



Ledbury Estate

Weekly newsletter

06 December 2019

Costs for Ledbury Towers Strengthening Works

The Ledbury Resident Project Group (pictured below), at their meeting on Tuesday evening, received the expected report from Calford Seaden - the costs consultants that Southwark Council has used to calculate the cost to refurbish and strengthen the Ledbury Towers.

The full report is available on the Ledbury webpage www.southwark.gov.uk/Ledbury Alternatively if you would like a copy of the report, simply call in to the Ledbury Team at the TRA Hall and they will be happy to print one off for you.



In total Calford Seaden have estimated that the works recommended by Arup to refurbish the Ledbury Towers would be around £89.7m, which equates to around £400,000 per property.

The works would take three-and-a-half years at Bromyard House, and once that is completed and the remaining residents have moved temporarily to Bromyard House, then works to the other three blocks would start and take five years. This would mean that the refurbishing and strengthening works are completed by 2030.

The report from Calford Seaden went on to look at the affect of the recommendations on room sizes, where the main differences would be in room sizes on the properties on the 8th to 13th floors which would change as follows:

- The living room will reduce from 18.8m²

to 17.6m²

- The kitchen (including the cupboard spaces) will reduce from 10.2m² to 9.4m² recommendations to strengthen the blocks.
- The combined size of the bathroom and toilet will reduce from 4.2m² to 3.8m².

The bedrooms would also reduce in size.

In the other properties on the ground to 7th floors, the bedrooms bathroom and toilet would reduce in size.

In all properties the ceiling heights would reduce from 2.4m to 2.25m.

We are planning to mock up a show flat so that residents can see the reduction in size for themselves.

So what's next? In January 2020 the Ledbury Resident Project Group will receive the updated costings from Calford Seaden on all the other options that residents considered in 2018.

This will allow the residents to compare the cost of new build options against the costs to strengthen and refurbish the blocks.

Reminder - Fire Alarm Tests

The fire alarms are due to be tested again in December. The testing will take place as follows:

Sarnsfield House

Monday 9 December, 2019 at 9.30am

Skenfrith House

Monday 9 December, 2019 at 1.30pm

Peterchurch House

Tuesday 10 December, 2019 at 9.30am

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.

Southwark Foodbank

The Ledbury Team has set up a collection point under the Christmas tree in the Ledbury TRA Hall for food donations to the Southwark Foodbank, as pictured below:



The donations will be taken to the Southwark Foodbank at Pecan, 121a Peckham High Street, Peckham, London SE15 5SE on Friday 13 December, 2019.

Public Toilet Consultation – Don't get caught short, consultation closes this month!

As a reminder, Southwark Council is asking residents to have their say on whether they think there should be more public toilets in the Borough. A public consultation exercise is open until 17 December, 2019. Read on and take part in the consultation.



- The Location of Toilets**
 We want to hear whether you think there are enough public toilets in Southwark and if they are in the right place.
- The types of Toilets**
 We want to hear what types of toilets you think we need. This includes unisex toilets, accessible toilets and toilets with baby changing facilities.
- Location of Toilets**
 We want to hear whether you think toilets in pubs, cafes, and shops should be available to non customers.

To give your feedback by 17 December, 2019. Visit www.southwark.gov.uk/publictoilets, or email publictoilets@southwark.gov.uk or write to us at Freepost RSCT-BHXK-SCAJ Highways Division, Floor 3, Hub 2, Southwark Council, PO BOX 64529. London SE1P 5LX.

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
11/12/2019	11am to 12 noon
24/12/2019	1pm to 2pm
09/01/2020	6pm to 7pm
15/01/2020	12 noon to 1pm
22/01/2020	1pm to 2pm

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



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

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Abigail Buckingham – Design and Delivery Manager

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Sharon Shadbolt – Project Manager

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



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

ricky.bellot@southwark.gov.uk



**Gary Wallace – Homeowners
Operations**

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