



Ledbury Estate

Weekly newsletter

27 September 2019

Dry Riser Checks Completed

As part of the regular maintenance to the Towers, the Dry Risers have been checked this month.



A dry riser is an empty pipe that can be externally connected to a pressurised water source by firefighters.

It runs vertically up the Towers, so that it can distribute water to the different floors of the building if a fire breaks out.

If you have any questions you can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**.

Fire Brigade Exercise at Bromyard House

This week, Blue Watch from the Old Kent Road Fire station came down to visit Bromyard House to plan a training exercise that they are looking to carry out on Friday 18 October 2019.



The Fire Brigade rarely have the chance to carry out an exercise in an empty tower block,

and so after this exercise, the Fire Brigade are looking to use the block for some joint large scale exercises with the other emergency services.

We will keep you updated and if you have any questions please contact the Ledbury team (details as before).

Brimmington Park Consultation

Southwark are keen to involve people in shaping the improvements to Brimmington Park.

The park currently has:

- two 5-a-side synthetic surface football pitches that are in poor condition
- a large hard surfaced play area
- an outdoor gym
- table tennis tables
- a sport pavilion in the south, next to the football pitches that provides changing rooms and toilet facilities for the sports clubs that use the pitches.

The Playing Pitch Strategy has identified a need for high quality all-weather pitches in the borough. The council is investing in sports facilities at Brimmington Park and Burgess Park towards meeting this need. Better sports facilities will encourage more people to take part in physical activity.



To improve the facilities at Brimmington Park, we've drawn up a design proposal that will:

- improve the changing room building by refurbishing or replacing it
- replace the poor condition football pitches with new high quality all weather pitches

- design out antisocial behaviour and encourage positive use of the park
- add a new free open access ball court
- improve the landscape through by adding more planting

The proposed new facility will include a dedicated reception with a controlled entrance.

We will look to implement the council's fees and charges for use of the new pitches which will contribute towards maintenance of the facility and staffing.

We welcome your feedback on the design ideas. The closing date for the consultation is 14 October 2019. To take part in the consultation please visit www.southwark.gov.uk/Brimmingtonconsultation.

Youth Football Training

Bells Gardens TRA is organising football training for all boys and girls, aged 7–12 who live in the area.



The six week course starts on Saturday 21 September 2019 from 12.30 to 2pm. You enrol on the day at the fenced football area by Bells Gardens Community Centre. The training will be led by a FA Youth Level 1 coach.

If you want to take part you must bring:

- Bottle of water
- Appropriate football attire
- Astroturf or rough trainers
- No jeans or collared shirts (e.g. school uniform)
- No studded boots

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 2 October, 2019 at 7pm. It is open to all residents.

The meeting will be held at the Ledbury TRA Hall, Pencraig Way, Peckham, London SE15 1SH.

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
02/10/2019	11:00-12:00
09/10/2019	12:00-13:00
16/10/2019	12:00-13:00
22/10/2019	11:00-12:00
29/10/2019	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.

This week one tenant has been made an offer of accommodation that they have bid for and are awaiting moving dates to move into their new home. One tenant is waiting to attend a viewing.

There have been **194 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 holds drop in sessions for residents in the TRA Hall on Thursdays - 2pm to 4pm.



Neal Purvis

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

cheryl.russell@southwark.gov.uk



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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