



Ledbury Estate

Newsletter

18 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 may 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 the last four weeks, the newsletter has set out each of the four options that residents will be asked to rank, as part of the preferred option consultation in October:

- Option A – **strengthening the four towers.**
- Option B – **strengthening the four towers and building between 87 and 130 new homes.**
- Option C – **a mix of strengthening of one or more of the towers; and the demolition of the others and replacing them with new homes.**
- Option D – **demolition of the four towers and replacement with new homes.**

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 D – demolition of the four towers and replacement with new homes.**

This option replaces all the towers with new homes. This is the least expensive option; and the option that would be quickest to deliver.

Option D will deliver higher quality modern homes built to the latest building regulations, designed in partnership with the existing residents and those former tenants who want to return.

With this new build option the council is committed to:

- Providing a new home for all the existing residents and the former tenants with a right to return
- The new homes for rent being council tenancies at council rents.
- Upholding the promises made to the leaseholders who wish to remain on the estate
- Developing the most efficient heating system that also reduces CO² emissions.
- Developing designs that include innovative measures such as integrating the use of sustainable materials and construction techniques, use of technology and biodiversity loss and gain.
- Any new development should take into account:
 - the one bed roomed flats are bigger than London Design Guide and need to match existing sizes for the replacement homes for existing residents
 - existing residents want the choice of separate kitchen and living rooms

- existing residents want windows in their kitchens, bathrooms and toilets

Design standards for new build council homes have changed dramatically in recent years so that the “rabbit hutches” built over the last 20 years are now no more.

They have even changed since the new homes were built at Sylvan Grove that many Ledbury families moved into.

This means that compared to the existing properties after the strengthening works, the size of the new homes will be:

	New Build	Ledbury Strengthened Flats	
		Ground to 7 th Floors	8 th to 13 th Floors
1 Bed	58.4m ²	56.5m ²	50.8m ²
2 Bed	70.8m ²	69.5m ²	64m ²
3 Bed	97.8m ²	80.9m ²	76.2m ²

All rooms in the strengthened flats will have a reduced ceiling height of 2.25m. All the rooms in the new build properties will have a ceiling height of 2.5m.

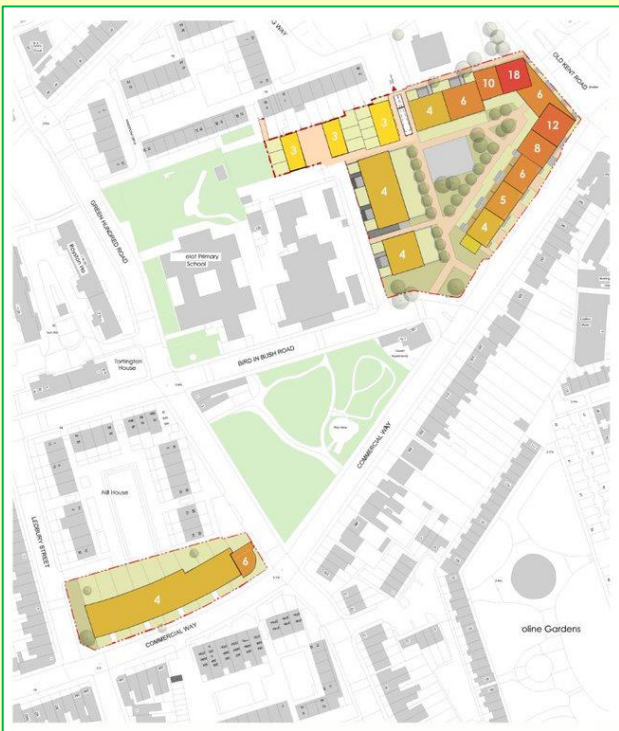
In addition under the new standards:

- All the new build homes will have a private outdoor space such as a balcony or a patio which has to be at least 10% of the floor space of the property and at least 1.5m deep and 1.5m wide.
- A single bedroom has a floor area of at least 7.5m² (80 square feet, it used to be 50 square feet) and is at least 2.15m (7 feet) wide.

- A double or twin bedroom has a floor area of at least 11.5m² (123 square feet, it used to be 110 square feet)
- The minimum floor to ceiling height is 2.5m (8.2 feet) for at least 75% of the Gross Internal Area.
- The width of the main living area should be 2.8m and 3.2m for homes built for 5 people or more.
- All three bedroomed homes or larger will have a second toilet.

There are three examples of option D.

- The first version replaces the towers with a low rise block on the site of Bromyard House; and the other three towers with low rise homes by Camelot School rising to an 18 storey Tower on the Old Kent Road with a central courtyard garden.



- The second version replaces the towers with a low rise block on the site of Bromyard House; and the other three towers with low rise homes by Camelot School rising to an 20 storey Tower on the Old Kent Road with a street layout.



- The third version simply replaces the four 14 storey towers with 18 storey towers, retaining all the existing open space around the blocks.



Option D will cost between £72.4million and £94 million depending on the new homes provided. An average of between £291,974 and £312,528 for each home.

The estimated timetables for Option D using the examples above are:

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

All the existing Council homes will be replaced with new Council homes; and half of the additional 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.

Local Police Sessions

PC Twinkal Sharma 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.

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.

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.

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.

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