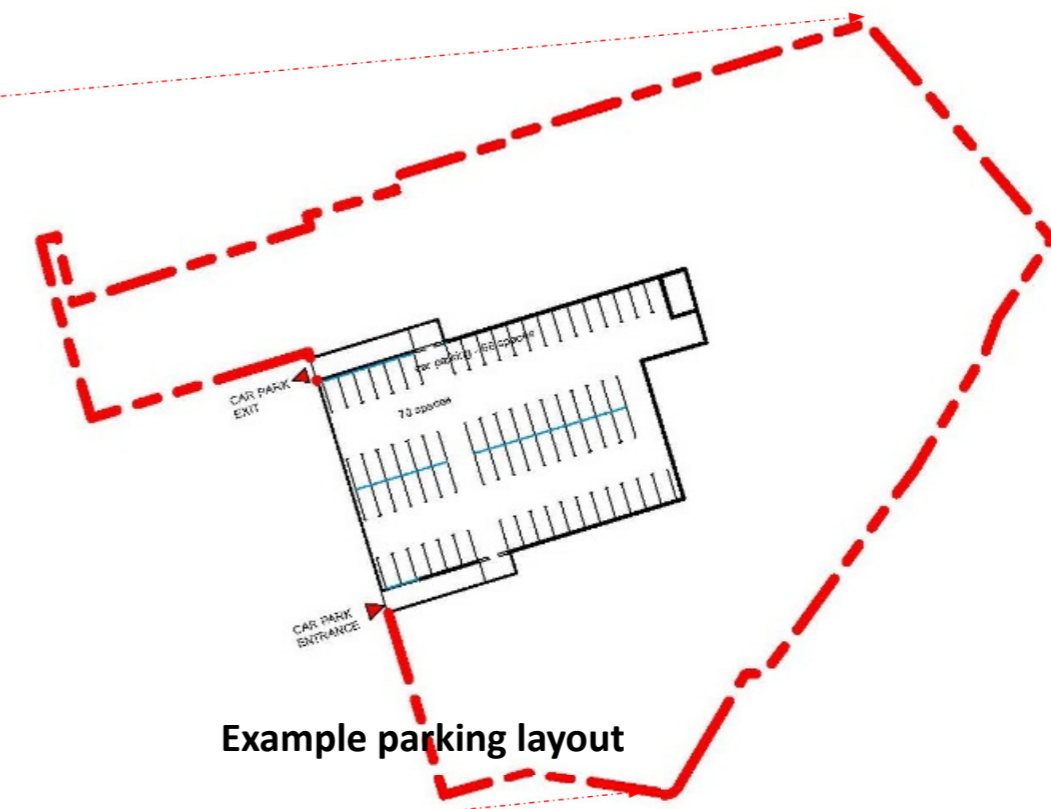


LEDBURY TOWERS OPTION APPRAISAL - option B

This option explores the opportunities to **infill the spaces around the towers**.

- Tower blocks retained & refurbished as detailed below
- Car Park reconfigured: podium slab re-constructed to allow landscaping enhancements
- Building **81** new homes around the towers
- No decision has been made on how many of the new homes will be at Council rents, but at least 50% will be . Priority for at least half of the new homes at Council rents will be for the residents of the Ledbury Estate in housing need.
- Any homes that are built for sale will help Southwark Council pay for the extra works for the towers
- Remaining spaces enhanced via improved landscaping



Existing Schedule of Accommodation - Overall site				
Block name	1b2p flat	2b flat	3b5p flat	3b5p house
total flat types	76	0	72	76
TOTAL UNITS	224			

Proposed new build Schedule of Accommodation- Overall Total					
Flat type	1b2p flat	2b3p flat	2b4p flat	3b5p flat	3b5p house
	50 m2	61 m2	70 m2	86 m2	93 m2
total flat types	26	8	31	10	6
TOTAL UNITS	81				

Schedule of Accommodation- Overall Total					
Flat type	1b2p flat	2b3p flat	2b4p flat	3b5p flat	3b5p house
total flat types	102	8	103	86	6
TOTAL UNITS	305				

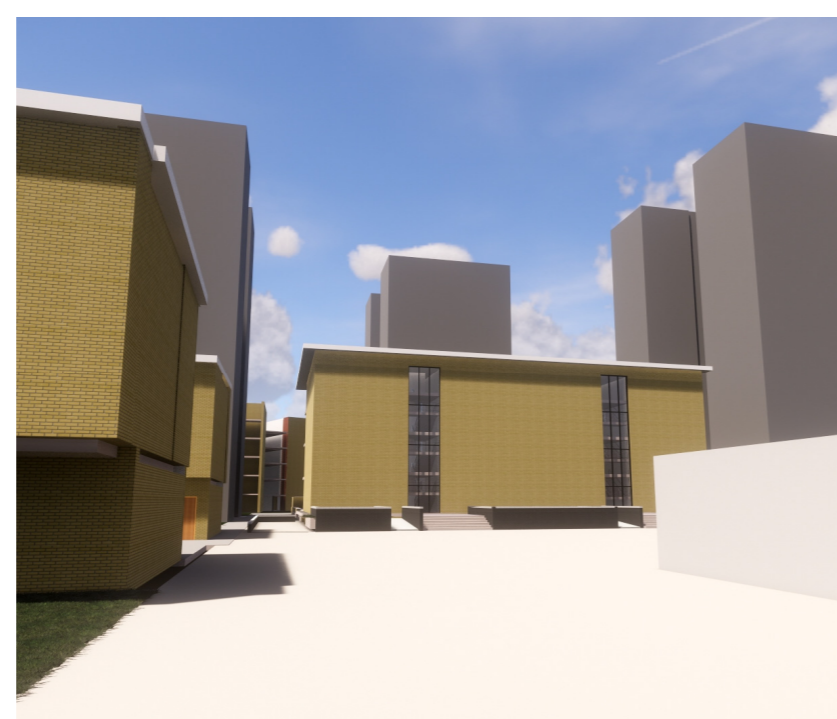
- Structural strengthening
- Fire stopping, protection and crack repair
- Fire Risk Assessment recommended works
- Flat entrance doors renewed
- Flat kitchen, bathroom and WC floors to receive new waterproofing treatment
- Flat ceiling, wall and floor finishes renewed
- Flat kitchens renewed
- Flat bathroom and WC renewal
- New heating system
- New hot water system
- New communal TV system
- Electrical remedial works throughout
- Asbestos removal throughout
- New sprinkler installation throughout
- Common areas redecorated
- Common water mains and soil pipe renewal
- Common cold water tanks renewed
- Common staircase ventilation improvements
- Common staircase flooring replaced

Extra works

- New lifts
- Improved thermal insulation to flats and staircases
- New windows
- Roof covering renewal
- Communal lighting upgraded
- Improve water pressure
- New communal satellite and broadband system



1. View from Old Kent Road Looking north west

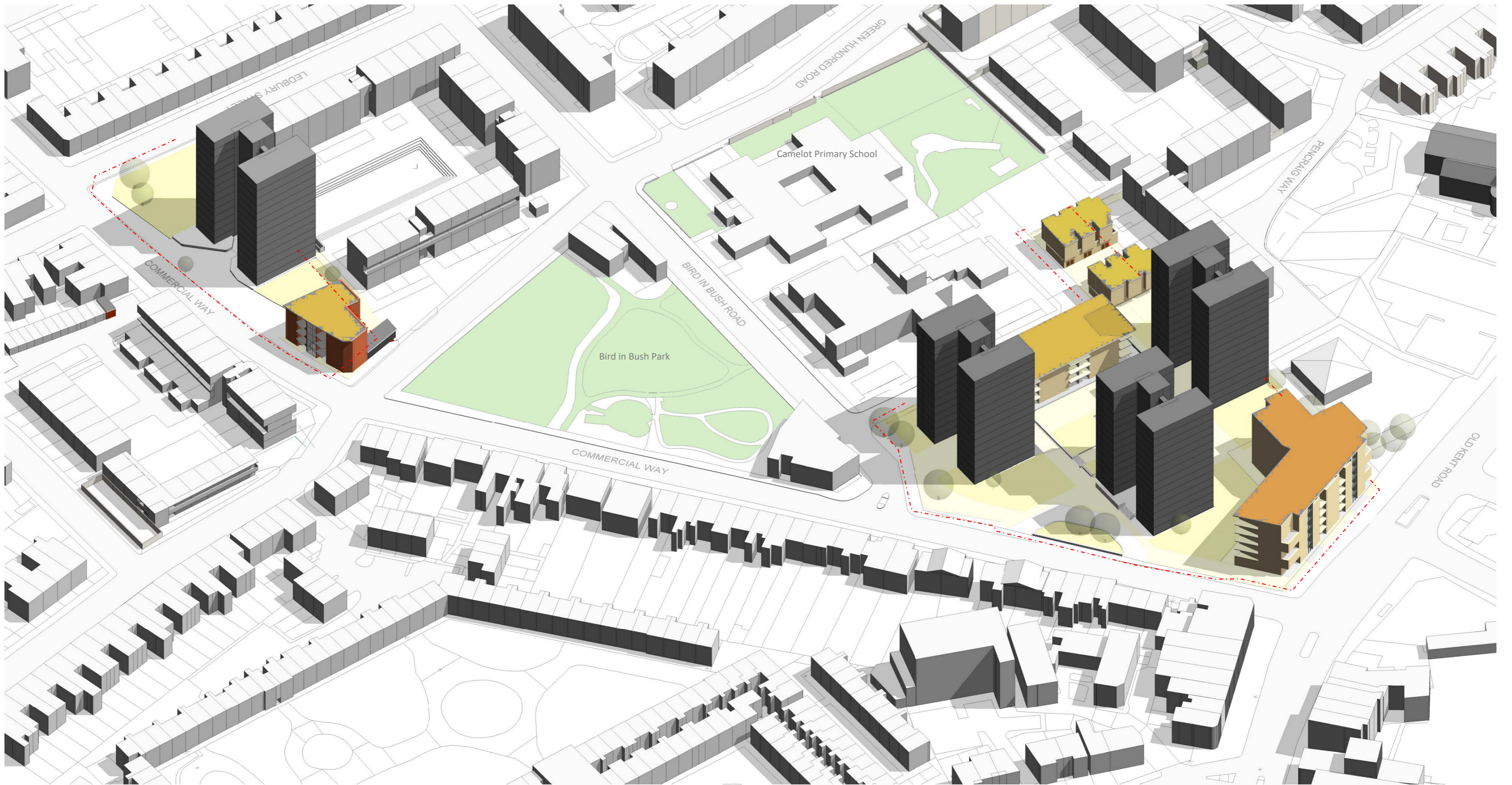


2. View of infill housing between blocks



3. Aerial view from Commercial Way looking west

LEDBURY TOWERS OPTION APPRAISAL - option B



4. View from Old Kent Road Looking west



5. View from Old Kent Road Looking south east



6. View from Old Kent Road



7. Aerial view from Commercial Way looking north



8. View from Commercial Way looking north