



# Ledbury Estate

## Newsletter

5 March 2021

## Ledbury Towers Ballot Now Underway

The Residents' Ballot has now begun and ends on Friday 26 March, 2021.

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.



The ballot is independent and is being carried out by Open Communities. If you have not received your ballot paper contact Neal Purvis, or the rest of the Open Communities team, on **0800 073 1051** and [enquiries@opencommunities.org](mailto:enquiries@opencommunities.org).

If you are isolating away from the estate or are in hospital and do not have access to the ballot paper that has been posted to you, please let Neal Purvis, or the rest of the Open Communities team know on **0800 073 1051** or [enquiries@opencommunities.org](mailto:enquiries@opencommunities.org) and they will arrange to get a duplicate ballot paper to you.

## Door Entry System

At this week's Ledbury Resident Project Group, the door entry system at Sarnsfield House was raised as an issue.

The Ledbury Team has been liaising with the council's door entry team and are happy to report that Sarnsfield House system is fully operational.

There is an issue with Peterchurch House on

the ground floor and first floor and the council are working with Spokemead on resolving this.

## Curry's PC World Site on Old Kent Road to have 500 new council homes

Southwark Council has appointed the team of architects who will design plans to transform the Curry's PC World site on Old Kent Road into hundreds of new homes, as part of one of London's largest regeneration schemes.

The mixed-use development will include the delivery of around 500 new homes with half being much-needed new council homes. This will form part of the council's unrivalled programme to build 11,000 new council homes across the borough by 2042, with 2,500 of these started on site or delivered by 2022.

As well as new homes, the council's scheme will include around 5000 sqm of new commercial space and land which could be used for a new further education facility. It will also generate new jobs for Old Kent Road, both in its construction and in future.

Development of the land currently occupied by Curry's PC World and adjacent B&M store, which was acquired by Southwark Council in 2019, will be net carbon neutral to support the council's ambitious climate emergency commitments.



Led by three architectural practices, the scheme's design team was chosen using the council's new Architect Design Services Framework (ADSF), which was expanded and enhanced last year to attract both established and emerging architect firms with a diverse leadership and workforce.

The newly-appointed team – Morris + Company, Weston Williamson + Partners, and West Port – represent an exciting group of new and experienced designers who all have prior experience of working in Southwark and will collaborate on this major masterplanning project.

Their successful bid was supported by landscape architect BBUK, sustainability consultancy Greengage who assisted with the social value commitments, and by Soundings with their community engagement work.

Public consultation on the Curry's PC World scheme will begin next year and the first new homes could be delivered in 2024.

Find out more about the regeneration of Old Kent Road at [www.oldkentroad.org.uk](http://www.oldkentroad.org.uk).

### Bakerloo Line Extension

This week, residents on the Ledbury Estate have received notification from Transport for London regarding the Bakerloo Line Extension. The letter was headed "Safeguarding Directions".



This is about the extension of the line from the Elephant & Castle station out to Hayes. It will

mean a new station on the site where Lidl is now, and that the new tunnels will pass within 200 metres of the Ledbury Estate.

This simply means that if residents vote for the Ledbury Towers to be replaced, the plans for the new homes will have to be given to Transport for London to comment on.

If you have any queries on this you can contact [ble@tfl.gov.uk](mailto:ble@tfl.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](http://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](http://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.

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 203 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](mailto: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

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**.

### 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.**

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