



Ledbury Estate

Weekly newsletter

21 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 were 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

Show flats at Sarnsfield House

The work to create two show flats at Sarnsfield House has been completed. They have been created to show residents the effect of the strengthening works recommended by Arup. The works will demonstrate that the rooms of the flats will be smaller - especially for flats that are on the 8th to 13th floors - and ceiling heights will be lower.

All flats will have the ceiling height reduced to allow for the floors to be strengthened and for the sprinkler system installed.

We want to ensure residents understand how it will affect their homes, so we have been

preparing two flats in Sarnsfield House for residents to visit to see the implications - one showing the significant changes to the flats on the higher floors and one showing the changes to those on the lower floors.

In the photo below you can see the additional thickness each wall will have following the strengthening works.



You can drop by to see the flats on:

**Monday 24 February 2020
4pm to 7pm**

and

**Tuesday 25 February 2020
2pm to 5pm**

If you can't make the dates, the staff in the Ledbury TRA Hall will be able to give you access by appointment so don't hesitate to give them a call on **020 7732 2757** or **020 7732 2886**.

Hoyland Close bin store refurbishment update

Work has now started at the redundant Hoyland Close laundry drying area.

Contractors have started to demolish the old wall to open up the space, with new lighting which has now been installed.

The area will create a new entranceway into Hoyland Close, which will incorporate a new bin store area for household and recycling waste. It will also house a new secure cycle hangar and a newly created planting bed.

We are expecting the works to be completed by the beginning of March 2020 but this will be dependant on the weather.

If you are interested in a space for your cycle in the secure cycle hangar at Hoyland Close or at any of the other two hangars across the estate which were installed recently, please email or call Chris Campbell at **christopher.campbell@southwark.gov.uk** or call **020 7525 0159**.

If you have any enquires concerning the building works at Hoyland Close, please do not hesitate in contacting the project manager Andy Newman at **andy.newman@southwark.gov.uk** or call **020 7525 3667**.

Both the bin store refurbishment area at Hoyland Close and the three newly installed secure cycle hangars project is funded through the Cleaner, Greener, Safer funding programme.

If you have an idea to improve where you live you can submit your idea in the next round of funding during September 2020.

Does your Older Person's Freedom Pass expire on 31 March 2020?

If you have used your pass within the last two years, and your address details have not changed, your renewed Older Person's Freedom Pass will automatically be posted to your home address between February and March 2020. You will receive your new pass before your current pass expires. You do not need to take any action.

However, if their residency checks identify that you may have moved from the address they hold for you, London Councils will have sent you a letter in mid-January inviting you to renew your pass. You will be asked to renew your Older Person's Freedom Pass online or by post, and provide proof of your address in London if your details have changed. Once you have completed your renewal your pass will be posted to you within three weeks.



If you need help with the form, do not hesitate to pop in to the Ledbury TRA Hall, and one of the Ledbury Team will be able to help.

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
26/02/2020	1pm to 2pm
04/03/2020	1pm to 2pm
10/03/2020	12noon to 1pm
18/03/2020	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



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