



Ledbury Estate

Newsletter

27 November 2020

Peterchurch House Communal Alarm

The work to reinstate the communal fire alarm at Peterchurch House has now been completed. Thank you to all those of you who are giving access to the contractors to your homes.

This means that if you live in Peterchurch House, in case of a fire, the communal alarm will now sound and you should evacuate the block.

Southwark Food Bank

If you're able - then please consider donating to the winter food bank fundraiser. All funds raised go directly to Southwark Food Bank and help them to continue supporting families and individuals in crisis.

You can also donate food - there are various supermarket drop off locations around the borough listed on the Southwark Food Bank website at www.southwark.foodbank.org.uk/give-help/donate-food

And if you need support through these tough times - Southwark Food Bank is here to help. Please reach out. Find out more at www.southwark.foodbank.org.uk/get-help

Call for volunteers to help Southwark stay healthy

Southwark Council, supported by Community Southwark, has launched a Community Health Ambassadors Network to help prevent the spread of COVID-19 and help Southwark residents to stay up to date with the latest and most accurate advice.

Cllr Evelyn Akoto, Cabinet Member for Public Health and Community Safety, said: "COVID-19, and the restrictions we must follow, continue to impact all of us in Southwark. I know people are getting tired of being home and away from families and friends, but it is vital to help keep our borough safe, especially the most vulnerable among us.

"The vast majority of people will be aware of what restrictions are in place but there may be some communities where, for example, English isn't their first language or they aren't digitally active.

"Our Ambassadors will play an important role in ensuring their community gets the information they need, and that their voice is heard by telling us about the barriers and difficulties their specific community is facing, which will help us better respond to vulnerable communities."

Chris Mikata-Pralat, CEO at Community Southwark, added: "We hope this provides a great opportunity for our VCS to tell us and the council what their challenges are.

"We all know that everyone's circumstances are different – by becoming an Ambassador you have the chance to tell us the difficulties your specific communities are facing in following the guidance and coping with this 'new normal'.

"We hope this empowers and supports our local VCS and the great work they are doing."

Ambassadors will receive training, including specialist COVID-19 training, and can opt to join webinars and social networking groups for the chance to collaborate, chat, and offer each other support.

If you are a voluntary sector worker, a passionate volunteer, a local resident or employee wanting to make a difference during this difficult time, then please get in touch and help us prevent the spread of COVID-19.

Further information is available on Community Southwark's website at www.communitysouthwark.org/community-health-ambassadors-network

We're current only doing essential repairs

To reduce the risk to residents and staff of home visits during the current national restrictions, Southwark Council is not taking non essential orders for the time being.

We will continue to take essential works (emergency and urgent) across repairs, communal repairs,

roofing, fire safety and temporary accommodation. This is to keep all of our colleagues and residents as safe as possible during this period of national restrictions and to support the whole country's effort in controlling this virus.

We will continue to run as a service; keeping our residents safe, warm and dry, especially as we go into the colder, harsher period of the year.

All repairs for the Ledbury Estate should be reported by calling **0800 952 4444**.

Coronavirus

From Wednesday 2 December, Greater London will move into a new period of local restrictions (Tier 2 – High Alert) until further notice. This still means we should still all stay at home as much as possible and work from home if we can.

While this is hard for everyone, it is really important that we stick to the rules, so together we can reduce the number of people who are catching the virus, protect our families, friends and neighbours, and save lives.

This means you can only mix with other households in groups of up to 6 people outside. In addition you should only leave your home for specific purposes. These include to:

- Attend school, education or childcare
- Exercise
- Visit an outdoor public place
- Attend medical appointments or for any medical concerns or emergencies, including a booked Covid-19 test, or avoid harm or injury (such as domestic abuse)
- Go to work if you cannot work from home
- Shop
- Visit members of your support bubble, care for vulnerable people, or volunteer

Businesses, such as restaurants, pubs, non-essential shops, cinemas, leisure centres, museums and hair and beauty salons, will reopen but there may be additional restrictions on opening times.

Full details of the restrictions, can be found at www.gov.uk/coronavirus

Help us Keep Southwark Safe

If you think you have any of the COVID-19 symptoms you and anyone living with you should self isolate immediately and book a test 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. It is now a legal requirement to self-isolate if you've had a positive test or if you've been told to self-isolate by the national test and trace service.

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.

Local Police Sessions

PC Imogen Thomas 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!

People from different households should not mix indoors and in no more than groups of 6 outdoors. Keep two metres apart as much as possible. Keep wearing your masks and wash your hands for at least 20 seconds.

Thank you for keeping to the following rules when using the shared areas in the towers:

- 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 two 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 two metres from them.

Whilst we appreciate this may be frustrating for some residents it is for the safety and wellbeing of everyone and it is important to keep down the spread of the virus, support our NHS and save lives.

Housing update

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 166 tenanted households have moved in to new homes, and 15 leaseholders sold their properties back to the council. Of course those tenants who have moved retain the right to return.

There have been 202 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.

mike.tyrrell@southwark.gov.uk



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