



# Ledbury Estate

## Newsletter

7 May 2021

### Door entry systems in the towers

Orders have been raised this week for each of the individual towers' door entry systems.

This door entry installation has over the years become beyond routine maintenance and needs replacing. This is not economical, given that the towers are now due to be demolished in 2024.

We are therefore organising to recommission all of the systems for then landings and new fobs will be issued to all residents. In addition, all the handsets will be tested and replaced where necessary.

Once the work is complete and we are assured that the systems is working, service charge refunds for the period the system was not operational will be organised.

### Local Police Meeting

The Old Kent Road Ward Police Ward panel meeting will be held on Zoom on Wednesday 2 June 2021 at 7pm.

To join the meeting on Zoom, the team can be contacted on **020 8721 2436**, or by emailing **oldkentroad.snt@met.police.uk**.

### Old Kent Road Area Action Plan - Consultation Deadline Extended

The Old Kent Road Area Action Plan (AAP) is an innovative plan for regeneration and development in the Old Kent Road Opportunity Area.

The plan sets out an ambitious growth strategy for Old Kent Road and the surrounding area which was designated as an opportunity area by the London Plan in 2015. Over the next 20 years the opportunity area will be transformed, including the provision of new underground stations as part of the Bakerloo Line Extension, 20,000 new homes, including 7,000 affordable homes (including 5,000 social rented homes) and 10,000 additional jobs.

The AAP embeds the council's commitment to ensure that the plan has a people focus to put local residents, communities and others at the heart of the regeneration.

The AAP is planned to be family friendly, with a strong commitment to improving the area for families and young people. It contains a strong commitment to tackling the climate emergency including achieving a net carbon zero AAP by 2030. Old Kent Road itself will be improved with a strategy for healthy streets, including safer crossing points, segregated bus lanes and cycle lanes and more tree planting.

The plan proposes a new masterplan for 18 key strategic development sites in five distinct sub areas. The plan is designed to integrate new and existing communities to deliver facilities, services, open spaces, housing, and employment that all local residents can benefit from.

Since the council consulted on the draft Old Kent Road AAP in December 2017, we have approved close to 9,000 additional homes. We have 7 schemes and 640 homes on site at the moment, and approximately 160 homes completed. However there is still scope to influence and direct development, so we welcome your comments on the latest draft AAP.

The Old Kent Road AAP has been through a number of consultations, and the current version of the plan is the December 2020 draft. Consultation on this version began on 11 January and has been extended until 10 May 2021.

Further information can be found at **oldkentroad.org.uk**. If you have any questions on this draft, email **planningpolicy@southwark.gov.uk**

### 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).

### 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](https://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](https://www.gov.uk/coronavirus) or you can see what council services are affected at [www.southwark.gov.uk/coronavirus](https://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](https://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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