



Ledbury Estate

Weekly newsletter

10 January 2020

Update on the costs for the refurbishment and new build options for the Ledbury Towers

Following the report from Arup in November about the additional works now required to strengthen the towers, this week the Ledbury Resident Project Group met and received the information from Calford Seaden, the council's cost consultants, on the up to date costings on the options that were considered in 2018.

The meeting was also attended by Cllr Kieron Williams the Cabinet Member for Housing and Modernisation and he reiterated that the council want the residents to make the decision on the option that is implemented.

He went on to explain that this was because the decision should not be simply about costs but also about the about what residents wanted; for example the size of their homes and the time taken to complete any strengthening or new build works.

Cllr Williams made it clear that if residents want to stick with Option B that they choose in 2018, the council would be happy to support the residents' choice.

The revised costings are:

- Option A - strengthening the four towers only - £99.9 million - an average of £446,060 for each home.
- Option B - strengthening the four towers, additional refurbishment and 81 new homes - £117 million - an average of £383,694 for each home.
- Option C – a mix of strengthening and additional refurbishment of one or more of the towers; and the demolition of the others and replacing them with new homes – between £84.4 to £113.8 million, depending on the new homes provided - an average of between £319,814 to £375,641 for each home.
- Option D – Demolition of the four towers and replacement with new homes - between £72.4 to £94 million depending, on the new homes provided - an average

of between £291,974 to £312,528 for each home.

The full report is on the Ledbury webpage at www.southwark.gov.uk/Ledbury

If you want a reminder of what the options were they are on display in the TRA or can be found on the Ledbury webpage at www.southwark.gov.uk/Ledbury.

Option B was chosen in 2018. However because the additional strengthening works will mean that homes will be smaller, residents are going to be consulted on whether they want a different option.

The next steps to be taken are that before residents are consulted on what option they would like to go with, the new build options are going to be looked at again with the architects.

How this is going to be done will be considered by the Ledbury Resident Project Group next month. As part of this, the Resident Project Group wants residents to have an input on what they want from the architects - this is known as a brief.

When we have this information, the weekly newsletter for that week will be solely dedicated to what is proposed for the brief, and we want to hear from you as to what you think we have missed or what have got wrong.

Finally we will be arranging for a couple of our empty flats to be adapted to show you potentially the impact of room sizes and these will be ready to show residents once the next phase of the consultation starts. We will also give you opportunities to visit some of our new build homes so you can see what could be done if a new build option is chosen.

Fire Brigade Emergency Exercise

The Fire Brigade from the Old Kent Road Station will be carrying out an emergency training exercise at Bromyard House on

Thursday 16 January 2020.

The Fire Brigade rarely have an opportunity to use a tower block for training and Southwark Council was happy to facilitate this vital training.

Fire Brigade Spot Check

On Friday 27 December 2019 we had another Fire Brigade spot check. This time it was Red Watch who carried out the check. No issues were identified from their visit.

Ledbury's new cycle hangers

As you may be aware, the Ledbury Estate is awaiting the installation of three new cycle hangers (example pictured below).



Consultations for each hanger have been completed and those who have shown their interest in renting a space have been added to the council priority list. Once the hangers have been installed, residents on the priority list will be contacted by the rental company in order to secure their space.

Based on the priority list, all three hangers still have spaces available so you still have a chance to secure yours. If you are interested in a space please contact the assistant Project Manager, Christopher Campbell, at christopher.campbell@southwark.gov.uk who will ensure you are added to the priority list (please note each hanger holds six spaces and they will be allocated on a first come first serve basis).

However once the hanger has been installed, all remaining spaces will be allocated by the

rental company and you will need to contact them directly.

Please ensure when contacting Christopher you highlight which of the three Hangers (Pencraig Way, Credenhill House or Hoyland Close) you are interested in having a space in, including your name, contact details and address.

Ledbury TRA Children's Christmas Party

A good time was had by all at the Ledbury TRA's Children's Party in December, especially when Father Christmas arrived with the presents.



The TRA would like to thank Engie who have been carrying out the stripping out works at Bromyard House, and 1st Ace who provide the fire wardens, for their sponsorship for the event.

Repairs Survey

There is a new survey for tenants and leaseholders on Southwark's housing repairs service. The survey is being carried out by Southwark's Housing Scrutiny Commission.

The short survey can be found at: www.consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/housing-repairs-tenants-and-leaseholder-survey

The survey is designed to gather data and views about the repairs service since it came back in house in October 2018.

The objective of this cross party review is to make recommendations to the Cabinet to assist in improving the repairs service for everyone who relies on it.

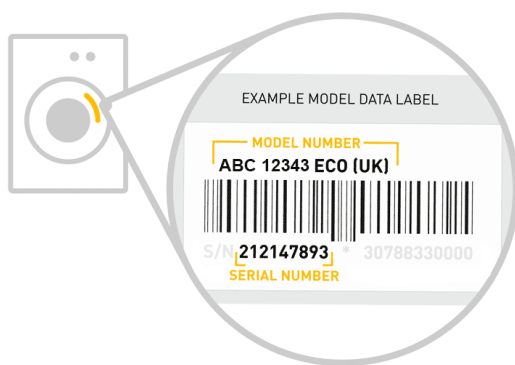
Check Your Washing Machine

Over the last few years there have been issues with tumble dryers catching fire. Just before Christmas it was announced that there are now issues with some washing machines.

A faulty door locking system in Indesit and Hotpoint washing machines creates a fire risk as a result of overheating.

So if your washing machine was made between 2014 and 2018 please check it. You will need the model number.

Then call Whirlpool, who make the washing machines, on **0800 151 0905** or visit **www.whirlpool.co.uk**



If Whirlpool confirms that your washing machine is affected by the warning, you must unplug it immediately, and stop using it until it is replaced or made safe.

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
15/01/2020	12 noon to 1pm
22/01/2020	1pm to 2pm
28/01/2020	1pm to 2pm
04/02/2020	12noon 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](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

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 **179 properties now empty** in the Towers, following the moves of 165 tenanted households in to new homes, and 14 leaseholders selling their properties back to the council. Of course those tenants who have moved retain the right to return.

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 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

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