



# Ledbury Estate

## Weekly newsletter

31 July 2020

## Coronavirus and the Ledbury Team

Now that the restrictions have been partially lifted we are able to continue producing the newsletter. But it will not be on a weekly basis as we all still have to be careful, especially in ensuring that we all abide by the revised guidelines. Remember there is still the 2 metre social distancing rule, as the 1 metre + rule is for certain activities only.

For the latest advice on Coronavirus please go to [www.southwark.gov.uk/coronavirus](http://www.southwark.gov.uk/coronavirus).

**Please follow government advice. You can read more about the latest restrictions at [www.gov.uk/coronavirus](http://www.gov.uk/coronavirus)**

## Consultation on the future of the Ledbury Towers

As the lockdown gradually lifts, we can now restart the consultation, but will still have to have regard to government guidelines on social distancing.

This week we held a virtual meeting of the members of the Resident Steering Group, to discuss how we can continue the consultation.

Our first priority is to make sure the permanent residents in the towers and those tenants with a right to return can find out about the proposals and have their say.

You may recall that back in March we were at the stage of preparing to ballot residents on reducing the four options down to one final option.

We are now looking to do this over the summer/autumn by using virtual drop in events, YouTube videos, and telephone calls. If the lockdown eases further we then may be able to hold small drop in events and carry out home visits.

As a reminder, the four options, are as follows:

- **Option A – strengthening the four towers only** - £99.9 million - an average of £446,060 for each home.
- **Option B – strengthening the four towers, additional refurbishment and 81 new homes** - £117 million - an average of £383,694 for each home.
- **Option C – a mix of strengthening and additional refurbishment of one or more of the towers; and the demolition of the others and replacing them with new homes** – Between £84.4 to £113.8 million, depending on the new homes provided. An average of between £319,814 to £375,641 for each home.
- **Option D – Demolition of the four towers and replacement with new homes** – Between £72.4 to £94 million depending, on the new homes provided. An average of between £291,974 to £312,528 for each home.

The differences in the options containing the refurbishment of the Towers and the new build options were quite stark; however the council is committed to the residents and former residents of the Towers making the decision about the future of the estate.

If a new build option is chosen, the new homes will be at least the same number of existing council homes provided within the footprint of the impacted area, which contains the four tower blocks and land immediately next to it shaded blue as follows:



This **does not** include the rest of the estate, the

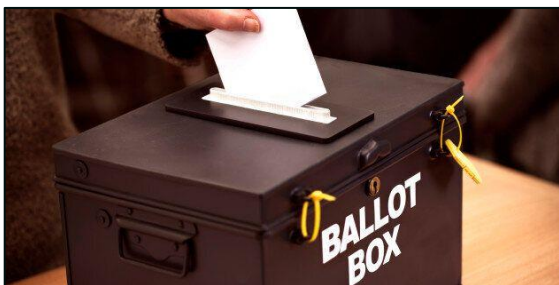
blocks for which are shaded in yellow on the map.

However the Ledbury Resident Project Group has agreed to extend the boundary to include the site of the Ledbury TRA Hall, as long as it is re-provided. The Ledbury Resident Project Group will be looking at the revised boundary at their next meeting and also how that will affect the proposals that are being considered.

We will be reporting this to the next meeting of the Ledbury Project Group who we will work with to appoint an architect. The architect will then work with residents and former tenants of the towers to design their new homes.

### So what happens next?

We will use the rest of the summer months to refresh memories on the options and continue conversations we were having in early March. The Ledbury Resident Project Group has asked us to see how we can speed up this process and will be discussing it at our next meeting.



In the meantime the current timetable is that Open Communities will hold a vote for 'whittling down' the options for towers to one preferred option.

In late September/early October 2020, residents will be asked to prioritise the options via a 'whittling down' vote.

We will share the results of this whittling down vote with you in October. We will then work with you and the architects on the option that you have chosen so that it can meet the

needs of the permanent Ledbury Towers residents and those former tenants with a right to return.

In November and December we will confirm these commitments with you, before taking them to be approved by the council's Cabinet in January. Once approved by the Cabinet we will then be able to proceed with a ballot in favour for, or against, the final option; with the promises made to you set out in a formal offer document.

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

The planned communal lighting works are now completed to improve Credenhill House. This was a successful Cleaner Greener Safer (CGS) funding application by the Ledbury T&RA.

Many thanks to all the residents for their support during the works.

As previously mentioned the T&RA plan to submit a further application for next years round of CGS funding for further lighting improvements at the other two other houses 60- 82 Bird In Bush and 2-32 Naylor Road.

If you have any further queries concerning this project please contact the CGS Project Manager Andy Newman at [andy.newman@southwark.gov.uk](mailto:andy.newman@southwark.gov.uk)

### 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**

### Keep Your Distance!

The government's announcement that it is easing lockdown restrictions has 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

Charmain Bynoe is the Resident Services Officer for the Ledbury Estate (not including the Towers). You can contact Charmain **07944 071576** and her email address is **charmain.bynoe@southwark.gov.uk**

All repairs for the Ledbury Estate should be

reported by calling **0800 952 4444**.

Normally Charmain 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 **07711 910754** 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 **07932 333199**.

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](http://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](mailto:Ledburyhousingteam@southwark.gov.uk)



**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**

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