



Ledbury Estate

Weekly newsletter

14 February 2020

Drop In Session

Monday 24 February, 2020

**Ledbury TRA Hall
Pencraig Way
Peckham
SE15 1SH**

4pm to 7pm

Your chance to see the new build options that had been developed for the Towers and speak to, and give further feedback to, the architects from Hunters.

All Residents Welcome

If you miss this event you can come to the Ledbury TRA Hall to see the displays or see them on the Ledbury Webpage. If you want to comment and are not able to come in, simply email the architects at ledburycomments@hunters.co.uk

Reviewing the new build options

Last week the Ledbury Resident Project Group discussed the work that the architects Hunters will be undertaking over the next few months.

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

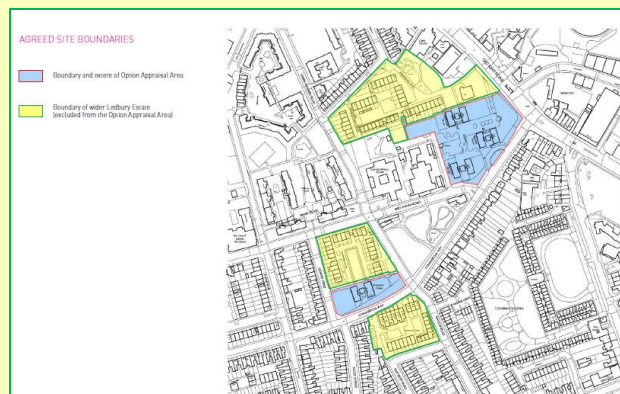
The council will be working closely with residents to find the best possible solution, though it has emphasised that any final solution will have to be financially viable for the council.

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 **4pm and 7pm**.

The work they have been asked to undertake is set out in a document called a brief. The FULL brief is available on the Ledbury webpage.

Amongst other things this brief sets out:

- Options should range from refurbishment, to partial demolition and re-provision to full re-development.
- Any redevelopment must ensure that at least the same number of existing council homes are provided within the footprint of the impacted area, which contains the four tower blocks and land immediately next to it shaded blue as follows:



- This **does not** include the rest of the estate, the blocks for which are shaded in yellow on the map.
- The final options report should contain:
 - A detailed description of the options
 - Illustrative drawings
 - Overall assessment of each option, including pros and cons
 - Assessment of the impact and consequences to the council
 - Assessment of the impact and consequences to residents, the local

- community and other community groups
- Financial assessment of each option
 - Sustainability considerations
 - An assessment of costs to maintain the various options for the remaining 'life' of the buildings
 - Time frames, phasing options and key milestones
 - Any technical constraints
 - Proposed parking proposals
 - Proposed amenity space calculations, including sizes for play areas for different ages
 - Explanations on density of any new buildings
 - Mix and tenure plans, including unit size, floor levels and locations
5. Where new homes are proposed it will be based first on refurbishing or replacing the existing council homes and then a mixture of new council homes and homes for sale to help refund any refurbishment proposals.
 6. Any new development will take account of the promises made to the resident leaseholders who wish to remain on the estate.
 7. Part of the design process will be to explore the most efficient heating system that also reduces CO² emissions.
 8. All proposals need to consider issues such as fuel poverty and the need to drive down energy costs.
 9. The surrounding area is noisy with poor air quality. Design proposals should give proper consideration to the reduction of air pollution.
 10. Each option should contain proposals for an environmental strategy including a Cleaner, Greener, Safer statement with assumptions on energy improvements and approach to water run off.
 11. The council is committed to being Carbon Neutral by 2030 and therefore any design proposals should include innovative measures such as integrating the use of sustainable materials and construction techniques, use of technology and biodiversity loss and gain. The proposals should consider how this will impact on the future maintenance of the buildings.
 12. All options should include proposals for the improvement of play and communal estate spaces, using creative measures to enhance these areas to the benefit of the community being accessible and inclusive to all age groups.
 13. Any new build design should consider the aspects from the buildings, including where feasible triple views. Full consideration to be given to the outlook of the buildings, in particular balcony areas and views over green and attractive areas.
 14. All options will be expected to contribute towards the council's Great Estates programme, which recognises our estates as being the heart of Southwark. The Great Estates Programme is about celebrating and affirming our council estates for the long-term, highlighting the positives as a landlord, but also setting a higher standard identifying new ways to improve the look, feel and living experience of the estates.
 15. All options should identify opportunities to develop a sustainable travel plan. This may include safer walking routes to bus links, installation of electrical charging pods, provision for electrical charging points for mobility scooters and installation of lockable cycle shelters.
 16. Any new development should take into account:
 - the one bedroomed flats are bigger than London Design guide and need to match existing sizes for the replacement homes for existing residents
 - existing residents want the choice of separate kitchen and living rooms
 - existing residents want windows in their kitchens, bathrooms and toilets

The full document is available on the Ledbury webpage. If you have any questions, please drop in and speak to the Ledbury Team.

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
19/02/2020	12noon to 1pm
26/02/2020	1pm to 2pm
04/03/2020	1pm to 2pm
10/03/2020	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**

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



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

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Sharon Shadbolt – Project
Manager

sharon.shadbolt@southwark.gov.uk



Gary Wallace – Homeowners
Operations

gary.wallace9@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



Ricky Bellot – Housing Choice
and Supply Manager

ricky.bellot@southwark.gov.uk