



# Ledbury Estate

## Newsletter

21 August 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.

## Help us Keep Southwark Safe

If you think you have any of the COVID-19 symptoms you should get a test immediately by calling 119 or visiting [www.nhs.uk/coronavirus](http://www.nhs.uk/coronavirus).

Symptoms include:

- A high temperature
- A new, continuous cough
- A loss or change to your sense of taste or smell

If you have symptoms you and anyone you live with must stay at home and self-isolate until you get your results. If you test is positive you **MUST** self isolate.

If you think self-isolating could be difficult for any reason support is available. Visit the council's website for more information. [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

In October 2020, Open Communities will hold a consultation for 'whittling down' the options for towers to one preferred option.

Current permanent tenants, leaseholders and those tenants who have moved with a right to return will be asked to rank the options via a 'whittling down' survey.

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.

We will share the results of this whittling down survey 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 for or against the final option; with the promises made to you set out in a formal offer document.

### A reminder on 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.

If you are unable to take large items to the Refuse and Recycling Centre yourself, you can arrange for a bulky waste collection by going online to [www.southwark.gov.uk/bulkywaste](http://www.southwark.gov.uk/bulkywaste). The charge is £25 for up to 10 items.

### Brimmington Park Sports Pitches Consultation

The council is consulting on proposed improvements to the park's football pitches, play and landscape areas, to make them more appealing to local children and families.

Improving the health of the community is one of the council's key objectives for the regeneration of Old Kent Road and we know that better facilities encourage more people to take part in physical activity.

Last year, the council conducted a first round of consultation. Now, with the initial feedback

fed into the designs, there's a second opportunity to have your say.

You can see the designs, find out more information and provide your feedback on the Southwark Consultation Hub.



You can also take part by joining the team in Brimmington Park on Saturday 12 September, 2020.

The architects and council officers will be stationed near the football pitches, between 11am and 2pm, to talk about the project and hear your ideas.

The consultation and online questionnaire will run until 27 September 2020.

### London Fire Brigade Exercise at Bromyard next week

Fire Fighters from London Fire Brigade will be using the vacant Bromyard House on Friday 11 September, 2020 for an exercise to practice their emergency 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.

### 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)



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