



# Ledbury Estate

## Newsletter

16 April 2021

## Architect interviews

Last week three members of the Ledbury Resident Project Group took part in the final interviews to appoint the architects who will be designing the new homes. We will let you know which architect is appointed through the newsletter.

The architect be in touch with residents so that you can share your views and help to shape the emerging designs of the new homes



Consultation will take place through virtual events and meetings. If social distancing restrictions are lifted after 21 June 2021 we will hold these in person where possible. At these events you will get a chance to look at the plans and models and speak directly with the architects and the wider design team.

## COVID-19 vaccination centre in Old Kent Road ASDA

Part of the George clothing department has been given over to the vaccination clinic, which will be overseen by Asda's in-store pharmacy team.

Patients will be invited by the NHS to book vaccination appointments at Asda. It will not be possible to book directly with the supermarket.

The Asda Old Kent Road store will join a growing network of vaccination centres in SE1, including Guy's Hospital and St Thomas' Hospital. Local GP practices in north Southwark are also offering jabs at the Artesian Health

Centre in Bermondsey.

The St George's Pharmacy at the Elephant & Castle has also been approved by NHS England to provide COVID-19 vaccinations.

## Consultation on the proposed new allocations scheme for Southwark

Southwark Council is consulting with residents on the revisions to the allocations scheme. The consultation closes on 1 June 2021.

Why do we need an allocations scheme? There is a massive shortage of council housing in the UK; the problem is bigger in London than anywhere else. In Southwark, we have just over 14,000 households on our housing register but we can only house approximately 1,000 households every year.

Therefore we have to decide who gets priority and the allocations scheme is how we do this. Longer term, we are using every tool at our disposal to increase the supply of all kinds of homes across the borough, including building 11,000 new council homes for social rent.

How does the Allocations Scheme work? We think our housing should go to those who need it the most and this is reflected in the allocations scheme. When someone applies to join the housing register, we assess their application and place it into one of four bands. Band 1 is the highest priority and Band 4 is the lowest.

In the Consultation Hub section of the Southwark Council website [www.southwark.gov.uk](http://www.southwark.gov.uk) you will find a summary of the four bands in the current format and the proposed revised listings. You can then also look at the detailed changes.

On the website you can link directly into the online survey. Alternatively you can send your comments to the following email address: [housingconsultation@southwark.gov.uk](mailto:housingconsultation@southwark.gov.uk)

## Step 2 restrictions

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



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



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](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.

204 properties were initially refused by tenants who had viewings. However many of these have already received further offers and many residents have already moved into their new homes. No permanent tenant from the Ledbury Towers will be suspended from bidding if they choose to refuse a property.

## 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.hopper2@southwark.gov.uk](mailto: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](mailto: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](mailto: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](mailto: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 as 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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**Olive Green – Resident Services Manager**

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