



Ledbury Estate

Weekly newsletter

19 July 2019

Bromyard House

The work on the drilling into the foundations at Bromyard House continued this week.

Pictured below is Hema Vashi, Resident Services Officer from Bromyard checking the measurements of one of the cores that has been drilled to show that Engie have gone down to the required depth of 4.2metres.

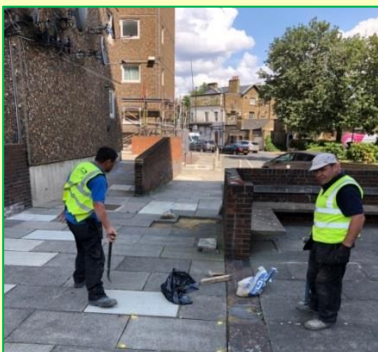


Arup, the structural engineers, have been on site this week to view the cores as this work allows them to complete their report, which is now due at the end of August.

Ledbury Maintenance Continues

Whilst work on the investigations to Bromyard House continues, maintenance of the Towers and the surrounding areas continues.

This week, work was undertaken to the paving between Peterchurch House and Skenfrith House as pictured below.



The Ledbury Team undertake monthly estate inspections with the Communal Repairs team, in order to ensure that communal repairs are identified.

Hyperoptic is coming to the low rise blocks on the Ledbury Estate soon

Southwark Council is committed to improving connectivity for everyone in Southwark – including our tenants, those in privately owned or rented accommodation, business owners, and commuters and visitors.

As part of this work, the council recently signed a non-exclusive agreement with two full-fibre broadband providers: Community Fibre and Hyperoptic.

Both providers will be rolling-out ultrafast broadband connections to all of our residential properties over the next 18-24 months. In addition, both organisations will be providing free connections to TRA and Community Halls and delivering digital inclusion training.

These works will provide residents with a choice of full-fibre broadband providers. This will give you more choice when selecting a new broadband contract, making it easier to find a package to meet your needs and budget.

Hyperoptic is planning to begin the low rise blocks on the Ledbury Estate's installation within the coming months; however, they will be in touch closer to the time to confirm exact dates.

For residents who want to receive the latest email updates on progress of installation, please ask them to register interest at **hyperoptic.com**

- It only takes a moment and is completely commitment-free.
- You'll be eligible for exclusive promotional offers.
- You'll be kept up-to-date on the progress with regular email updates.

The work to install Hyperoptic to the Ledbury Towers will be included in the refurbishment works, and not as part of this scheme.

Improving Resident Involvement in Southwark

A consultation about our proposals for improving resident involvement is now open. We want to hear the views of as many residents as possible by the closing date of 8 October 2019.

Over the last year, we have been talking to residents about how best to involve people who live in our homes, in decisions that affect their homes and neighbourhoods.

We are proposing some significant changes, so we can:

- give more support for TRAs to put on local activities
- discuss housing issues at Ward Forums
- get more residents involved in making their estates great places to live and more involved in the decisions that most matter to them

To do this, we are proposing that we:

- Have discussions on housing issues at Ward Forums instead of Area Housing Forums
- Have a Residents' Pool of up to 1,000 tenants and homeowners that we can call on to get involved in the issue that matters to them
- Use a wider range of methods to involve people, so residents can participate in ways that suit them
- Set up a forum of tenants and homeowners, to directly advise the Cabinet Member for Housing. This will replace the current Tenant Council and Homeowner Council
- Increase the amount of resident involvement funding, to go to the grassroots, and provide an independent advice service for tenants and homeowners

This consultation is being carried out by our

tenant and resident involvement team at Southwark Council. Please spare a few minutes to help us work out how best we can involve people who live in our homes on things that most matter to them.

The full proposals and survey can be found at www.southwark.gov.uk/residentinvolvement

Please call into see the team in the TRA Hall if you would like some help completing the consultation.

Southwark's Pecan Food Bank

The school holidays are a time when food bank usage increases dramatically. A recent study by food poverty charity The Trussell Trust shows that almost half of children helped by foodbanks over the summer holidays are primary school age.

For those who wish to make a donation of non-perishable food, please drop it off at: **Pecan, 121A Peckham High Street, SE15 5SE**, Monday to Friday, 9.30am to 5pm.

Ledbury Summer Fete

The Ledbury TRA will be holding its annual summer fete on Saturday 3 August, 2019.

They need donations for the tombola. If you have anything to donate, please drop it off to the Ledbury Team at the TRA Hall.



Resident Services Officer for the Ledbury Low Rise properties

Rochelle Ferguson is the Resident Services Officer for the Ledbury Estate (not including the Towers). You can contact Rochelle on **020 7525 4833** and her email address is

rochelle.ferguson@southwark.gov.uk

All repairs for the Ledbury Estate should be reported by calling **0800 952 4444**.

Rochelle holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm.

Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove. You can contact him at **obie.ebanks@southwark.gov.uk** or on **020 7525 4198**.

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**.

Resident Services Officer for Churchyard Row

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact her at **debbie.ming@southwark.gov.uk** or on **020 7525 1165**.

As a reminder all repairs for Churchyard Row should be reported by calling **0800 952 4444** or for the first two years to **newhomes.defects@southwark.gov.uk**

It would be helpful to the council that if you are reporting a repair by email you could include a photograph of what is wrong to help us work out if the problem is a defect or a repair.

Reminder on Oxygen Cylinders

One of the issues that could jeopardise safety is the use of oxygen cylinders in the blocks. This means that no visitors to the blocks will be able to come in if they require an oxygen cylinder.

From the home visits we have carried out it is clear that, at present, no current resident has the need to use an oxygen cylinder.

However no one knows what their health will be in the future. If an issue arises with your health that means that you will need to have use of an oxygen cylinder, please speak to your doctor and then let your Resident Service Officer

(whose contact details are in this newsletter) know immediately so we can work with you to ensure your health needs are catered for.

Non-resident leaseholders are being asked to make sure their tenants in the block are also aware of this issue.

Warning re bottled gas

It remains vitally important residents do not bring any bottled gas or gas appliances into the tower blocks; we have been advised that the buildings will not withstand the force of a gas explosion.

Fire wardens will also be monitoring to check that no gas canisters are brought into the buildings.

Old Kent Road Ward Panel meeting

The Old Kent Road Safer Neighbourhood Team (SNT) will be holding their next quarterly meeting on Wednesday 28 August, 2019 at 7pm. It is open to all residents.

The meeting will be held at the Avondale Estate Office, Unit 1, Old Kent Road, SE1 5PD.

This is an opportunity to meet your SNT, a group of Metropolitan Police Officers dedicated to serving your community. The team is made up of officers based in our area (or ward), supported by additional officers from the wider area.

The SNT works closely with local authorities, community leaders and residents to decide their policing priorities for the area. This helps them to find useful, long-term solutions to local problems, while maintaining their wider focus on reducing crime across London.

The Ward Panel meetings are therefore a good way of not only meeting the SNT but also an opportunity for residents to highlight their concerns.

Local Police Sessions

PC Twinkal Sharma, PC Adrian Moroz and PCSO Felix Adeyanju will be holding hour-long contact sessions in the Ledbury TRA Hall so residents can meet with the local Old Kent Road Ward Police team.

Date	TIME
24/07/2019	12:00-13:00
07/08/2019	12:00-13:00

The police have requested that any crime must be reported if it is an emergency to **999**, and for non emergencies to **101**.

The team can also be contacted by emailing **oldkentroad.snt@met.police.uk** or by telephone on **020 8721 2436**, or they can be tweeted at **@MPSOldkentRoad**

Ledbury webpage

Don't forget! Everything we have issued to residents, including these newsletters and answers to frequently asked questions, will also be uploaded to our website at **www.southwark.gov.uk/Ledbury**

Housing Updates

All residents in the tower blocks will have to leave their homes for a period whilst major strengthening and refurbishment works are carried out. For those that do not want to leave the Estate, they will have the opportunity to move into one of the empty homes in the Towers temporarily while their blocks are completed. For those who want to move from the Towers, they will continue to have priority to move.

All tenants will have the right to return to the estate.

Please note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to Southwark Council's lettings policies.

Ledbury Towers tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date.

When you bid, your position may change depending on other applicants' stars, application date or tenancy date.

If you need help with bidding or you think your application can attract stars because you or someone else in your household is working or carrying out voluntary work for more than 16 hours a week, do not forget to come in and see the Ledbury Team for help.

There are **177 properties now empty** in the Towers, following the moves of 164 tenanted households in to new homes, and 13 leaseholders selling their properties back to the council. Of course those tenants who have moved retain the right to return.

0 tenants have been made an offer of accommodation that they have bid for and they are awaiting moving dates to move into their new homes. **No tenant is waiting to attend a viewing.**

There have been **193 properties refused** by tenants who have had a viewing of a new home. Many of these have already received further offers and have already moved into their new homes. No one from the Ledbury Towers is suspended from bidding if a property is refused.

Independent Tenant and Leaseholder Advisors

The Tenants and Residents' Association and the Ledbury Action Group agreed the appointment of Neal Purvis from Open Communities as the Independent Tenant and Leaseholder Advisor for the Ledbury Estate.



Neal Purvis

Neal holds drop in sessions for residents in the TRA Hall on Thursdays - 2pm to 4pm.

Or if you would like to arrange a home visit you can contact Neal, or the rest of the Open Communities team, on 0800 073 1051.

The Ledbury Team

You can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**.

Staff that are permanently based on Ledbury are:



Mike Tyrrell – Director of Ledbury Estate.

Mike works on a part time basis and his days are flexible, depending on what meetings he needs to attend. If you want to see Mike, just arrange for your RSO to make an appointment with him, on the days he is working.

mike.tyrrell@southwark.gov.uk



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

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Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

Tel: 07984 144224

sabdat.ibn-ibrahim@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

sharon.burrell@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk

The following staff are no longer permanently based on Ledbury, but are still supporting the Ledbury Team to ensure that residents concerns are responded to swiftly:



Cheryl Russell – Head of Accommodation & Support

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Tony Hunter – Head of Engineering

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Abigail Buckingham – Design and Delivery Manager

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Sharon Shadbolt – Project Manager

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Kim Hooper – Communications

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Gary Wallace – Homeowners Operations

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Ricky Bellot – Housing Choice and Supply Manager

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