



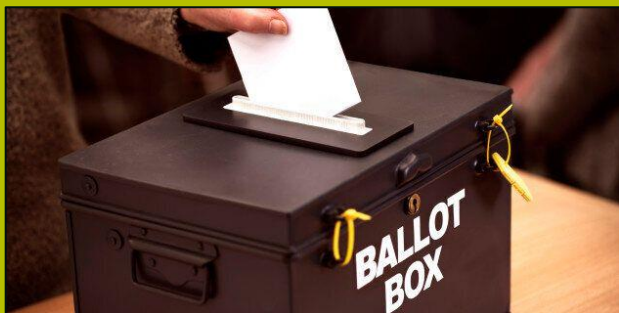
# Ledbury Estate

## Newsletter

26 February 2021

## Ledbury Towers Ballot

The Residents' Ballot will be between Wednesday 3 March, 2021 and Friday 26 March, 2021.



There is no minimum turnout needed and the result will be based on a simple majority – in other words, whichever vote (yes or no) receives the highest number of votes will decide if the scheme goes ahead or not. The ballot will:

- Be run by an independent organisation
- Be anonymous

### Who will be running the independent ballot?

The ballot will be independent and carried out by Open Communities. Open Communities has been working on the estate as the Independent Tenants and Homeowners Advisors. Open Communities will share the results with Southwark Council. Southwark Council will not be able to see how individuals have voted.

Open Communities will be responsible for:

- Securely posting the ballot papers to eligible households
- Receiving and counting the votes
- Verifying that all votes have been casted legitimately
- Issuing the result

### Who can vote?

Households who are able to vote on the future of the Ledbury Towers are:

- Households who are council tenants who remain living permanently in the towers.
- Households who are council tenants who have moved from the

- Ledbury Towers and have the right to return.
- Resident leaseholder households.
- Non Resident leaseholders.

### What question will be on the ballot paper?

The question is:

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

### How do I complete the ballot paper?

If you want to vote yes in favour of the proposal place an X in the box marked 'yes'.

If you want to vote no against the proposals, place an X in the box marked 'no'.

You may only vote once – Open Communities checks and verifies every individual ballot paper and online vote to ensure that eligible households only vote once. If a household tries to vote more than once, their vote will not be counted.

### How do I cast a vote?

You will be able to vote using either of the following methods:

- Post the completed ballot paper back to Open Communities in the pre-paid envelope provided.
- Vote online using the security codes listed on your ballot paper.
- Use the ballot box in the Ledbury TRA Hall.

### When can I vote?

You can vote between Wednesday 3 March, 2021 and Friday 26 March, 2021. The vote lasts for 23 days and closes at 5pm on Friday 26 March, 2021.

If you are voting by post, your ballot paper must have arrived at Open Communities by the deadline to be counted. Please make sure you send your vote back with plenty of time to arrive as any ballot papers received after Tuesday 30 March, 2021 will not be counted under any circumstances.

### When will I find out the result?

All residents will receive a newsletter in the

week commencing Monday 5 April, 2021 to confirm the result and the next steps.

### What happens after the ballot?

#### A 'Yes' vote

If the ballot result is in favour of the final option, we will deliver this option with resident input.

#### A 'No' vote

If the ballot result is against the final option we will discuss next steps with the Ledbury Resident Project Group.

If you need advice you can contact Neal Purvis, or the rest of the Open Communities team, on **0800 073 1051** and **enquiries@opencommunities.org**.

### Fire Brigade exercise at Bromyard House

Next week on Thursday 4 March 2021, Blue Watch from the Old Kent Road Fire Station will be undertaking training at Bromyard House.



This will involve four fire appliances (about 20 people) to practice our breathing apparatus search procedures and using Dry Rising Main.

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

### Census 2021

Households across Southwark will be asked to take part in Census 2021 this spring.

The census, run by the Office for National Statistics, is a once-in-a-decade survey that gives us the most accurate estimate of all the people and households in England and Wales. It has been carried out every ten years since 1801, with the exception of 1941.

Understanding the needs of the nation helps

everyone from central government to organisations, such as councils and health authorities, plan and fund public services across England and Wales. Census outputs inform where billions of pounds of public funding is spent on services like transport, education and health – on cycle routes, schools and dental surgeries.

Emergency services across the UK use census statistics to allocate resources and plan services based on the local area's characteristics. For instance, The Metropolitan Police use census statistics to know where to concentrate their crime prevention efforts and potential crime hotspots are mapped.

Information from the census is also important in helping lots of other people and organisations do their work.

## census 2021

Charities and voluntary organisations often use it as evidence to get funding. It helps businesses to understand their customers and, for example, decide where to open new shops. Plus, those doing research, like university students and people looking into their family history, use census data. It provides important information on population diversity, allowing organisations to know whether they are meeting their responsibilities and triggering action where necessary.

Census 2021 will be the first run predominantly online, with households receiving a letter with a unique access code, allowing them to complete the questionnaire on their computers, phones or tablets.

Census day will be on March 21, but households will soon receive letters with online codes explaining how they can take part. The census will include questions about your sex, age, work, health, education, household size and ethnicity. And, for the first time, there will be a question asking people whether they have served in the armed forces, as well as voluntary

questions for those aged 16 and over on sexual orientation and gender identity.

Results will be available within 12 months, although personal records will be locked away for 100 years, kept safe for future generations.

For more information and advice on how to answer the questions, visit [census.gov.uk](https://www.census.gov.uk).

### 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](https://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](https://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](mailto: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.

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.

### Independent Tenant and Leaseholder Advisor



**Neal Purvis**

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.

Whilst non-essential contact is halted, you can contact Neal, or the rest of the Open Communities team, on **0800 073 1051**.

### 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](http://www.southwark.gov.uk/Ledbury)**

### 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](mailto:Ledburyhousingteam@southwark.gov.uk)**

Whilst the coronavirus emergency is ongoing we are asking you to try and stay away from the TRA Hall where the Ledbury Team is based so that we can maintain the service and practice social distancing by being at least two metres away from each other. **If you have any issues please ring us instead.**



**Mike Tyrrell – Director of Ledbury Estate.**

**[mike.tyrrell@southwark.gov.uk](mailto:mike.tyrrell@southwark.gov.uk)**



**Olive Green – Resident Services Manager**

**[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)**



**Hema Vashi – RSO for Bromyard**

**Tel: 07852 766058**  
**[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)**



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

**Tel: 07984 144224**  
**[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)**



**Sharon Burrell – RSO for Sarnsfield**

**Tel: 07432 738774**  
**[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)**



**Modupe Somoye – RSO for Peterchurch**

**Tel: 07903 281390**  
**[modupe.somoye@southwark.gov.uk](mailto:modupe.somoye@southwark.gov.uk)**