



# Ledbury Estate

## Weekly newsletter

13 December 2019

## Fire Alarm Tests

The planned six monthly fire alarm test and servicing visits went ahead on Monday and Tuesday this week.



We would like to thank all those residents who were in and followed the instructions in respect of the evacuation. No issues were identified with the alarms.

## Cycle Hanger Consultation

Tenants and residents have recently taken part in a consultation on the proposed installation of two new secure cycle hangars to be placed to the rear of PenCraig Way and Ethnard Road and the other in the central space at Credenhill House. The cycle hangars will be similar to the one pictured below.



The consultation period is now closed and the responses received were all in favour of the proposal, which means the Cleaner Greener Safer team will now be making arrangements for installation of the two new hangers in the locations highlighted during the consultation.

For those who have responded to the consultation and have shown their interest in renting a space in one of the hangers, your contact details will be passed onto the rental company and they will contact you directly to make arrangements for your new secure cycle storage space.

If you did not respond but you are interested in renting a space in one of the hangers then please contact the rental company using the details below once the hangers have been installed. Please remember spaces are allocated on a first come first serve basis.

Don't forget, as part of the planned improvements to the Hoyland Close drying area, a new cycle hanger will also be installed at that location. So if you would prefer to rent a space in that hanger then please do register your interest with the rental company as there are still spaces available!

This project is being funded by the Cleaner Greener Safer Fund (CGS).

If you have any questions or queries concerning the proposal or want to find out more about the scheme please do not hesitate to contact Christopher Campbell, CGS Assistant Project Manager on **020 7525 0159** or email **Christopher.Campbell@southwark.gov.uk**

**If you'd like to arrange to rent a space:**

**Email: [info@cyclehoop.com](mailto:info@cyclehoop.com)**

**Tel: 0208 699 1338**

**Webpage: [www.cyclehoop.com](http://www.cyclehoop.com)**

## Channel 4 Filming on the Ledbury Estate

Garden Productions is making a six part series for Channel 4 about the work of Southwark Council and the lives of residents who live in the borough.

The series aims to explore the scale and wide range of work that the council does, the ups and downs of daily life in the borough and the huge diversity of lives on the estates and homes across Southwark.

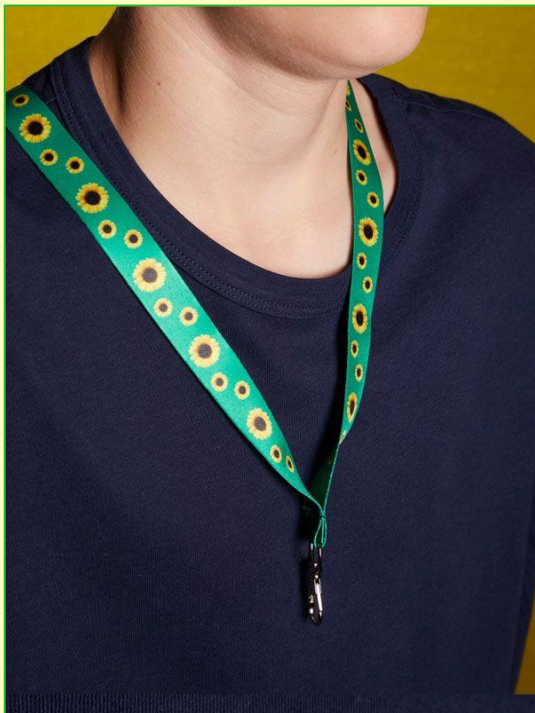
They are interested in hearing about the experiences of all residents on the estate so if you would like more information about the series or how to take part please contact Beth Read on **020 7261 1252** or e-mail **beth.read@thegarden.tv**

Over the next few weeks you will see them around the estate so please feel free to approach them to find out more.

They will be filming down at the TRA Christmas Party for children with the aim to show the strong community spirit of the Ledbury. If you do not wish to be featured please do not be put off attending as footage can only be used if consent is obtained.

### Hidden Disabilities – Sunflower Lanyards

Southwark Council is promoting the sunflower lanyard scheme.



If you see someone wearing a sunflower lanyard as pictured above, it means that they have a hidden disability, and they may need a little extra help or a little extra time.

### 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
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](mailto: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](http://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](mailto: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

[tony.hunter@southwark.gov.uk](mailto:tony.hunter@southwark.gov.uk)



Abigail Buckingham – Design and Delivery Manager

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



Sharon Shadbolt – Project Manager

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



Kim Hooper – Communications

[kim.hooper@southwark.gov.uk](mailto:kim.hooper@southwark.gov.uk)



Gary Wallace – Homeowners Operations

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



Ricky Bellot – Housing Choice and Supply Manager

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)