



Ledbury Estate

Newsletter

3 July 2020

Keep your distance!

The government's announcement that it is beginning to ease lockdown restrictions last week have had no change on the need to stay 2 metres apart.

People from different households should still remain 2 metres apart as much as possible. The new 1 metre+ rule is to allow businesses and schools to open.

Where you can, you still have to stay 2 metres apart. Therefore:

- Only one family should be in a lift at one time, so if you call the lift and someone is in it, do not get in. Wait for the lift to come to your floor again
- Keep behind the taped area in the lobby to remain 2 metres from the wardens
- When using the stairs if you hear someone else do not pass by them on the stairs, use the door to the landings to allow them to pass by to keep 2 metres from them

Whilst we appreciate this may be frustrating for some residents it is for the safety and well being of everyone and it is important to keep down the spread of the virus, support our NHS and save lives.

New build option consultation

The consultation on the future of the Ledbury Towers is on hold until further notice.

However, If you have missed the drop in events in March 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

Thank You!

A big thank you to the residents of Peterchurch House, Skenfrith House and Sarnsfield House this week for co-operating with the Ledbury Team during the six monthly Fire Alarm Maintenance Servicing and Testing visits.



The visits are all completed and no issues were found.

London Fire Brigade Exercise at Bromyard next week

Fire Fighters from the Old Kent Road Fire Station will be using the vacant Bromyard House on Tuesday 7 July, 2020 for a small exercise to practice their breathing apparatus procedures.

Southwark Council is pleased to be able to offer Bromyard House to use, as it is important that Fire Fighters from the local Fire Station have an opportunity to train in a realistic setting.



Preventing Blockages!

We have had a number of flooding issues lately due to blocked pipes.

Please do not flush nappies and baby wipes down the toilets and wash cooking oil and food down the drain in your sinks.

Beware of Fraud



The Old Kent Road police team has asked us to circulate the following information.

We are aware of social media stories circulating on COVID-19 related fraud. Our advice for Londoners is that if you get an unsolicited home visit from a cold caller offering a service or product and asking to be let into your home, ask to see their official ID and credentials.

If satisfactory ID is not provided or if there are still suspicions the visitor may not be genuine they should shut the door and report the matter to police by calling **101** or **999** in an emergency.

Further crime prevention advice can be found at: www.met.police.uk/advice/advice-and-information/fa/fraud/personal-fraud/

Keep the music down!

Please be aware that your taste in music may be a lot different to your neighbours.

Keep the noise down so that you are not causing a nuisance.

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

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.

Whilst non essential contact is halted, 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

Whilst the coronavirus emergency is ongoing we are asking you to try and stay away from the TRA Hall where the Ledbury Team is based so that we can maintain the service and practice social distancing by being at least two metres away from each other. **If you have any issues please ring us instead.**

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

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Bromyard

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Peterchurch

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