



# Ledbury Estate

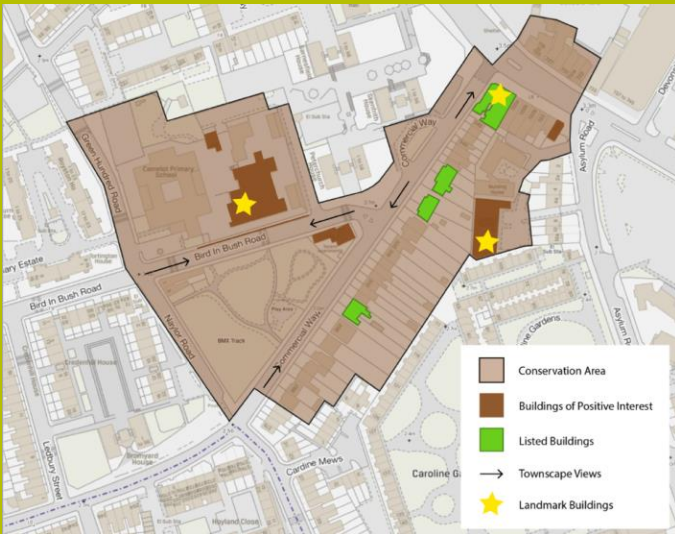
## Newsletter

19 March 2021

## Proposed New Conservation Areas Either Side of the Ledbury Estate

The council is asking residents in the area adjacent to the Ledbury estate about the proposed **Kentish Drovers and Bird in Bush Conservation Area** and **Livesey Conservation Area**.

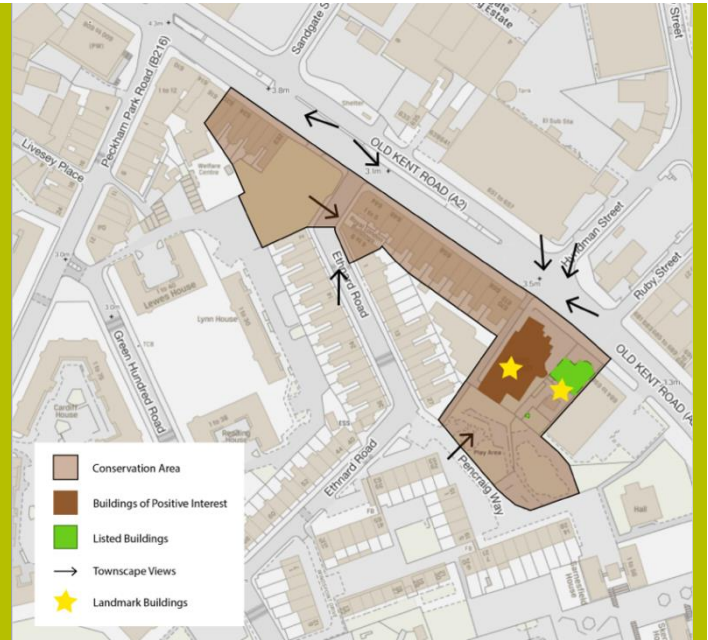
At a meeting on 6 January 2021, the Planning Committee agreed to consult on five new conservation areas within the Old Kent Road area.



**Kentish Drovers and Bird in Bush Conservation Area**

A conservation area is defined as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. The council is asking local residents, including those on the Ledbury Estate, for comments on the proposed designation of the Kentish Drovers and Bird in Bush Conservation Area and Livesey Conservation Area.

The council has also drafted a Conservation Area Appraisal. This document defines and assesses the area’s character and is intended to provide a clear indication of the council’s approach to the preservation and enhancement of the area and a guide for any future development. The Council welcomes your comments on the Appraisal also.



**Livesey Conservation Area**

You can read more or respond to the proposals at [www.southwark.gov.uk](http://www.southwark.gov.uk) or for the Kentish Drovers and Bird in Bush Conservation Area contact [catherine.jeater@southwark.gov.uk](mailto:catherine.jeater@southwark.gov.uk) and for the Livesey Conservation Area contact [richard.craig@southwark.gov.uk](mailto:richard.craig@southwark.gov.uk).

The closing date for receipt of comments is 30 April 2021.

## Weekly Fire Alarm Test Change

With Easter rapidly approaching, this year Good Friday is 2 April 2021, the weekly Fire Alarm test will be held on Thursday 1 April 2021 for that week only.

## Door Entry Systems

Unfortunately, last week a fault occurred with the door entry system on each of the landings.

Because of this, we have had to turn off the entry system on the landings to avoid residents being accidentally locked out of their homes.

We are currently sourcing the parts required to fix the system. As soon as we have any news on this, we will let you all know.

## Bromyard House

This week Green Watch from the Old Kent Road fire Station used Bromyard House for training.



We were happy to give them access to the block, as it is rare that they get the opportunity to train in an empty tower block.

After the exercise Green Watch came into the Ledbury Team and said how useful it is to have access to the building whilst the Ledbury Towers residents and former residents are making a decision on the future of the block.

## 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.

## 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](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](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 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.

### Ledbury Towers Repairs

All repairs for the Ledbury Towers should be reported by calling **0800 952 4444**.

Repairs can also be reported by email at [repairs@southwark.gov.uk](mailto:repairs@southwark.gov.uk).

### Resident Services Officer for the Ledbury Temporary Accommodation properties

Sophie Hopper is the Resident Services Officer for the Temporary Accommodation properties in the Ledbury Towers. You can contact Sophie on **020 7525 0682** and her email address is **sophie.hopper@southwark.gov.uk**

All repairs should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

### 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 should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

### 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. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

### 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**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

### 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](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.**



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