



Ledbury Estate

Weekly newsletter

25 October 2019

Arup Report on strengthening the blocks now available

The Arup report detailing the works needed to strengthen the Ledbury Towers has been published on our website

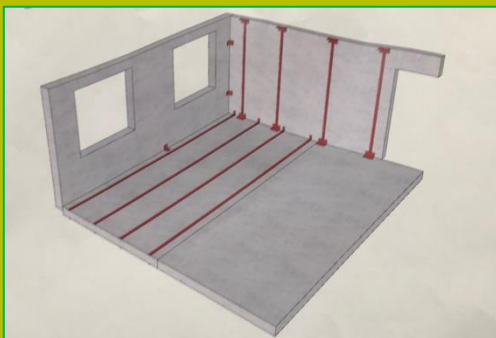
www.southwark.gov.uk/ledbury with hard copies available in the TRA hall.

The report sets out a more detailed analysis of the works that would be needed to strengthen the blocks to expand their life span by another 50 years, based on the more intrusive investigations they have been able to carry out since Bromyard became empty. Please be assured that although their advice includes a long list of requirements, the current measures we have in place in the blocks mean that they are safe for residents to live there now.

As you will be aware from our weekly newsletters, Arup have been carrying out investigation works at Bromyard House since the block was emptied in April. The investigation was needed to finalise the drawings and specification of works required to strengthen the blocks.

This month's report shows changes to the original recommendations that Arup made in the report published in November 2017.

In the original report Arup recommended that the blocks would be strengthened by strapping the panels together as illustrated in the diagram below:

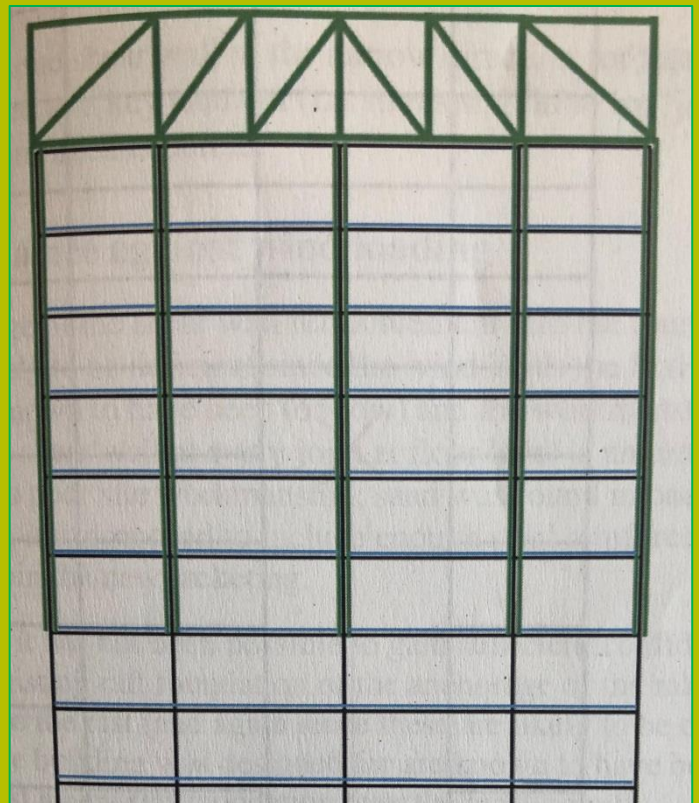


This has now changed. Because the original building method for the Towers did not include

a frame on which the panels could be attached, Arup are recommending that the blocks should be strengthened by building a new frame for the block from the 8th to the 13th floor, held together by a new structure on the roof.

The frame will be made up of steel columns and beams built inside the flats. This would mean that rooms would be smaller when residents return to their homes after the refurbishment works are completed.

The drawing below shows the walls that will have to be strengthened with steel columns and beams from the 8th to the 13th floors, as well as the new roof structure.



In addition the report is recommending that:

- The floors of each flat are strengthened, which will reduce the ceiling height in each property.
- A new foundation is cast over the existing foundation to the block.
- The external panels have their outer leaves replaced with a lighter version

and at the same time the polystyrene insulation is replaced with a different form of insulation.

- The non-load bearing partitions (for example the walls between the kitchens and living rooms) will need to be replaced with lighter partitions.
- The stair and lift tower will need to be demolished and replaced.

These recommendations from Arup will have to be costed but it is clear that this will significantly increase the current estimated costs of around £8million per block.

The council's Cabinet will be considering an emergency report at its meeting next Tuesday (29 October) and we will be asking them to agree that the recommendations are costed and the new costs along with the impact on resident's properties be included in a new options appraisal process. We will then consult residents again on the basis of this new information.

The Ledbury Resident Project Group will discuss this 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.

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
29/10/2019	12 noon to 1pm
06/11/2019	11am to 12 noon
13/11/2019	12 noon to 1pm

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 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

