



# Ledbury Estate

## Weekly newsletter

17 January 2020

## Refurbishment and new build options costs for the Ledbury Towers

Last week we told you about the revised costings on the options that were considered in 2018.

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

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 have got wrong.

As a reminder 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.

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

## Weekly Fire Alarm Tests

Just a reminder that the Fire alarms are tested every Friday in the three remaining occupied towers, Peterchurch House Sarnsfield House and Skenfrith House.

If you are in when tests are carried out, a Fire Warden will check with you that the alarm in your flat is working.

## Fire Brigade Emergency Exercise

The Fire Brigade from the Old Kent Road Station carried out an emergency training exercise at Bromyard House on Thursday 16 January 2020.



In February there will be a major exercise at the block involving 12 fire engines. We will have further details nearer the time.

The Fire Brigade rarely have an opportunity to use a tower block for training and Southwark

Council was happy to facilitate this vital training.

Strategic Director for Housing and Modernisation.

### Bromyard House – Temporary Boiler site

The site used to house the temporary boilers for Bromyard House has been worked on this week to restore it as open space.



The current hard standing area has been filled in, so that the area can then be landscaped with grass.

### Ledbury TRA General Meeting

As well as holding an Annual General Meeting, the TRA also hold an additional General Meeting each year.

This year's general meeting will be on Monday 10 February, 2020 at 7pm in the Ledbury TRA Hall in PenCraig Way. All Ledbury Estate residents are encouraged to attend.

The guest speakers will be Cllr Kieron Williams, the Cabinet Member for Housing and Modernisation, and Michael Scorer, the

The Annual General Meeting for the TRA will be on Monday 8 June, 2020.

### 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
22/01/2020	1pm to 2pm
28/01/2020	1pm to 2pm
04/02/2020	12noon to 1pm

12/02/2020

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 **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.

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)

