



# Ledbury Estate

## Weekly newsletter

07 February 2020

## Update from this week's Ledbury Resident Project Group

The Ledbury Resident Project Group met this week and received a number of updates.

The Group discussed the work that the architects Hunters will be undertaking over the next few months. When Hunters last worked with residents in 2018 they came up with three new build options. The Resident Project Group has asked for these to be looked at again before residents make a decision.

Hunters will therefore be revising the existing new build options so that, this summer, residents will be in a position to make a decision on whether they want to retain the towers or replace them with new homes, based on the new survey information.

The work they have been asked to undertake is set out in a document called a brief. Once this has been finalised the brief will be available on the Ledbury webpage, and next week's newsletter will go into this in more detail.

This consultation will start later this month and remain open until April when residents will be asked to select their preferred new build options. As part of this, there will be a drop-in event for all residents of the Towers, the wider estate and former residents with a right to return to meet Hunters on **Monday 24 February 2020** at the Ledbury TRA Hall between **4 and 7pm**.

In July, residents of the Ledbury Towers will then be asked to vote on whether they want to stick with their previous decision to strengthen the blocks, or to go for one of the options selected in April that includes new build.

As we have been reporting in the last two weekly newsletters, we are currently working to create two show flats to show residents the effect of the strengthening works recommended by Arup to strengthen the towers, which will mean that the rooms of the flats will be smaller. At the Ledbury Resident Project Group meeting

we heard that the flats will be ready by 21 February 2020.

Pictured below is the work being undertaken in one of the flats to show the reduction in the size of one of the bedrooms.



In the week commencing 24 February we will be opening up the flats for residents to look at. Details will be in a future newsletter. If you can't make the dates, the staff in the Ledbury TRA Hall will be able to give you access by appointment when the flats are ready to view.

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)

## HIU Checks

The Ledbury Team will be making appointments with the residents of the Ledbury Towers to have their Heating Interchange Units (HIUs) checked. If you have a missed call from us, that is what it will be about.

## Ledbury TRA General Meeting

There will be a general meeting open to all Ledbury Estate residents on Monday 10 February, 2020 at 7pm in the Ledbury TRA Hall

in Pencraig Way.

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

The topics to be discussed are:

- The Ledbury towers
- The repairs service
- The works to the low rise homes on the Ledbury estate from 2023 onwards
- The installation of Hyperoptics

### 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
12/02/2020	1pm to 2pm
19/02/2020	12noon to 1pm
26/02/2020	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.

No one is awaiting a date to move into a new home.

There have been **197 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](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)