



Ledbury Estate

Newsletter

10 July 2020

Camelot School Summer Activity Programme for Children and Young people

Camelot will be the only school in Southwark to offer their children this free fun opportunity but they need sole use of the Ledbury football pitch from 10am to 12noon and 1pm to 3pm daily for the five week period.



The Ledbury TRA is supporting this project and we have agreed that Camelot School can use the football pitch. The School will control gates, clean spaces and generally cherish the use of this space for the children.

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 www.southwark.gov.uk/Ledbury

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

CGS Funded Installation of Emergency Lighting at 1-20 Credenhill House

Cleaner Greener Safer (CGS) funding has been allocated to improve lighting at Credenhill House which was successfully submitted by the Ledbury tenants & Residents Association (T&RA).

Works are planned to commence on 20 July 2020 and it is anticipated the works will take approximately two weeks to complete.

There will be some noise from drilling on weekdays between 8.30am and 5pm during the course of these works.

The electrical contractors 'Spokemead' will wear identification badges with company names and their photograph.

All works will be undertaken in full adherence to the latest Government COVID-19 working safely guidelines and we ask that residents and tenants comply with the Government social distancing guidelines whilst the electrical staff are on site.

Unfortunately this years CGS funding could not stretch to the other two houses 60- 82 Bird In Bush & 2-32 Naylor Road, but the T&RA plan to submit a further application for next year's round of funding 2021/22.

If you have any queries or concerns during these works either contact the CGS Project Manager Andy Newman at andy.newman@southwark.gov.uk or Spokemead's Site Manager
Office: **020 7403 0772** - Email: admin@spokemead.co.uk

London Fire Brigade Exercise at Bromyard House

Fire Fighters from the Old Kent Road Fire Station used the vacant Bromyard House on Tuesday 7 July, 2020 for a small exercise to practice their breathing apparatus procedures. They also used the exercise to test the use of the dry riser.



The exercise went well and we have offered the block for them to train in at anytime as it is important that Fire Fighters from the local Fire Station have an opportunity to train in a realistic setting.

Playgrounds

The playgrounds on the estate will be opened soon as part of easing of the lockdown. Until they are unlocked please do not enter the play areas. When they are unlocked there will be signage on social distancing, please ensure you adhere to the rules to keep everyone safe.

Local Police Sessions

PC Twinkal Sharma, PC Adrian Moroz and PCSO Felix Adeyanju make up the local Old Kent Road Ward Police team. Their weekly drop in sessions at the Ledbury TRA Hall are suspended for now.

They 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](https://twitter.com/MPSOldkentRoad)

Rubbish Disposal

No rubbish should be left outside your doors, as the landings have to remain clear at all times.

Rubbish should be either put down the chute, if the bag is small enough or taken down to the bin chamber or placed in the bin. When taking the rubbish to the bin or the chute please ensure that nothing leaks onto the floor. If it does, please clean up after yourself.

Large items, such as furniture that you are chucking out, should not be simply dumped outside of the block. If you are caught dumping rubbish in this way, you will be endangering your tenancy and could have a Fixed Penalty Notice issued against you. This will incur a fine of £75 on the spot and if taken to magistrate's court; you may have to pay a fine up to £2,500.

Large items should be disposed of by arranging for them to be collected at: www.southwark.gov.uk. The charge is £25 for up to 10 items.

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.

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**.

Normally Rochelle holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm. This is suspended for now due to the COVID-19 situation.

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



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

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:



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

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Sarnsfield**

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