



Ledbury Estate

Newsletter

11 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 preferred option consultation in October.

On Thursday 8 October 2020 residents will receive an information pack explaining the 4 options and what they mean for remaining tenants, those tenants who have moved and have the right to return, resident leaseholders, and non resident leaseholders in the Towers, and what the impact of each option will be.

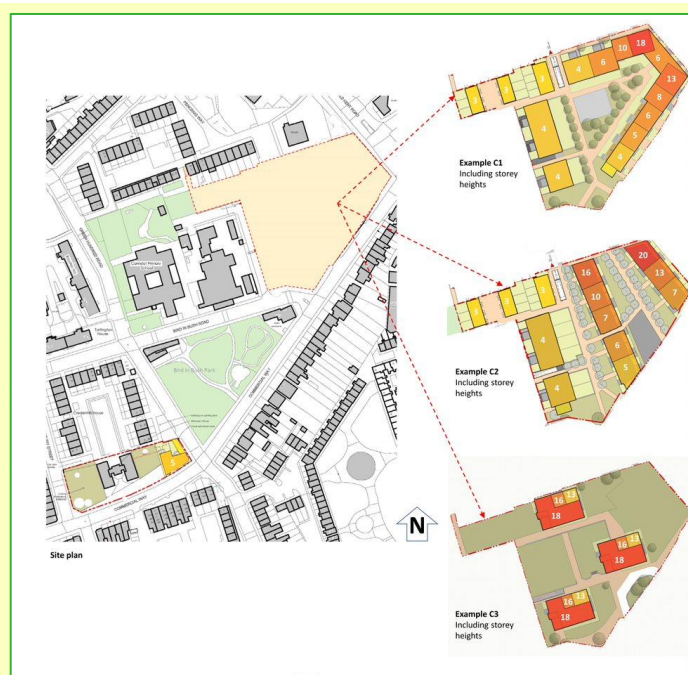
We will also lay out the council's commitments for each option.

You will be asked to give your preference for the options you would most like and the options you do not like for the future of the estate by Wednesday 28 October 2020.

This week will deal with **Option C – Partial Refurbishment & Partial Redevelopment**

There are various different examples of this option, such as:

- The retention, strengthening, and refurbishment of the existing Bromyard House with 10 new flats in a 5 storey block in front of Bromyard House on Naylor Road; and the demolition of Peterchurch House, Sarnsfield House, Skenfrith House to be replaced with up to 266 new homes.



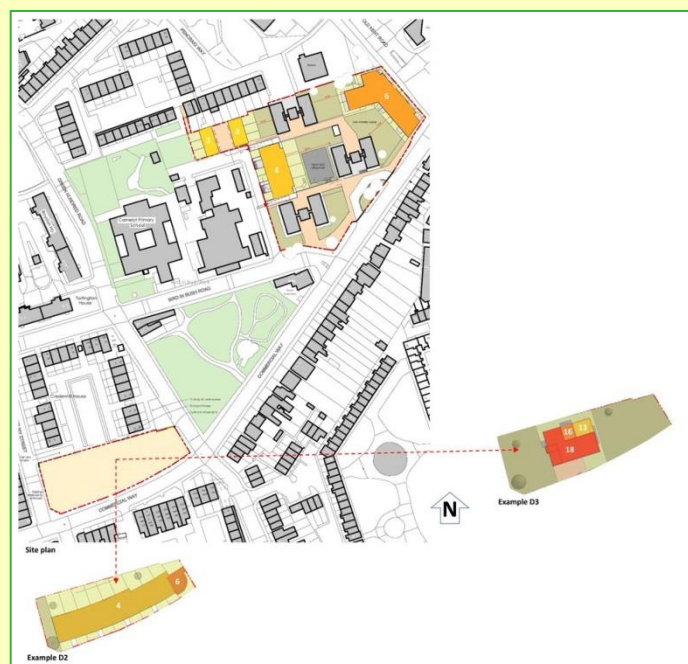
provided - an average of between £327,709 to £383,702 for each home.

The estimated timetables under this option using the examples above are:

- 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
- Demolition of Peterchurch House, Sarnsfield House & Skenfrith House start on site – February 2025
- Completion of new build homes at Peterchurch House, Sarnsfield House, & Skenfrith House completion – February 2028

or

- The retention, strengthening, and refurbishment of the existing Peterchurch House, Sarnsfield House, Skenfrith House with 77 to 120 new flats around the towers; and the demolition of Bromyard House to be replaced with up to 82 new homes.



or

- Demolition of Bromyard House start on site – August 2022
- Completion of new build homes at Bromyard House completion – May 2024
- Peterchurch House strengthening works start on site – May 2026
- Peterchurch House strengthening works Completion – August 2029
- Sarnsfield House strengthening works start on site – August 2026
- Sarnsfield House strengthening works completion – November 2029
- Skenfrith House strengthening works start on site – February 2026
- Skenfrith House strengthening works completion – May 2029
- Infill start on site – February 2027
- Infill completion – July 2029

Under **Option C**, for the blocks that remain and 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

This option will cost between £86 million to £115 million, depending on the new homes

- 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

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.

London Fire Brigade Spot Checks

Red Watch from the Old Kent Road Fire Station carried out a spot check of the Towers this week. No issues were raised from their visit.

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!

COVID-19 is on the increase in Southwark and it is vital that people continue 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

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Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

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Peterchurch

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