



# Ledbury Estate

## Weekly Newsletter

20 December 2019



## Council Cabinet considers latest report

On Tuesday this week, the council's Cabinet received a report on the latest situation on the Ledbury Towers.

The councillors agreed:

- To note the report from Calford Seadon on the cost of £89.7m to refurbish the towers
- Those who live in the towers and those former tenants with a right to return should be consulted on the outcome of the re-opened options appraisal
- That the existing right to return is extended until all the refurbished or new council homes on the site of the Ledbury tower blocks are let.

Before making their decisions, the Cabinet heard from a deputation of residents on the Ledbury Project Group who requested:

- A commitment that there will be at least as many council homes at the end of this process on the site of Ledbury Towers and the rented homes will be council homes for council rent.
- The offer to leaseholders takes into account the likely loss of amenity recommended in the Arup Report.
- When the future works due to be implemented on the Towers is clear, we would like to re-emphasise our suggestion that the Great Estates programme and planned improvement ("QHIP") works on the Ledbury low rise blocks should be coordinated such that the design, programming and management of works to the towers, and major works to the low rise blocks will result in improved outcomes, reduced costs and disruption to all residents.

Cllr Kieron Williams, the Cabinet Member for Housing Management and Modernisation confirmed that if residents want a new build option for the estate, there will be at least the same number of council homes as there are at present - all at council rents. He went on to explain that the other requests will be response will be reported to the Ledbury Resident Project

Group.

## Fire Risk Assessments

The annual Fire Risk Assessments for the Ledbury towers took place this week.

The reports will be available in the New Year and will be considered by the Ledbury Project Group and made available on line.

## Visitors over Christmas

A number of you will be having visitors over Christmas.

If you live in one of the Ledbury towers, please ensure that your visitors know about the evacuation procedures.

If you have a visitor with mobility issues, please inform the main fire warden for your block.

## Christmas Opening Hours

As we offer a 24 hours a day, 7 days a week service, the Ledbury team are open all over the Christmas period to deal with any queries that the residents of the towers have.

As well as working to support the remaining residents, the team are on hand to also carry out the regular checks of all the communal areas and work with the fire wardens just like they do every day of the year.

There will be no Ledbury newsletter during the Christmas period. The next newsletter will be delivered the week ending Friday 10 January 2020.

The Ledbury team all very much enjoy the relationship that we have with the residents of the Towers, and we have all really appreciated the support we have had from you all during 2019.

We would therefore like to take this opportunity

to wish every one a very happy Christmas and a healthy 2020.



## A Big Thank You

The wonderful donations made by Ledbury residents, the staff in the Ledbury team, the Ledbury TRA, and Engie have now all been delivered to the Southwark food bank at Pecan.



## A reminder on the fire evacuation procedures

The fire alarm tests last week worked well, but it is also a useful opportunity to remind residents what would happen in the event of a fire in one of the Towers.

### If there is a fire in your home:

- Evacuate and then call the fire brigade when safe to do so
- Tell the nearest fire warden and if the communal alarm has not been activated they will set the block alarm off
- The fire will also cause the automated communal alarm to go off and as soon as it does, the main fire warden will call the fire brigade.
- It does not matter how many times the fire brigade are called, as we need to ensure that they are on site

### If the communal alarm goes off in your

### home:

- No one will knock on your door to tell you to evacuate
- The fact that the fire alarm has gone off means that you have to evacuate to the evacuation area for your block as is stated on your block fire action notices
- The wardens are only there to help evacuate the vulnerable residents who need help
- At the evacuation area, there will be an officer from the Ledbury Team coordinating the evacuation. If it is cold or rainy and it is safe to do so, they will move people to the Ledbury TRA Hall.

The fire brigade will be given details of the vulnerable residents when they arrive, but given the time it may take the brigade to arrive we will be assisting you out. Their priority will be to fight the fire.

### 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](mailto: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](mailto: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](mailto: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](mailto: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)