



# Ledbury Estate

## Weekly newsletter

13 March 2020

## New build options

If you have missed the drop in events to see the options that have been developed for the Towers, 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](mailto:ledburycomments@hunters.co.uk)

## Sarnsfield House Show Flats

Thank you to everyone who has visited the show flats at Sarnsfield House in the last two weeks.

If you have not still had a chance to see how the structural strengthening works will have an impact on room sizes, 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**.

## Fire Brigade Exercise at Bromyard House

London Fire Brigade's exercise at Bromyard House at the end of last month went very well and they thanked Southwark Council and the residents from Ledbury for allowing Bromyard House to be used.

This was an opportunity for firefighters to practice tackling a fire in a high rise tower block and gave them the chance to test current procedures and enhanced new procedures for Fire Safety Guidance and high rise policy.



The Brigade tested a scenario that started with stay put guidance being given, this then led to a mass evacuation at the point the building failed in the practice scenario. Volunteers from Southwark Council and the Fire Cadets played residents and casualties and around 15 crews were involved.

Over the coming months the London Fire Brigade will use Bromyard House for smaller training exercises on a regular basis.

## Another tree lost near Bromyard House

We were very sad to see that we have lost another tree near Bromyard House.

We have been advised by the council's senior arboricultural officer that the tree had partially failed and the root plate had lifted out of the ground making it unsafe.

We have asked that the tree be put in a programme for it to be replaced.

## Hoyland Close's new garden



Work is really progressing on the new communal garden at Hoyland Close, which is replacing the redundant drying area that had sat unused for some years.

The work is due to be completed this month and it is funded through the Cleaner, Greener, Safer funding programme.

If you have a suggestion to improve where you live you can submit your idea in the next round of Cleaner Greener Safer funding during September 2020.

### Collecting Easter eggs for Southwark Food Bank

The Ledbury Team is collecting Easter eggs for Southwark Food Bank for the next four weeks. There will be a box in the Ledbury TRA Hall where all contributions can be placed.



The donations will be taken to the Southwark Foodbank at Pecan, 121a Peckham High Street, Peckham, London SE15 5SE on Wednesday 8 April, 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](mailto: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](mailto: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](mailto: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](mailto: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
18/03/2020	1pm to 2pm
25/03/2020	12noon to 1pm
01/04/2020	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](mailto: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](http://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 Advisor



**Neal Purvis**

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 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 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)



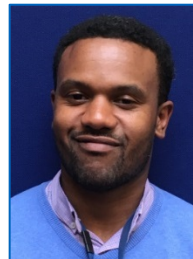
**Kim Hooper – Communications**

[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)