



Ledbury Estate

Newsletter

12 March 2021

Ledbury Towers Ballot

The Residents' Ballot 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**.

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** and they will arrange to get a duplicate ballot paper to you.

Prize draw – get your council tax paid for a year

Enter Southwark Council's prize draw to get your council tax paid for a year. You need to already pay by direct debit, or set one up, and have a MySouthwark account linked to your council tax account by 31 July 2021.

Find out how to set up a direct debit or read the full prize draw terms and conditions on the council's website **www.southwark.gov.uk**.

Sign up for a postal vote ahead of 6 May

Elections in London will take place on Thursday 6 May.

The circumstances around this year's elections are unusually challenging and as a result there may be a number of things to consider. There will be some changes to the polling stations including the requirement of masks and entry into polling stations will be carefully managed to maintain social distancing, which may result in queues.

The safest and easiest way to vote is to apply NOW for a postal vote. Postal voting is easy, safe and secure. By signing up for a postal vote sooner rather than later you can be sure that you will receive your postal voting pack in plenty of time to complete and return it before polling day.

If you apply for a postal vote and later change your mind, you can vote in person at your allocated polling station if you cancel your postal vote before 5pm on Tuesday 20 April 2021.

Alternatively you can also request a proxy vote and arrange for someone you trust to go and cast your vote in your place. However please be aware that the person you appoint as your proxy must be a registered elector, they should probably live locally as they will be required to travel to your allocated polling station to vote on your behalf.

There will be provision for those who are self-isolating or in quarantine to apply for an emergency proxy vote but you should arrange your proxy vote sooner rather than later too.

You can read more or apply for a postal or proxy vote at

www.southwark.gov.uk/postalvotes

Rubbish Disposal

Do not leave rubbish outside your doors. The landings must remain clear at all times.

Rubbish should be put down the chute (if the

bag fits), taken down to the bin chamber, or placed in the bin. When taking the rubbish to the bin or the chute please ensure that nothing leaks onto the floor. If it does, please clean up after yourself.

Do not leave large items, such as furniture that you are chucking out, outside of the block. This is flytipping. If you are caught dumping rubbish in this way, you will be endangering your tenancy and could have a Fixed Penalty Notice issued against you. This will incur a fine of £75 on the spot and if taken to magistrate's court; you may have to pay a fine up to £2,500.

Large items should be disposed of by arranging for them to be collected at: www.southwark.gov.uk. The charge is £25 for up to 10 items.

Beware of Fraud



The Old Kent Road police team has asked us to circulate the following information.

We are aware of social media stories circulating on COVID-19 related fraud. Our advice for Londoners is that if you get an unsolicited home visit from a cold caller offering a service or product and asking to be let into your home, ask to see their official ID and credentials.

If satisfactory ID is not provided or if there are still suspicions the visitor may not be genuine they should shut the door and report the matter to police by calling **101** or **999** in an emergency.

Further crime prevention advice can be found at: www.met.police.uk/advice/advice-and-information/fa/fraud/personal-fraud/

Mail order Deliveries

More and more people are resorting to shopping on line. If you are shopping on line, you should ensure that there is someone at home to take in your parcels, as they can not be left on the communal landings.

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.

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** 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, are uploaded to our website at **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**

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



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

hema.vashi@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk



Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

Tel: 07984 144224

sabdat.ibn-ibrahim@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

sharon.burrell@southwark.gov.uk