



Ledbury Estate

Newsletter

22 January 2021

Ledbury Towers Ballot

Last week's newsletter reported on the key commitments made to every permanent tenant, leaseholder and former tenant with a right to return, that are in the draft Landlord Offer document that the Ledbury Resident Project Group had discussed.

The Landlord Offer document will go out in February 2021 to all those residents who have a vote in the Residents' Ballot in March 2021.

The Landlord Offer document is Southwark Council's offer to you and is designed to contain the information you need to make an informed decision about whether you are in favour of the redevelopment of the Ledbury Towers or not.

Over the next few weeks we will run an article each week on the key commitments.

This week we are reporting on the key commitments made to remaining council tenants in the Towers:

- You will be offered a **new council home** on the estate. If you want to live in the replacement block on the site of your current home, you will have to move temporarily to an alternative new home whilst your replacement home is built.
- We will work with you to **pre-allocate** a home based on your needs.
- Your **tenancy** will not change. Your tenancy rights will remain the same and be with Southwark Council.
- Your **rent** will remain a Southwark Council rent. New council rents for new homes will apply. This is consistent with the approach across Southwark. We are committed to making sure rents stay as low as possible.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over five years.
- Your **council tax** is based on the value of your property. As the value of the property is likely to be higher your council tax band will likely be higher resulting in a higher council

tax costs

- Your **energy bills** will be based on what you use and an energy meter will be installed inside your home. The new homes will be more energy efficient than the homes in Ledbury Towers.
- Your **water bills** will be based on what you use and a water meter will be installed inside your home.
- You are entitled to **home loss compensation**. This is a statutory payment set in law. Tenants get a payment of £6,500 (this is reviewed annually).
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- The **right to buy** will apply when you move to your new home.

Next week we will report on the specific key commitments to former tenants with a right to return.

The Residents' Ballot will be organised by Open Communities and will be held between Wednesday 3 March 2021 and Friday 26 March 2021.

Old Kent Road Area Action Plan

The draft Old Kent Road Area Action Plan (APP) was published in December 2020) and is available for consultation until 5 April 2021. It can be found at: www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/area-action-plans-section/old-kent-road-aap/current-and-previous-versions-of-okr-aap.

The draft AAP sets out an ambitious strategy for growth in the Old Kent Road area. Over the next 20 years the area will be transformed by the provision of new underground stations as part of the Bakerloo Line Extension, 20,000 new homes (including 5,000 social rented

homes) and 10,000 additional jobs.

The 2020 draft AAP builds on the previous 2017 draft, emphasising the council's commitment to ensuring that the plan puts local residents, communities and others at the heart of the regeneration.

If you would like a hard copy of the plan, please email the team at:
planningpolicy@southwark.gov.uk

Rapid Testing Centre

Southwark is currently encouraging key workers and those who can't work from home to get a lateral flow test. This includes school staff, supermarket staff, transport workers, security guards, cleaners, construction workers and many other roles.

Free rapid COVID tests are now available in Peckham. You should only have a rapid test if you **do not have** COVID symptoms. You can book it through the council's website **www.southwark.gov.uk**

Here are some of the benefits:

- 1 in 3 people with COVID-19 have no symptoms. Check you're not carrying the virus and spreading it to work colleagues, or those you live with.
- COVID numbers are very high. Rapid tests help find more cases and help to control the virus.
- Rapid tests are painless and results are available in less than an hour.

The testing centre is at the Damilola Taylor Centre, 1e Surrey Grove, Peckham SE15 6DR and is open from 18 January 2021. It will be open from 9am to 7pm, seven days a week. More sites will open soon.

You should not book a rapid, lateral flow test:

- If you have COVID-19 symptoms. Instead, self-isolate and book a free NHS test on the government website.
- If you have been in close contact with

someone who has tested positive for COVID-19. Instead, stay at home and self-isolate

If you test negative you must continue to follow the current COVID-19 rules.

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**

Keep your distance within the Towers!

Please keep 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 we have 180 permanent empty homes as many tenanted households have moved into 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**.

Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove. You can contact Obie 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 Debbie 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**.

Warning about 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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