

<b>Item No.</b> 13.	<b>Classification:</b> Open	<b>Date:</b> 23 January 2018	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		Ledbury Estate – Next Steps	
<b>Ward(s) or groups affected:</b>		Livesey	
<b>Cabinet Member :</b>		Councillor Stephanie Cryan, Deputy Leader and Cabinet Member for Housing	

## **FOREWORD - COUNCILLOR STEPHANIE CRYAN, DEPUTY LEADER AND CABINET MEMBER FOR HOUSING**

In December, Cabinet received a report on the structure of the four towers on the Ledbury Estate that was received from Arup on 20 November 2017. The report highlighted that the structure of the buildings are in good condition and meet wind loading requirements but in order to prevent the risk of disproportionate collapse, strengthening works are required.

The report advised that a Resident Project Team had been established and they are working with officers on the scope of works required and the options on which the council will consult with residents on in respect of the future of their homes.

Cabinet asked for a further report to set out the dates for future meetings that the Resident Project Group has agreed and an update on the outcome of these meetings. This report sets out the dates that the Resident Project Group has agreed so far and the decisions they have made to date in respect of the scope of works.

## **RECOMMENDATIONS**

That cabinet:

1. Notes the content of this report.
2. Notes the dates of the key stages that the Ledbury Project Team have agreed so far; and
3. Receives a further report setting out the outcome of the resident consultation on the options appraisal process.

## **BACKGROUND INFORMATION**

4. A Resident Project Group has been established on the Ledbury Estate to work with Officers on dealing with the recommendations of the Arup report called "Ledbury Estate: Structural Assessment of Bromyard, Peterchurch, Sarnsfield and Skenfrith House" dated 20 November 2017.
5. The Resident Project Group are meeting on a monthly basis and at their last meeting on 5 December 2017, they considered a report on the two different draft key stage options that were available.
6. The difference in the two options centred on the appointment of Cost

Consultants. The first option was that the existing consultants engaged by Southwark Council could be used; the second option was to appoint a separate consultant altogether. The Resident Project Group agreed with the first option, as this meant that there would be no need to carry out a procurement exercise which could delay the project by up to three months.

## **KEY STAGES**

7. The Resident Project Group met on 5 December 2017 and agreed with the first option of using the existing Cost Consultants that Southwark Council has available and approval of this appointment was sought via an Order issued to the Costs Consultants under their current contract.
8. They then went on to consider the draft key stages that were reported to the cabinet on 12 December 2017 and have subsequently agreed the following timetable:
  - a. **Tuesday 16 January 2018**  
Resident Project Group to meet to agree the scope of the works to be costed and finalise how residents are to be engaged in the consultation process. The meeting will also agree the brief for the Independent Consultant for the options appraisal and decide which of their members join the appointment panel.
  - b. **Monday 22 January 2018 to Friday 2 February 2018**  
Consultation with residents on the draft scope of works to include a public meeting. The outcome of the consultation will then be reported to the Cabinet.
  - c. **Tuesday 6 February 2018**  
Resident Project Group to consider the results of the consultation and agree the final scope of works document for the Cost Consultant to work on. The meeting to receive an update from the Appointment Panel on progress in selecting an Independent Consultant for the options appraisal.
  - d. **Tuesday 6 March 2018**  
Resident Project Group to meet to receive an update on the appointment of the Independent Consultant for the options appraisal and review the January resident consultation exercise to see how successful it was and whether their needs to be changes to the consultation on the options.
9. The Appointment panel will comprise representatives from the Resident Project Group, Officers from the Ledbury Team and the Major works Team and the Cabinet Member for housing.
10. The dates for the following steps have still to be finalised and they will be agreed once the Independent Consultant has been appointed to carry out the option appraisal:
  - a. Appointment of the Independent Consultant for the Options appraisal.
  - b. Resident Project Team to meet to receive an update from the Independent Consultant for the options appraisal and to discuss and agree the final format of resident consultation on the options.

- c. Resident Project Team to meet to consider the draft report on the options produced by the Independent Consultant and consider the options to be put to residents.
- d. Resident Consultation on the options.
- e. Report to Cabinet on the Officers recommendations, the results of the resident consultation and the wider impact on Southwark's Housing Strategy.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

11. The report asks cabinet to note proposed dates of key stages following consideration of a report presented to cabinet on 12 December 2017 setting out the way forward following receipt of the Arup structural survey report on the buildings comprising the Ledbury Estate tower blocks.
12. The report refers to proposed consultation with residents. Section 105 of the Housing Act 1985 requires the Council to consult with those of its secure tenants likely to be substantially affected as a whole or as a group by a matter of housing management which, in the council's opinion as landlord represent a new programme of maintenance, improvement or demolition, or a change in the policy or practice of the council.
13. To meet legal requirements consultation must be undertaken when proposals are still at a formative stage. The consultation must include sufficient reasons for the proposals to allow interested parties the opportunity to consider the proposals and formulate a response; it must allow adequate time for interested parties to consider proposals and formulate their response and the outcome of consultation must be conscientiously taken into account when the ultimate decision is taken on the proposals. The consultation strategy should be reviewed at key stages of development of the proposals.
14. The public sector Equality Duty, in section 149 of the Equality Act 2010, requires the council to consider all individuals when carrying out their functions; this includes delivering services and in relation to their own employees. It require public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people when carrying out their activities. Officers will need to bear the duty in mind during the consultation process and when formulating recommendations to cabinet for final decision making; members must have due regard to the duty when the matter is referred back to cabinet following consultation.
15. The report highlights procurement options that may need to be considered to satisfy the council's standing orders (CSOs) and EU Regulations, if applicable. Officers from legal services will provide legal advice in relation to any appointments to be made which result in procurement implications and the necessary approval sought in gateway reports when needed.

### **Strategic Director of Finance and Governance (H&M17/092)**

16. The strategic director of finance and governance notes the contents of the report

and the timetable for the key stages of the next steps. There are no costs arising directly from this report. Critical to moving this forward is the appointment of independent consultants in February to undertake the options appraisal which will inform subsequent decision making. All costs associated with the Ledbury Estate are currently being met from contingency sums within the Housing Revenue Account (HRA) and the Housing Investment Programme (HIP).

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Cabinet Member</b>	Councillor Cryan, Deputy Leader and Cabinet Member for Housing	
<b>Lead Officer</b>	Strategic Director Housing & Modernisation	
<b>Report Author</b>	Mike Tyrrell, Director of Ledbury Estate	
<b>Version</b>	Final	
<b>Dated</b>	15 January 2018	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Constitutional Team</b>	15 January 2018	