



Ledbury Estate

Newsletter

5 February 2021

Cabinet Approval

This week Southwark' Council's Cabinet agreed the offer document that will be voted on in March and the question that will be put to the vote:

"Are you in favour of the proposal for the re-development of the towers on the Ledbury Estate?"

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

Members of the Ledbury Resident Project Group addressed the Cabinet meeting, and the Cabinet thanked them and residents and former residents of the towers for the hard work put in to develop the options for the future of the site of the blocks.

Ledbury Towers Ballot

The last few weekly newsletters have reported on the key commitments made to every permanent tenant, leaseholder and former tenant with a right to return, that are in the Landlord Offer document will go out this month to all those residents and former tenants 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.

This week we are reporting on the key commitments made to leaseholders:

- If you want you can still sell your property to us as soon as you are ready.
- If you want to remain on the estate you will be offered a new leasehold property on the estate. The lease will be for 125 years.
- You will have the option to buy it outright or to purchase through shared ownership,

shared equity or equity loan. Currently there are differences between the leases for shared ownership, shared equity and your current lease in Ledbury Towers, To see a specimen copy of the new leases, contact the Ledbury Team. You are strongly advised to read your current lease very carefully, to compare with the conditions of the new leases

- You will be offered an independent market valuation of your home.
- You will be given a home loss payment of 10% of the market value of your home for resident leaseholders and 7.5% for non resident leaseholders.
- You are entitled to disturbance costs. Residents will be reimbursed for reasonable costs related to legal fees, stamp duty tax, surveyors fees, mortgage application and breakage fees, specialist adaptations, removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.

If you need advice on the Landlord Offer document you can contact Neal Purvis, or the rest of the Open Communities team, on **0800 073 1051**.

Sarnsfield House Door Entry System

At this week's meeting of the Ledbury Resident Project Group concerns were raised about the time take to repair the door entry system at Sarnsfield House.

Olive Green the Resident Services Manager for the Ledbury Towers advised that the delay was due to sourcing parts for the system. As the system at Bromyard House is now redundant, parts have been recycled from Bromyard House to keep the system going, however we are running out of these.

Olive will be following this up with the contractors responsible, to minimise the inconvenience for residents.

Free Online Juggling Workshops for Southwark Residents

Feeding the Fish, a world-renowned dance and circus company based in Southwark have recently launched an online juggling and craft workshop for adults and children aged 7+, which they are offering free for all Southwark residents.

To get the discount, simply enter the promo code SOUTHWARK. The course is taught over two lessons, you start by making your own juggling balls using home ingredients, and by the end you'll be able to juggle with three balls!

If you are interested you can enrol through the following Eventbrite link:

www.eventbrite.co.uk/e/learn-to-juggle-online-course-tickets-137170096451

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.

It is 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](https://twitter.com/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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