



Ledbury Estate

Newsletter

25 September 2020

Coronavirus and the Ledbury Team

As you will have probably seen in the news the spread of COVID-19 is accelerating. It is essential that everyone in the borough is careful, responsible and abide by the revised restrictions.

It is especially important people keep their distance and abide by the Rule of 6. 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.

Fire Brigade at Bromyard House

There will be another Fire Brigade exercise on Saturday 26 September 2020 at Bromyard House.



We are happy that the London Fire Brigade are putting Bromyard House to good use to train fire fighters as they rarely have a chance to practise in such a realistic environment, whilst a decision is awaited on its future.

Problems with heating or hot water?

If you have any problems with your heating or hot water you will need to contact the Southwark call centre on **0800 952 4444**.

If you need support with this, the housing staff at the TRA Hall can be contacted on **020 7732 2886** or **020 7732 2757**. They will raise the job and arrange for an engineer to attend your property.

If you have a leak or problems with your radiator, you will need to contact the Southwark call centre on **0800 952 4444**. They will give you a reference number, which

will enable you to track the progression of the job raised.

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.

A Reminder on Room Sizes

Following last week's newsletter, which compared the sizes of rooms in the existing towers to how they would be if the towers were strengthened or if the towers were replaced with new build homes, for clarity we have been asked to set it out compared to the existing sizes.

Therefore set out below are the comparisons:

Type	Existing	Strengthened & Refurbished Flats		New Build	New Build Balcony
		Ground to 7th Floor	8th to 13th Floor		
1 bed	58.4m ²	56.5m ²	50.8m ²	58.4m ²	5m ²
2 bed	70.0m ²	69.5m ²	64.0m ²	70.8m ²	7m ²
3 bed	82.1m ²	80.9m ²	76.2m ²	97.8m ²	9m ²

In addition the new build homes will all have a private balcony and the sizes of these have also been added to the table above.

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!

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.

Housing update

Choice Based Lettings has now returned and each week those remaining permanent tenants in the towers are once again receiving the weekly Southwark Homesearch flyer.

All residents in the tower blocks will have to leave their homes for a period while work is carried out, regardless of which future option is agreed upon

All permanent tenants will have the right to return to the estate.

Please note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to Southwark Council's lettings policies.

Ledbury Towers permanent tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date.

If you need help with bidding or you think your application can attract stars because you or someone else in your household is working or carrying out voluntary work for more than 16 hours a week, do not forget to come in and see the Ledbury Team for help.

As of this week 165 tenanted households have moved in to new homes, and 14 leaseholders sold their properties back to the council. Of course those tenants who have moved retain the right to return.

One household is waiting a date to move into a new home.

There have been **198 properties refused** by tenants who have had a viewing of a new home. Many of these have already received further offers and have already moved into their new homes. No permanent tenant from the Ledbury Towers is suspended from bidding if a property is refused.

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 on **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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