



# Ledbury Estate

## Newsletter

28 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

Over the next four weeks, the newsletter will set out each of the four options that residents will be asked to rank, as part of the 'whittling down' consultation in October.

This week will deal with **Option A – strengthening the four towers only.**

This option is for the retention and refurbishment of the existing Bromyard, Peterchurch, Sarnsfield, Skenfrith Houses. This option will cost £99.9 million an average of £446,060 for each home.

Under this option, if the strengthening works went ahead, rooms would be smaller. In March there were show flats available for residents can see how the rooms would be smaller in dimension as well as height, as pictured below.



This works under this option include:

- Structural strengthening
- Fire stopping, protection and crack repair
- Fire Risk Assessment recommended works
- Flat entrance doors renewed
- Flat kitchen, bathroom and WC floors to

receive new waterproofing

- treatment
- Flat ceiling, wall and floor finishes renewed
- Flat kitchens renewed
- Flat bathroom and WC renewal
- New heating system
- New hot water system
- New communal TV system
- Electrical remedial works throughout
- Asbestos removal throughout
- New sprinkler installation throughout
- Vertical circulation cores demolished and rebuilt
- Common water mains and soil pipe renewal

After strengthening works the room sizes would be as follows:

#### Ground to 7<sup>th</sup> floor Flats

Living Room	Kitchen	Bath/ WC	Big Bedroom	Small Bedroom
5.14m	2.8m	2.56m	5.14m	3.96m
x	x	x	x	x
3.65m	3.65m	1.56m	2.6m	2.65m
18.8m <sup>2</sup>	10.2m <sup>2</sup>	4m <sup>2</sup>	13.4m <sup>2</sup>	10.5m <sup>2</sup>

The bedroom in the one bed roomed flats will be 10.9m<sup>2</sup>.

#### 8<sup>th</sup> to 13<sup>th</sup> floor Flats

Living Room	Kitchen	Bath/ WC	Big Bedroom	Small Bedroom
5.05m	2.71m	2.56m	5m	3.8m
x	x	x	x	x
3.47m	3.47m	1.47m	2.4m	2.64m
17.6m <sup>2</sup>	9.4m <sup>2</sup>	3.8m <sup>2</sup>	12m <sup>2</sup>	10m <sup>2</sup>

The bedroom in the one-bedroomed flats will be 10.9m<sup>2</sup>.

This means that overall the sizes of the flats after strengthening will be:

#### Ground to 7<sup>th</sup> floor Flats

- One Bedroomed, 2 person flat – 56.5m<sup>2</sup>
- Two Bedroomed, 4 person flat – 69.5m<sup>2</sup>
- Three Bedroomed, 6 person flat – 80.9m<sup>2</sup>

#### 8<sup>th</sup> to 13<sup>th</sup> floor Flats

- One Bedroomed, 2 person flat – 50.8m<sup>2</sup>
- Two Bedroomed, 4 person flat – 64m<sup>2</sup>
- Three Bedroomed, 6 person flat – 76.2m<sup>2</sup>

All rooms in the strengthened flats will have a reduced ceiling height of 2.25m

As a reminder the current overall flat sizes are:

- One Bedroomed, 2 person flat – 56.8m<sup>2</sup>
- Two Bedroomed, 4 person flat – 70m<sup>2</sup>
- Three Bedroomed, 6 person flat – 82.1m<sup>2</sup>

#### Southwark residents urged to look out for their voter registration packs from the council

Southwark residents are being reminded not to lose their voice on decisions that affect them by making sure their electoral registration details are up to date.

With the London Mayoral elections taking place in Southwark in May 2021, this is an important opportunity for residents to make sure they can take part.

The annual canvass ensures that the electoral register up to date, identifying any residents who are not registered so that they can be encouraged to do so. They would then be able to take part in any future elections.

“There’s lots of helpful information about registering to vote on our website [www.electoralcommission.org.uk/i-am-a/voter](http://www.electoralcommission.org.uk/i-am-a/voter).”

Any residents who have any questions can contact their local registration team on **020 7525 7373** or email [electoral.enquiries@southwark.gov.uk](mailto:electoral.enquiries@southwark.gov.uk). If you are already registered and you wish to apply for a postal vote, please email [postal.votes@southwark.gov.uk](mailto:postal.votes@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

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 Purvis**

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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