



Ledbury Estate

Weekly newsletter

20 March 2020

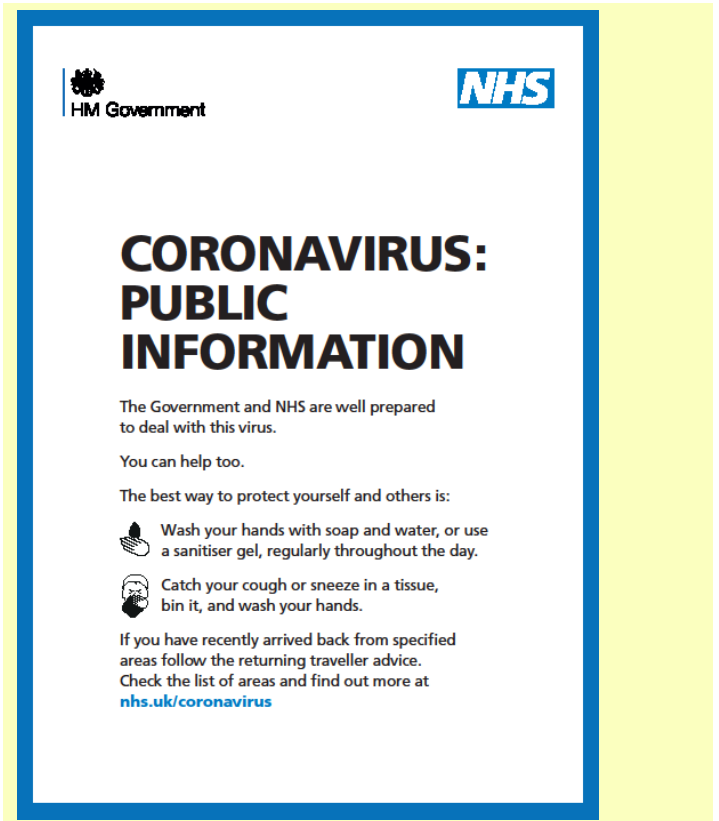
Coronavirus and the Ledbury Team

At the time of writing this newsletter we do not know what the latest advice on Coronavirus will be. However we can assure you that the Ledbury Team and the fire wardens will remain in place during the outbreak as this has been deemed an essential service.

Arrangements have already been made as part of Southwark Council's Business Continuity Plan that the Ledbury Team will be open for business and if any of the team fall ill, replacements will be supplied from other council staff. 1st Ace, who provides the Fire Wardens service, have also made arrangements to prioritise replacing any of the team that fall ill.

However, the consultation on the future of the Ledbury Estate has been postponed until further notice as that involves home visits and the advice from our Public Health colleagues is that we should not be carrying out non-essential home visits.

For the latest advice of Coronavirus please go to www.southwark.gov.uk/coronavirus



New build options

If you have missed the drop in events to see the options that have been developed for the Towers, you can see the displays on the Ledbury webpage.

If you want to comment, simply email the architects at ledburycomments@hunters.co.uk.

Fire Brigade at Bromyard House

Residents should be aware that over the coming months, the London Fire Brigade will be using Bromyard House for smaller training exercises on a regular basis.

Last week Blue Watch from the Old Kent Road fire station used Bromyard House for ladder training.

This week the same watch have been inspecting the occupied blocks.

North East Peckham Parking Zone Extension

Southwark Council is proposing to review the parking arrangements for the public highway around the outskirts of the Ledbury Estate.

Old Kent Road is preparing for significant development over the next decade, including up to 20,000 new homes, linked to the proposed Bakerloo line Extension.

This means the surrounding areas are going to see an increase in demand for parking.

The aim of a parking zone is to:

- Prioritise space for local residents, business and their visitors
- Prevent commuter parking
- Improve access for vehicles- especially emergency services and refuse vehicles.
- Improve highways safety and reduce inconsiderate parking
- Enable permit-free planning conditions to be placed upon future developments.
- Reduce the dominance of parked cars on a street, enabling other use of that space



Permits will be required to park in the Zone at the specified times. These times can vary, and will be informed by your responses to the consultation. Permits are available for residents within the zone, their visitors, and to the business with an essential need for a permit.

A 12 month permit for residents is typically £125. Please see the council's website for a full schedule of costs:

www.southwark.gov.uk/parking-permits

The council wants to know your views on the proposals – whether you support them, are opposed to them, or have suggestions on how Southwark can improve them.

To have your say visit
www.southwark.gov.uk/zonet

Join the Old Kent Road Community Review Panel

Southwark Council is setting up a new Community Review Panel for the Old Kent Road area and would like to recruit members.

The panel will meet on a regular basis to review planning applications and will provide independent advice to the council on how development can and should benefit people who live, work and visit the Old Kent Road area.



The council is not looking for planning experts, but for people who can bring their local knowledge and experience to help make sure that regeneration works for everyone.

If you would like to find out more, please visit www.oldkentroad.org.uk/crp or alternatively call Frame Projects who will recruit and manage the panel on **020 3971 6161**. The deadline for applications is 6 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**.

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 on **020 7525 4198** or at **obie.ebanks@southwark.gov.uk**.

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.

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 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

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



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



Abigail Buckingham – Design and Delivery Manager

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Sharon Shadbolt – Project Manager

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Kim Hooper – Communications

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Gary Wallace – Homeowners Operations

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Ricky Bellot – Housing Choice and Supply Manager

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