He confirmed that there would be no change of policy on the future for Ledbury Towers.

5.2 JM told the RPG that residents had asked for honesty and had invited Councillor Williams to the TRA AGM.

5.3 MT reported that he had been asked to provide an update to the Council's Cabinet, reinforcing the transparency of the process at Ledbury.

## **6.0 Residents Issue**

6.1 JM asked FM about the Council's ability to buy new front doors that meet the fire regulations. FM explained that the Council had asked 6 door manufacturers to provide details of doors that had been tested to the highest standards, with prices for both supply and supply and fit. He expected that the suppliers would be chosen within a month.

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

7.1 (5.1) FM reported that there is no direct line to Smith and Byford, the heating contractors. Residents should call the call centre to report any problems. If there were any difficulties this should be reported to the Call Centre Manager Richard Selley.

7.2 (7.1) SSh had provide completed topographical, acoustic and services surveys to NP. **SSh to provide soil surveys when they are complete.**

7.3 (8.4) NP had doorknocked Sylvan Grove. Residents there wanted to see an independent TRA for Sylvan Grove rather than joining Ledbury Estate TRA. There were no takers to join the Ledbury RPG at this time.

7.4 (8.6) FM reported that the LBS Press Office had not heard of any transmission date for the Channel 5 documentary that residents had seen being filmed on the estate.

7.5 (9.1) NP had circulated dates of future meetings.

## **8.0 Any Other Business**

8.1 MT reported that two residents from an estate in Hillingdon had visited that day and one of their concerns had been about the standards of fire doors installed on their estate.

8.2 PT reported he is organizing the final part of the deep clean works on the stairwells and he will inform the TRA of the start date.

8.3 AH thanked PT for the work on the Credenhill stairwells. It had made a considerable difference.

## **9.0 Date of next Meeting**

9.1 Proposed dates for future meetings

- 2 July
- 13 August
- 3 September
- 1 October
- 5 November
- 3 December

N. Purvis 10.6.19.