



# Ledbury Estate

## Newsletter

30 April 2021

## Heat Alarm Tests in the Towers

BCS, the company that looks after the fire alarms systems in the towers, still needs access into a number of properties to carry out a heat test and check the batteries.



The residents of the properties concerned are being written to. The heat test only takes ten minutes, and is pictured above. Battery changes only take ten minutes as well.

If you get a letter asking for access, please contact the office if there is an issue.

## London Fire Brigade Consultation Event

The London Fire Brigade in Southwark want their plans and their work to be effective and impactful. To do that they need to work with the local community to make sure your views are heard and considered when making their plans for the future. It's your London Fire Brigade.

The London Fire Brigade's Community Engagement team want to hear from you on how they can improve their services. They are especially interested to hear your views on:

- Prevention – Their community safety work.
- Protection – Ensuring buildings are as safe as possible.

- Community work – How they connect with and serve their community.
- Community Risk Management Plan – Their strategy for making London safer

To take part in this consultation, the London Fire Brigade is holding a meeting for local residents on Friday 14 May 2021 between 6pm and 8pm and you can take part by going to [lfbcommunityengagement.eventbrite.com](https://lfbcommunityengagement.eventbrite.com).

For more information you can telephone **020 8555 1200** extension **30760** or email on [community.engagement@london-fire.gov.uk](mailto:community.engagement@london-fire.gov.uk).

## Engineering work experience opportunity for 14 to 18 year olds

The council has been working in the Old Kent Road area with Mott McDonald and part of their work agreement was to give work experience to local youngsters who are interested in learning more about the industry.

The work experience for 14-18 year olds and the programme is called Fleet Place.

The application process is open and the deadline is the 2 May 2021. The work experience will last a week and is expected to be early summer between June/July. Depending on demand, Mott McDonald may be able to offer it beyond into August. It will be flexible for what time they would be available to do it – they will give their availability on the form.

The program will include a work-based project to cover some of the main fields Mott McDonald work in, which will include:

- Civil engineering
- Building services engineering (including Electrical and Mechanical Engineering)
- Environmental Consultancy
- Project Management
- Quantity Surveying
- Transport Planning

The program has been designed to be delivered virtually or in person in the office depending on the circumstances nearer the time.

### Who can apply?

- Anyone interested in learning more about the industry. They do not need to know anything about Mott McDonald's sectors – Mott McDonald will give you exposure during the week.
- Anyone who is keen to learn.
- Anyone who is interested in investigating and problem-solving. The focus of the work experience programme is a project, where students will be solving tasks.
- The work experience programme has been designed to be suitable for those who are 14-18 years old. Applications will also be considered if students have finished at school/college but have not enrolled onto a higher education course.
- Live in commuting distance to the Fleet Place office. If the student lives closer to another office, they will be asked to apply for work experience in that office.

To apply please go to [www.brassring.com](http://www.brassring.com) and search for **Mott McDonald's 2021 Work Experience Scheme - London**.

### 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.

**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.	

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**

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 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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