

Item No. 8.	Classification: Open	Date: 6 February 2018	Meeting Name: Cabinet
Report title:		Ledbury Estate – Next Steps Update	
Ward(s) or groups affected:		Livesey	
Cabinet Member:		Councillor Stephanie Cryan, Deputy Leader and Cabinet Member for Housing	

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

In January, cabinet received a report noting the dates of the key stages agreed by the Ledbury Project Team and the decisions they had made so far in respect of the scope of works. The Project Team is resident led, independently chaired and is made up of both tenants and leaseholders from the four tower blocks on the Ledbury Estate.

This report sets out the indicative costings for the scopes of work options agreed by the Project Team and the next steps following on from this including consulting with residents on the options and appointing an independent consultant to carry out the options appraisal for the towers.

This report is asking cabinet to note the decisions made so far and that there will be a further report in the Autumn with an update on the outcomes of the resident consultation and the options appraisal.

RECOMMENDATIONS

That cabinet:

1. Notes the content of this report.
2. Notes the draft dates of the key stages that the Ledbury Project Team have agreed and
3. Receives a further report setting out the outcome of the resident consultation on the options appraisal process that is planned to be undertaken in July 2018.

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 16 January 2018, they considered reports on the draft options appraisal brief and draft timeline and the indicative costs of the additional works that the residents had identified to be included in any refurbishment options.

Options Appraisal Report

6. At the Resident Project Group 16 January they received a report on the draft outline of a brief to appoint an independent consultant to carry out an options appraisal for the Ledbury Towers. The options may range from refurbishment, to partial demolition and re-provision to full re-development. The options will take into account the work being undertaken by the independent cost consultant which is reported below.
7. The Resident Project Board will be putting forward one leaseholder and one tenant to join the chair of the TRA, the cabinet member for housing and officers on the appointment panel.
8. The Cabinet received a report on 23 January 2018 advising them of the timetable the Resident Project Group had agreed up to the appointment of the independent options appraisal consultants.
9. At their 16 January 2018 the Resident Project Group agreed a draft timeline based on the independent Consultant being appointed to carry out the options appraisal in March 2018 as follows:
 - a. **May/June 2018**
Options appraisal work undertaken by the Consultant.
 - b. **May 2018**
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. **June 2018**
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. **July 2018**
Resident Consultation on the options.
 - e. **September/October 2018**
Report to Cabinet on the Officers recommendations, the results of the resident consultation and the wider impact on Southwark's Housing Strategy.

Indicative Refurbishment Costs

10. The Resident Project Group met on 5 December 2017 and following a brainstorming session they identified a number of additional works to be costed by the independent cost consultants on top of the work that has to be completed if the option to refurbish the blocks is chosen.
11. Cabinet Members will recall from the Arup report that the extent of the works means that everyone will have to move on a permanent or temporary basis to carry out the works to strengthen the blocks. This means that the following works are essential in any option to refurbish the blocks and have to be done:

- a. Strengthening the blocks as recommended by the Arup Report.
 - b. Renewing the temporary packing of the gaps and cracks with a permanent solution that also includes provision of an access panel that will give permanent access for periodically checking the gaps and covering up any disturbed decorations.
 - c. Renewing the kitchen units as the works to strengthen the block require the existing kitchen units to be removed.
 - d. Renewing the bath and wash hand basin as the works to strengthen the block require the existing bath and wash hand basin to be removed.
 - e. Renewing the toilet pan and cistern as the works to strengthen the block require the existing toilet pan and cistern to be removed.
 - f. Removing the redundant individual boilers as this has previously been promised to be completed as part of the follow up major works.
12. As a result of the brain storming session that the Resident Project Group had in December 2017 on what additional works they think should be included in any refurbishment option the following draft options have been costed.
- a. The first option is the basic option to deal with the strengthening and “gaps and cracks”, but because of the nature of these works, it will mean every bathroom, kitchen, and WC will be renewed. This option is costed at £13.6m.
 - b. The second option has the additional works to deal with the water problems that the blocks have been suffering from. This will entail the renewal of all pipework and tanks, as well as sealing the WC and bathrooms. This option is costed at £18.4m.
 - c. The third option has the addition of new lifts, windows, roofs, insulation, water pumps and lighting. This option is costed at £23.9m.
 - d. The fourth option has the addition of improved refuse disposal, environmental improvements, landscaping, estate lighting and the installation of a sprinkler system. This option is costed at £27.9m.
13. The Resident Project Group considered this at their meeting on 16 January 2018 and noted that the additional works they had asked to be included were contained in the options, but they asked that sprinkler installation be given a greater priority and included in Option 2.
14. The additional works are now subject to a wider consultation with all the residents and former residents of the Ledbury Towers. They have received a questionnaire asking them to prioritise the ten additional works identified by the Resident Project Group as follows:
- a. Install automated sprinkler system.

- b. Install a Communal Satellite TV System to remove the unsightly wires hanging down the blocks.
 - c. Water pipework renewal to reduce the leakages that are currently originating in the bathrooms, toilets and kitchens in the blocks.
 - d. Tanking out the bathrooms and Toilets so that they are sealed in each flat and any water spillage does not seep into the flats below.
 - e. Thermal Insulation to reduce the loss of heat from the properties.
 - f. Renewing the water pumps as residents on the upper floors have problems with water pressure.
 - g. Improving rubbish disposal to deal with the unsightly area around the bin stores at the bottom of each block.
 - h. Environmental improvements to the whole estate such as landscaping, parking and garage improvements.
 - i. Improved lighting to buildings and estate.
15. The Resident Project Group were also given the draft costings of an option to for the demolition of all existing homes and the re-provision of the existing 220 homes. This option is costed at £59.9m.
 16. The consultation also includes a public meeting being held on Thursday 1 February 2018. The consultation
 17. The consultation closes on Friday 2 February 2018 and a verbal update will be given at the Cabinet meeting on Tuesday 6 February 2018 on the outcome.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

18. The report asks cabinet to note dates of key stages put forward by the Ledbury Project Group.
19. The draft time line refers to proposed consultation with residents. 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 to ensure that legal requirements are being met.
20. 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 requires

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.

21. 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)

22. The strategic director of finance and governance notes the contents of the report and the additional works identified by the Ledbury Resident Project Group to be included as part of a refurbishment option. There are no financial implications arising directly from this report; these will be dependent on the recommendations made in the options appraisal to be undertaken following the appointment of independent consultants in February 2018.
23. All costs associated with the Ledbury Estate continue to be met from contingency sums within the Housing Revenue Account, and where appropriate, the Housing Investment Programme.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Cost Estimates for Option 1

AUDIT TRAIL

Cabinet Member	Councillor Stephanie Cryan, Deputy Leader and Cabinet Member for Housing	
Lead Officer	Strategic Director Housing & Modernisation	
Report Author	Mike Tyrrell, Director of Ledbury Estate	
Version	Final	
Dated	25 January 2018	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		25 January 2018