



Ledbury Estate

Weekly newsletter

01 November 2019

A Message from Councillor Kieron Williams, Cabinet Member for Housing Management & Modernisation



Thank you very much to all those residents who attended last week's public meeting in the Ledbury TRA hall, following the receipt of the Arup report detailing the works needed to strengthen the Ledbury Towers.

If you have not seen the report it has been published on our website www.southwark.gov.uk/ledbury with hard copies available in the TRA hall.

The meeting heard that the council's Cabinet would consider a report at its meeting this Tuesday (29 October). At the Cabinet meeting we agreed that the recommendations that Arup have made to strengthen the blocks are costed and the new costs along with the impact on resident's properties be included in a new options appraisal process.

Residents of the Towers and those that have moved away, will be consulted again on the basis of this new information.

Two issues raised at the public meeting last week were the extent of the new options appraisal and whether the number of council homes on the estate would be maintained in all options. I am pleased to say that Cabinet agreed on Tuesday that the existing low rise blocks on the estate will not be part of the reopened options appraisal, the appraisal will only look at the options for the towers and land around them using the 'red line' of the currently agreed option. Cabinet also agreed that all options considered will include at least as many council homes at council rents as there

currently are on the estate.

If you have any questions about the Arup report or any concerns, please do not hesitate to contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**.

The next steps will be discussed by the Ledbury Resident Project Group at their next meeting in early November and the outcome of the discussions will be reported back to all residents and former residents through this newsletter.

Councillor Keiron Williams
Cabinet Member for Housing Management & Modernisation

Fire Brigade Spot Checks

The latest spot check was carried out the remaining three occupied blocks by Green Watch from the Old Kent Road Fire Station on Monday 28 October 2019.

The spot check confirmed that there were no issues that the Fire Brigade wanted the team to deal with.

Electoral Register

Every Autumn, householders across the Country are contacted to update the electoral register.



Have you completed the form for your home? If not, Southwark Council's Electoral Services team have been calling round to chase up those who have not responded. They came and

visited the Ledbury Towers last week.

If you need help or have any queries, you can contact the Electoral Services Team at canvass@southwark.gov.uk or on **020 7525 7373**.

This is especially important if you have changed address in the last year.

Fireworks

As Bonfire Night approaches we have been advised about incidents of youths misusing fireworks close to the Towers. If you have any incidents that need to be reported please ensure that it is reported to the police on **101**, and to the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**.

Peckham's First W.E.L.L.Being Weekender

On Saturday 9 November 2019 and Sunday 10 November 2019, Peckham will host its first **W.E.L.L.Being Weekender** between 12noon and 6pm on both days at:

THE PALMS
Unit 1-14 Bournemouth Close,
Peckham Rye,
London SE15 4PB

The event is free and everyone is welcome.



Join us at Peckham's newest landmark venue The Palms!

Over 2 days we will host a variety of keynote speakers and vendors to entertain and educate on topics related to well-being.

A **FREE** and all-inclusive event shining a light on all of our local traders, with activities that will appeal to all ages.

W.E.L.L.Being
Wholistically Enriching Local Lives

Get Involved!
Stalls, Sponsorship & Enquiries
07944 636 380 | well.being.se15@gmail.com
@wellbeingSE15



Southwark needs more black blood donors

Cllr Evelyn Akoto, Cabinet Member for Community Safety and Public Health, has backed an NHS drive to encourage more black people to register as blood donors.

While nationally there has been a 29 per cent increase in the number of black people giving blood in the last three years, figures show that as of August 2019, only 0.44 percent of Southwark's BAME (black, Asian and minority ethnic) residents are active blood donors. This is despite a significant number of our residents identifying as BAME.



Patients who have medical conditions that require frequent blood transfusions need blood to be closely matched to their own. Blood donors from the same ethnic background are more likely to be a match. However the shortage of black blood donors means black hospital patients don't always get the best matched blood.

Cllr Akoto, said: "I know the thought of giving blood can be a bit scary but a moment's discomfort will help save lives. Donating blood is a really important thing that we can do for the health of our communities.

"We know there is a shortage of blood donors from diverse ethnic backgrounds and this has a very real effect on the quality of blood matches patients receive in hospital. It is vital that people from black, Asian and other ethnic backgrounds roll up their sleeves and donate if they can." Melissa Thermidor, BAME Strategy Lead for NHS Blood and Transplant said: "It's critical we recruit more black blood donors to help ill patients.

"Most people who are fit and healthy can donate and it is quick and easy to do so, we urge black residents of Southwark to sign up at blood.co.uk and book an appointment at a mobile session in Southwark.

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.

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
06/11/2019	11am to 12 noon
13/11/2019	12 noon to 1pm
20/11/2019	12 noon to 1pm
26/11/2019	11am to 12 noon

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 while work is carried out, regardless of which future option is agreed upon.

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 is awaiting a date 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

hema.vashi@southwark.gov.uk



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

tony.hunter@southwark.gov.uk



Abigail Buckingham – Design and Delivery Manager

abigail.buckingham@southwark.gov.uk



**Sharon Shadbolt – Project
Manager**

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



**Gary Wallace – Homeowners
Operations**

gary.wallace9@southwark.gov.uk



**Ricky Bellot – Housing Choice
and Supply Manager**

ricky.bellot@southwark.gov.uk

