



Ledbury Estate

Newsletter

2 April 2021

The Ballot Result

Thank you so much to all of you who took part in the ballot that ended on Friday 26 March 2021. We received the results of the ballot from Open Communities, who oversaw the survey, on Tuesday 30 March. You were asked:

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

The results were:

- NO – 15 votes – 14%
- YES – 93 votes – 86%

In addition one ballot paper was spoilt.

Of the households eligible to vote, 56% took part. Of those residents still living in the towers 77% took part while 49% of the former tenants with a right to return took part.

The block by block breakdown of the turnout was:

- **Bromyard House** – 24 of 51 eligible households – 47%
- **Peterchurch House** – 24 of 50 eligible households – 48%
- **Sarnsfield House** – 28 of 44 eligible households – 64%
- **Skenfrith House** – 32 of 51 eligible households – 63%

The full report on the result, overseen by Open Communities, will be uploaded next week to our dedicated webpage at www.southwark.gov.uk/Ledbury.

What happens now?

Much more work and consultation will now have to take place before the council starts work.

The works are due to start by September 2022, so that we can receive £27m from the Greater London Authority to pay towards the cost of the replacement homes and new council homes.

Over the next 18 months we will be working with residents to:

- establish a resident design and delivery panel
- secure planning permission
- secure an agreement with a builder to be confirmed
- talks to buy back properties from leaseholders
- begin pre-allocation discussions with all residents who live in the towers and those tenants who have moved and want to return.

Weekly Fire Alarm Test Change

As it is Good Friday on 2 April 2021, the weekly Fire Alarm test will be held on Thursday 1 April 2021 for this week only.

Old Kent Road Fire Station make most of the opportunity to train in Bromyard House

We have had two more requests for the Fire Brigade to use Bromyard House for training this month.

On Thursday 1 April 2021, it will involve four fire engines and will be completely dry, i.e. no water usage.

On Thursday 21 April 2021 for approximately 3 hours from midday there may be up to four fire appliances parked at or near to this location.

This will not be a full-scale training exercise. It will consist of firefighters walking around the perimeter of the building and within the internal common parts including staircases and lobbies and discussing the building amongst themselves in addition to identifying any fixed firefighting installations or other facilities installed to assist them at any incident that they may be called to deal with.

On both exercises, the Fire Fighters have promised to disruption to a minimum.

The Watches really appreciate their continued co-operation with them using this facility and wanted us to pass on their thanks to the residents of the estate.

Step 1(b) restrictions

The Government has announced its Roadmap out of lockdown. From Monday 29 March England has moved into Step 1(b).

This means the Stay at Home restriction has been lifted and you can now meet up with up to 6 people, or 2 households outside (including private gardens). However, you should still only be mixing with your own household or social bubble inside.

You should also continue to wash your hands, wear a mask when required and keep your distance.

Travel is also restricted and you should continue to work from home if you can.



For more information on the current restrictions see the government website at www.gov.uk/coronavirus or you can see what council services are affected at www.southwark.gov.uk/coronavirus.

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 have had a positive test or if you are 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.

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**.

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

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.**



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