



Ledbury Estate

Weekly newsletter

26 July 2019

Bromyard House

Bromyard House is now empty, which means that the soft stripping now moves on to the communal areas. The soft stripping will include the removal of any asbestos that may be in those areas.

This will allow Arup access to these areas to complete their investigations into the block, which will result in a report that we are expecting at the end of August. The report will set out the works that are required to strengthen the blocks.

Last week Arup concluded their investigation works into the foundations. They have identified that the block is sat on a 1.2 metres thick continuous raft foundation, which is 2.8 metres below ground level.

A raft foundation is a reinforced concrete slab under the whole of a building or extension, 'floating' on the ground as a raft floats on water.

This type of foundation spreads the load of the building over a larger area than other types of foundations, lowering the pressure on the ground. Arup will give us more details on this in their final report.

Pictured below are the temporary boilers that provide the heating and hot water for Bromyard House.



These will be removed over the coming weeks now that the block is empty and the hoarding

will be removed and re-erected as the perimeter fencing for the Ledbury TRA Hall.

Arup report will be shared as soon as it is available

Last week, Southwark Council's Cabinet considered a report updating them on the situation at the Towers - you can read the report online at <http://modern.gov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=6414>

As residents will recall, before proceeding with any refurbishment works, the council engaged the structural engineers Arup to carry out intrusive investigations into the structure of Bromyard House in order to confirm the work needed to make the blocks safe.

The report to the Cabinet updated them on the progress with the investigations, basically summarising the updates residents have been receiving in the weekly newsletters.

The report also set out the council's commitment to full transparency in publishing the final survey report as soon as it is completed and to immediately meeting residents and homeowners to discuss the detailed findings of the report.

Through the newsletter we will be keeping you all updated as to when the report is going to be published, how you can access it if you have not got internet access and the date of a meeting with residents to discuss the report.

Ledbury Play Area

The Ledbury Play Area was an improvement that the Ledbury Tenants & Residents Association fought hard for. It is well used and much loved.

However, last weekend a resident used it for a party and a barbeque. This is being taken up by the Resident Services Officer for the Ledbury Estate.

This is a danger to other residents and the accompanying loud music also causes a nuisance to the neighbours.

Please note that barbeques are not allowed in this area and we ask that residents be more considerate of others whilst enjoying this play space.

Hoyland Close - Proposed refurbishment of the disused drying area.

Tenants and residents of Hoyland Close are being consulted at present on converting the redundant drying area into a new entrance space with a proposed new pedestrian access way, cycle hangar planting bed and new bin store facility.

All properties at Hoyland Close have received a consultation document to find out how people feel about the proposed scheme and we have received some responses to date.

To get a broader view on the scheme we have decided to extend the deadline of the consultation to Friday 2 August 2019.

If you have not responded to the consultation to date, you still have time to submit your comments.

This project is being funded by the Cleaner Greener Safer Fund (CGS).

If you have any questions or queries concerning the proposal or want to find out more about the scheme please do not hesitate in contacting Andy Newman , CGS Project Manager on **020 7525 3667** or email **andy.newman@southwark.gov.uk**

Ledbury Summer Fete

The Ledbury TRA will be holding its annual summer fete on Saturday 3 August, 2019, between 12noon and 4pm in Pencraig Way, Peckham, London SE15 1SH.

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
07/08/2019	12:00-13:00
21/08/2019	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](https://twitter.com/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 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

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Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

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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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