



Ledbury Estate

Newsletter

4 September 2020

Coronavirus and the Ledbury Team

As lockdown measures continue to be relaxed across the country, 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.

The threat of COVID-19 has not gone away and we strongly encourage people to keep an eye on the advice from the government, particularly in returning from other countries.

You can read more about the latest restrictions at www.gov.uk/coronavirus

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.



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.

Consultation on the future of the Ledbury Towers

Over a four week period, 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 B – strengthening the four towers and building between 87 and 130 new homes**

This option is for the retention and refurbishment of the existing Bromyard, Peterchurch, Sarnsfield, Skenfrith Houses and building between 87 and 130 new homes in between the blocks. There are two differing sub-options for how the new homes could be laid out.

This option will cost between £125 and £130 million, an average of between £355,000 and £360,000 for each home.

The estimated timetable under this option is:

- Bromyard strengthening works start on site – August 2022
- Bromyard strengthening works completion – December 2025
- Bromyard infill start on site – May 2023
- Bromyard infill completion – August 2024
- Peterchurch strengthening works start on site – August 2026
- Peterchurch strengthening works Completion – October 2029
- Sarnsfield strengthening works start on site - November 2026
- Sarnsfield strengthening works completion – February 2030
- Skenfrith strengthening works start on

site - April 2026

- Skenfrith strengthening works completion – June 2029
- Rest of infill start on site - April 2027
- Rest of infill completion – November 2029

This would mean that if you live in Skenfrith House for example, you would remain in your home until January 2026, and move temporarily into Bromyard House whilst works are carried out to your home. Skenfrith House works are estimated to be completed in June 2029, when you would be able to move back into your current home.

You should note that the estimated timetable for **Option D**, the new build option is shorter as follows:

- Bromyard area start on site – August 2022
- Bromyard area completion – May 2024
- Main start on site– November 2024
- Main completion – November 2027

So taking the Skenfrith House example you could choose to move to one of the new build homes on the site of Bromyard House either temporarily or permanently in May 2024. If you choose to move back to the site of your current home, this will be ready in November 2027.

Under **Option B**, if the strengthening works went ahead, rooms would be smaller. The strengthening 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 7th 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 ²	10.2m ²	4m ²	13.4m ²	10.5m ²

The bedroom in the one bedroomed flats will be 10.9m².

8th to 13th 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 ²	9.4m ²	3.8m ²	12m ²	10m ²

The bedroom in the one-bedroomed flats will be 10.9m².

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

Ground to 7th floor Flats

- One Bedroomed, 2 person flat – 56.5m²
- Two Bedroomed, 4 person flat – 69.5m²
- Three Bedroomed, 6 person flat – 80.9m²

8th to 13th floor Flats

- One Bedroomed, 2 person flat – 50.8m²
- Two Bedroomed, 4 person flat – 64m²
- Three Bedroomed, 6 person flat – 76.2m²

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 – 56.8m²
- Two Bedroomed, 4 person flat – 70m²
- Three Bedroomed, 6 person flat – 82.1m²

There are currently two sub-options for the new homes.

Option B1 is for building 130 new homes around the towers as follows:

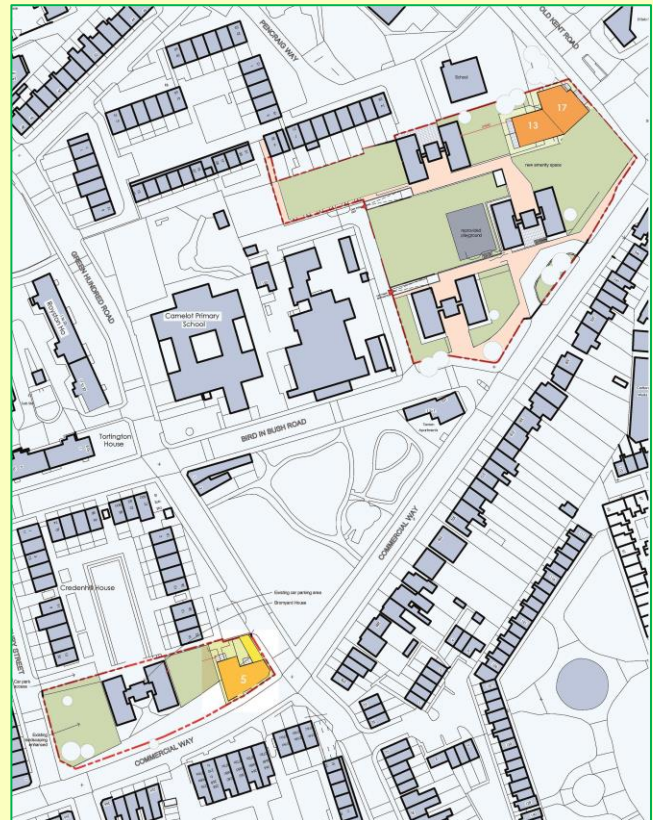
- 6 three bedroomed houses behind Sarnsfield House
- 16 flats in a 4 storey block where the football pitch is, moving the football pitch closer to Skenfrith House
- 98 flats in a 6 to 17 storey block on the estate boundary on Old Kent Road
- 10 flats in a 5 storey block in front of Bromyard House on Naylor Road



Option B2 is for building 87 new homes

around the towers as follows:

- 77 flats in a 13 to 17 storey block on one corner of the estate boundary on Old Kent Road
- 10 flats in a 5 storey block in front of Bromyard House on Naylor Road



Under this option half of the new homes will be Council homes, with priority given to the remaining permanent residents of the Ledbury Towers and those former Ledbury tenants with a right to return. After re-housing the Ledbury Towers tenants, priority for the remaining new homes will be given to existing permanent tenants on the rest of the Ledbury Estate who need to move on medical grounds; or they are overcrowded or they want to move to smaller accommodation.

Peterchurch House Water Leak

Thames Water has identified a water leak near Peterchurch House. SSWC will have contractors working to resolve this over the next few days.

We will notify residents if this involves temporarily turning off water at Peterchurch House.

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](https://twitter.com/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**

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**



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

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

Tel: 07984 144224

sabdat.ibn-ibrahim@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

sharon.burrell@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk