



# Ledbury Estate

## Newsletter

04 June 2021

## KCA appointed as Ledbury architects

At this month's Ledbury Resident Project Group, Karakusevic Carson Architects (KCA) was introduced to the group. KCA will be undertaking some early design work on the replacement homes for Ledbury Towers over the summer. Subject to Southwark Cabinet approval in July 2021, they will be appointed as part of the design team.

KCA will be working closely with the newly formed RPG design sub-committee throughout the design development process. This will include consultation events where all residents will be invited to provide comments and feedback, which will help shape and inform the design proposals.

## Ledbury Towers door entry systems

Next week the work to reinstate the door entry systems to the towers moves on to Week 4 of the four week programme. The remaining programme is:

### Week Four - 7 June 2021

Test and sort out any remaining issues with the door entry system across all three towers.

Once the work is completed the Ledbury Team will then sort out service charge refunds.

## PC World and B&M

As part of the Old Kent Road regeneration, the PC World and B&M sites are being developed by the council.

In 2019, Southwark Council bought the PC World and B&M sites and want to build a mixed-use development that will include up to 500 new homes, half of which will be much-needed new council homes. As well as new homes, the scheme will also include new commercial and community spaces, and a potential further education college. It will also generate new jobs for Old Kent Road, both

during the construction and into the future.

The mixed-use development will include up to 500 new homes (50% of which will be council homes), and a range of other uses such as commercial and workspace facilities



The project team is just starting to work on the concept designs, working towards a planning submission in early 2022. Starting now, there will be many opportunities for local residents and organisations to get involved in meaningful discussions and to inform the evolving designs through many consultation events, and through this website.

### WHAT IS BEING PROPOSED?

 <p><b>Up to 500</b> new homes (with a 50/50 split between private and council homes).</p>	 <p>Approx. <b>3,000</b> sq.ft commercial space.</p>
 <p>Approx. <b>2,000</b> sq.ft of workspace (10% to be affordable workspace).</p>	 <p><b>Net Zero Carbon Project</b> as part of a wider AAP goal of net zero carbon by 2030.</p>
 <p><b>New high street</b> with an active street frontage for retail along Old Kent Road.</p>	 <p><b>Creating new public links to green spaces</b> around the site and into the wider Old Kent Road area, and providing <b>new play spaces and amenity areas</b> for residents.</p>
 <p><b>New pedestrian and cycle connections</b> through to Verney Road to link up with new Pedestrian Crossing for Old Kent Road.</p>	 <p><b>Retaining existing trees</b> around the site and <b>providing new trees and greening</b> to Old Kent Road.</p>

Alongside the consultation, the project team has committed to deliver a series of small community support programmes, including providing internships and work placements, donating time and resourcing to community organisations, and providing workshops and training sessions to help people into employment.

To find out more and to give your views, you can now view the project webpage and fill out the survey to provide your feedback:

<https://pcworldbm.commonplace.is/>

## Rubbish Disposal

We have had more incidents over the bank holiday where rubbish has been left by the chute hopper on the landings.

Rubbish should be either put down the chute, if the bag is small enough or taken down to the bin chamber or placed in the bin. When taking the rubbish to the bin or the chute please ensure that nothing leaks onto the floor. If it does, please clean up after yourself.

## Bromyard House Fire Brigade Exercise

Firefighters from Peckham Fire Station will be using Bromyard House for a four pump exercise on 14 June 2021 starting at midday for three hours.

## Step 3 restrictions

From Monday 17 May 2021 England moved into Step 3 of the Government's Roadmap out of lockdown.

This means:

- Groups of up to 30 can meet outdoors
- Rule of 6 indoors
- Indoor hospitality opens (e.g. pubs and restaurants)
- Indoor entertainment opens (e.g. cinemas)
- Increasing numbers for life events like weddings and removal of restrictions for funerals

It remains essential that we take these steps carefully and sensibly. If you plan to travel do so safely and plan ahead. You should continue to wear a mask where required (unless exempt), wash hands and maintain social distancing when out in public.

**STEP 3**

At least five weeks after Step 2, no earlier than 17 May.

 Indoor entertainment and attractions.	 30 person limit outdoors. Rule of 6 or two households indoors (subject to review).	 Domestic overnight stays.
 Organised indoor adult sport.	 Indoor hospitality.	 Most significant life events (30).
 Remaining accommodation.	 Most significant life events (30 people). Indoor events: 1,000 people or 50% capacity. Outdoor events: 4,000 people or 50% capacity. Large seated outdoor venues: 10,000 people or 25% capacity. Pilots continue.	 Remaining outdoor entertainment (including performances).   Domestic overnight stays. International travel (subject to review).

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.

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).

### Keep testing

One in three people could be carrying the COVID-19 virus without showing any symptoms. As part of coming out of lockdown safely everyone should be getting tested regularly – even if they don't have symptoms. Home tests are now available for FREE to every household in the UK.

There are a number of ways you can get a test:

- There are now 45 community pharmacies in Southwark offering home test collection, including 10 who offer assisted testing. The map below shows all the current provision: <https://maps.test-and-trace.nhs.uk/>
- Tests can also be collected from 9 Southwark libraries – you can find the list at [www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-test-if-you-don-t-have-symptoms/community-collect](http://www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-test-if-you-don-t-have-symptoms/community-collect)
- Home delivery is available for home testing – to apply go to [www.gov.uk/order-coronavirus-rapid-lateral-flow-tests](http://www.gov.uk/order-coronavirus-rapid-lateral-flow-tests)
- There are two mass testing sites at London Bridge and Peckham
  - London Bridge Station, St Thomas Street Exit, SE1 9QU
  - 21-23 Bournemouth Road, Peckham, London, SE15 4UJ

Tests can also be booked at [www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-](http://www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-)

### test/book-a-test-if-you-don-t-have-symptoms/mass-testing?

#### 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)

#### 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).

#### Housing update

All residents in the tower blocks will have to leave their homes while their blocks are demolished and the new homes are built. All permanent tenants 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 183 permanent empty homes as

many tenanted households have moved into new homes, and 16 leaseholders sold their properties back to the council. Of course those tenants who have moved retain the right to return.

205 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.

### **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.

Whilst non-essential contact is halted, you can contact Neal, or the rest of the Open Communities team, on **0800 073 1051**.



**Neal Purvis**

### 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.**



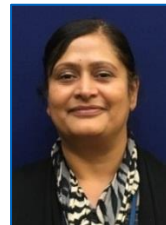
**Mike Tyrrell – Director of Ledbury Estate.**

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