



# Ledbury Estate

## Newsletter

9 April 2021

## Door entry systems in the towers

The ongoing issue of the door entry systems in the three towers was raised again at the Ledbury Resident Project Group this week.

It was explained that because the system is old it would normally be replaced but given the towers will be demolished in three years time, this would not be a good use of the council's resources. Therefore we have been using parts from other redundant systems to ensure the system at Ledbury works for another three years.

All the main entrance doors to the blocks work. There are some issues with the handsets inside people's homes and the delay in repairing them is as a result of only urgent and emergency repairs being carried out inside residents' homes so as to minimise social distancing.

Hopefully, if the current plan to come out of the current COVID measures by 21 June 2021 is achieved, the works to any faulty handsets will then be able to be arranged.

Finally we are going to commence the checking of the doors on each landing and bring back those into use those that can be fixed.

## Architect interviews

The Ledbury Resident Project Group met this week and received an update on the appointment of the architects who will be working with residents on the final design of the new homes.

The tender process for a suitable architect resulted in the submission of four high quality tenders. Following the first evaluation stage, three practices have been shortlisted for interview taking place on Thursday 8 April 2021. Each practice is well-known, highly qualified and has relevant experience so we are confident that regardless of the outcome of the final evaluation stage, the Ledbury project will result in well-designed high quality homes.

The interview panel includes three members of the Ledbury Resident Project Group.

Once it is known who has been appointed the news will be shared through the newsletter and following this there will be a series of consultation events, which hopefully if things go well, will mean that after 21 June 2021 there will be an opportunity for consultation to be in person.

## Two hundred new food-growing plots planned for Southwark

Southwark Council is giving green-fingered residents the chance to create new community gardening and food growing spaces following the launch of its Allotment Expansion Guarantee on 1 April 2021. This new initiative will empower residents to create their own community gardening spaces on council land.

The council's Community Gardening Coordinators will support groups of residents to set up new growing spaces on council-owned land across the borough, where there is local support and suitable growing sites available. Southwark hopes to create over 200 new growing plots under this initiative by next spring.

Each new community growing site will be run by a local group, which will be responsible for maintaining the space, allocating plots and supporting individual plot holders.

Where new sites are being developed, there will be a consultation with local people who will have the opportunity to apply for a growing plot. The rental costs of each plot will be decided by the residents' group managing it.

Southwark already has many thriving food-growing initiatives on council estates, including allotment plots, community orchards and herb gardens. These sites are managed independently by voluntary organisations.

Southwark's current formal allotments all have a specific planning status. The new growing

plots set up under the Allotment Expansion Guarantee will be informal allotments regulated by the council's housing department.

The Allotment Expansion Guarantee forms part of Southwark Council's Great Estates programme, which guarantees that every council estate is clean, safe and cared for and gives residents the tools to garden and improve their estates.

### Fire Brigade use of Bromyard House

Bromyard House will be used by the Old Kent Road's Blue Watch for a training exercise on Wednesday 21 April 2021.

### Step 2 restrictions

The Government has announced its Roadmap out of lockdown. From Monday 12 April England will move into Step 2.

**STEP 2**

At least five weeks after Step 1, no earlier than 12 April.

 Indoor leisure inc. gyms (individual or household use only).	 Rule of 6 or two households outdoors. No household mixing indoors.	 Outdoor attractions, such as zoos, theme parks and drive-in cinemas.	
 Libraries and community centres.	 Personal care premises.	 All retail.	 Outdoor hospitality.
 Indoor parent and child groups (up to 15 people, excluding under 5s).	 Domestic overnight stays (household only).	 Self-contained accommodation (household only).	
 Funerals (30 people). Weddings, wakes, receptions (15 people).	 Minimise travel. No international holidays.	 Event pilots.	

This means non-essential shops re-open along with leisure centres and libraries, among others. To see how this will impact council services please go to [www.southwark.gov.uk/roadmap](http://www.southwark.gov.uk/roadmap) for more information.

If you are shopping or visiting a pub beer

garden please continue to act responsibly. 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](http://www.gov.uk/coronavirus) or you can see what council services are affected at [www.southwark.gov.uk/coronavirus](http://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](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

KEEP SOUTHWARK SAFE

*Southwark Council* [southwark.gov.uk](http://southwark.gov.uk)

NHS Test and Trace

**COVID SYMPTOMS?  
GET TESTED NOW.**

**nhs/coronavirus  
OR CALL 119**

Protect your friends and family

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](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 204 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.hopper2@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.**



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

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