

LEE MANOR SOCIETY



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Next Regular Meeting
7.30pm on 14th July 2010
at: 11 Wantage Road, SE12 8NA

Open to all residents in the area. Formalities end 9.00pm - nibbles afterwards

Notes of our Meeting on 9th June at 105 Burnt Ash Road

Present: Charles Batchelor (Chair), Ralph White, David Plumer, Sylvia Ling, Andrea Breugelmanns, Daniel Griffin, Jeremy Carden, Steve Griffiths, Frank Linden, Greg Slater, Anita Whitfield and Sheila Peck (Secretary)

Apologies: Jim Mallory, Faye Carney and Pauline Hatfield.

Leybridge Estate Refurbishment

We hosted a presentation by Greg Slater from PRP Architects who are refurbishing the Leybridge Court estate, the flats at the corner of Leyland Road and Eltham Road, on behalf of the new managers, Affinity Sutton. Mr. Slater told us the details of what is planned for the estate and asked our views. In October 2009 Lewisham council transferred the properties on the Leybridge Court, Newstead and Dorville Road estates for a period of 30 years to Affinity Sutton. Affinity Sutton is a residential social landlord and a not-for-profit organisation. As such, it can borrow against the future rental income of the estates to fund improvements that the council could not afford. Finance for the proposed improvements - £25-£26m for all three estates - has already been reserved.

The works will cover the three towers and the five four-storey blocks of maisonettes. The flats will be given new kitchens and bathrooms and the electric wiring will be checked. The brick faces of the blocks will be given a new maintenance-free render cladding which will include insulation to improve energy efficiency and there will be remedial wall tie repairs to bring them up to the required standard. The existing garish colour scheme on the balcony railings will be replaced by new coloured bricks at ground floor level. Each block will retain its distinguishing colour but the effect will be more subtle. The ugly security cages at the flat entrances will make way for a less intrusive security arrangement. The existing rooftop cell phone 'masts' will probably remain. Residents will remain in occupation during the whole process.

Baily Garner, a firm of landscape architects, will remodel the grounds of the Estate.

The low surrounding wall will be replaced by railings to increase security through overlooking. The planting of trees and bushes will be arranged to create more private, play-friendly areas.

We felt that these proposals were sensible but regretted the loss of the brick facades of the flats. Brick is an attractive material that weathers well in the British climate while render can discolour. We were assured this would not happen. We drew the architect's attention to our application last year to the council's locality fund to restore the avenues of trees along Eltham Road (and Burnt Ash Road.) We suggested a small number of trees could be added to the plan as part of the general landscaping work. These would be planted among existing limes and horse chestnuts along Eltham Road to form a screen for the flats (Charles has since written to the architects and Affinity Sutton to provide more details of this plan and repeat our request for it to be considered.). We are pleased to have been shown the details of these proposals. The arrival of a new landlord with plans to improve the estate for local residents will have a beneficial impact on the economic and social wellbeing of Lee and specifically on any redevelopment of the Leegate shopping centre.

AGM and Plant Mart Review

We agreed to hold an officers' meeting before next year's AGM to prepare a 'check list' to ensure a smoother handling of the meeting.

The Plant Mart again went well despite the rain and we took just on £800.00. We would like to thank to all those who attended, and everyone who helped in the planning and organisation of the day and with the donations which make this annual event possible. All efforts and support are greatly appreciated by the Society. We will continue our programme of works in the area, including the donation of street trees where appropriate are now considering how to make further use of the money we have raised and would welcome any suggestions from members. Sylvia suggested a bench on a street corner.

Leegate and Lee Green Lives

Charles has circulated a letter setting out the Society's thoughts and hopes for the redevelopment of Leegate to our councillors, MP, council officers and St Modwen representatives. The letter can be viewed on our website: www.leemanorsociety.org.

Planning Matters

84-90 Burnt Ash Road gas pipes - The notes of the Amenity Societies' Panel have recorded Charles' letter of objection to the works carried out by the gas supplier and requesting that it be re-done in a suitable manner.

Stark Gallery Social

We are able to confirm the date for the Society's annual Social event as Friday 17th September from 7.30 to 9.30pm. Please make a note in your diary.

We would like to thank Charles for hosting the meeting