



# Ledbury Estate

## Weekly newsletter

22 November 2019

## The Ledbury Towers Options Appraisal Process

Calford Seadon is the cost consultants that Southwark Council is using for the Ledbury Towers. They are on target to report back to the Ledbury Resident Project Group on 3 December 2019 about the costings of the additional works that would have to be undertaken if the Ledbury Towers were to be strengthened.

As a reminder, the additional works include the following:

- 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.

Calford Seadon will then use the costings to revisit the costs of the different options that residents considered in October 2018, so that the Ledbury Resident Project Group will be able to see the impact on the options at their meeting in January 2020.

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**.

## Latest Fire Checks Undertaken

Red Watch from the Old Kent Road Fire Station carried out another of their spot checks last weekend. They checked all four Towers and we are happy to report that they found no issues of concern.



## Fire Alarm Tests

The communal fire alarms in the Towers have now been operational for two years.



They are due to be tested again in December. As soon as we know the dates of the tests, we will let you all know.

As well as testing that the alarms work

throughout the blocks, we will need access into certain properties to test the individual heat sensors.

If we need access into your home, your Resident Services Officer will be contacting you to arrange that access.

Like in previous alarm testing, we will knock on your doors prior to each fire alarm test taking place to give you warning.

### 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            |
|------------|-----------------|
| 26/11/2019 | 11am to 12 noon |
| 11/12/2019 | 11am to 12 noon |
| 18/12/2019 | 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 **178 properties now empty** in the Towers, following the moves of 165 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.

No tenants are awaiting a date to move into their new home. No tenants are 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 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**. Please e-mail the team at **Ledburyhousingteam@southwark.gov.uk**

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](mailto:mike.tyrrell@southwark.gov.uk)



**Olive Green – Resident Services Manager**

[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)



**Hema Vashi – RSO for Bromyard**

Tel: 07852 766058

[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

Tel: 07984 144224

[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)



**Sharon Burrell – RSO for Sarnsfield**

Tel: 07432 738774

[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)



**Modupe Somoye – RSO for Peterchurch**

Tel: 07903 281390

[modupe.somoye@southwark.gov.uk](mailto: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](mailto:cheryl.russell@southwark.gov.uk)



**Tony Hunter – Head of Engineering**

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Abigail Buckingham – Design and Delivery Manager

[abigail.buckingham@southwark.gov.uk](mailto:abigail.buckingham@southwark.gov.uk)



Gary Wallace – Homeowners Operations

[gary.wallace9@southwark.gov.uk](mailto:gary.wallace9@southwark.gov.uk)



Sharon Shadbolt – Project Manager

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Ricky Bellot – Housing Choice and Supply Manager

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Kim Hooper – Communications

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