



Ledbury Estate

Newsletter

12 February 2021

London Fire Brigade Testing at Bromyard House

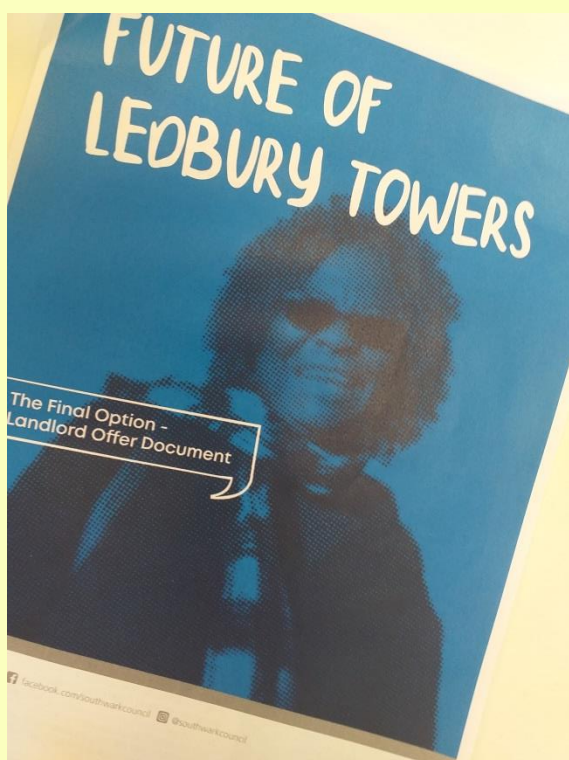
This week the LFB is using Bromyard House to test out new radio equipment from Friday 12 to Sunday 14 February 2021.

Whilst the block is empty, Southwark Council is happy for LFB to continue use the tower for testing equipment and for practise exercises.

Ledbury Towers Ballot

By Monday every permanent tenant, leaseholder and former tenant with a right to return, will have received the Landlord Offer document, pictured below.

The Residents' Ballot will be organised by Open Communities and will be held between Wednesday 3 March, 2021 and Friday 26 March, 2021 and you will receive the ballot paper by the start of the vote.



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.

As a reminder, the proposal is the demolition of the four towers and replacement with new homes. In the vote you will be asked to vote yes or no to the following question:

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

Under the proposal there are three alternative versions whereby all the towers will be demolished in phases, starting with Bromyard House first and replaced with up to 333 homes. If residents vote yes in the Residents' Ballot, further consultation will take place on which version is taken forward.

The new homes will be built in two phases and the first phase will take around two years to build.

As a reminder if residents vote yes, with new homes 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-bedroomed flats are bigger than the 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 the size of the new homes will be at least:

| | New Build |
|-------|--------------------|
| 1 Bed | 58.4m ² |
| 2 Bed | 70.8m ² |
| 3 Bed | 97.8m ² |

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.

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**.

Fire Warden Training

The Fire wardens who undertake the 24 hour waking watch in the blocks undertake regular training on their role.

The latest training undertaken was a specialised Fire Marshall Course, which is ROSPA approved and CPD certified.

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 182 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.

mike.tyrrell@southwark.gov.uk



Olive Green – Resident Services Manager

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