



Ledbury Estate

Newsletter

18 June 2021

Ledbury Towers door entry systems fobs

Thank you very much to those residents who have come into collect their new door entry fobs.

We still have a few residents who have yet to collect their fobs. If you have not collected your fobs please come into the Ledbury TRA Hall.

If not, when we switch the door entry systems to the back on you will not be able to get into your block.

Currently any remaining issues with the door entry system across all three towers are being resolved. Once the work is completed, the Ledbury Team will sort out service charge refunds.

New Heritage Centre for Southwark

A new library and heritage centre on Walworth Road, dedicated to telling the story of Southwark and its people, opened last month.

The multi-use civic and community space combines library and heritage services to offer people unique access to Southwark's archive and heritage collections.

By incorporating innovative display and event space, the new facility explores different ways of presenting information. For example, visitors can browse 20,000 new books in the children's and adults library, and find inspiration from around 300 historical artefacts and artworks displayed in embedded heritage exhibits carefully chosen to match the book subject.

The centre's permanent exhibition, The Story of Southwark, delves into themes of Place, People, Work and Play. Beginning with a traditional look at the borough's history, it features many local objects from Southwark's past including the only known souvenir of long-gone Victorian Surrey Zoological Gardens, Walworth. Over time the exhibition will be

further developed in collaboration with local residents and groups to form a current and inclusive story of the borough.



Opening hours are temporarily reduced due to lockdown restrictions from 10am to 6pm Monday to Friday and 10am to 5pm on Saturday. The centre is currently closed on Sundays. Once restrictions lift, the library will be open as normal from 10am to 8pm Monday to Friday, 10am to 5pm Saturday and 12noon to 4pm Sunday.

HeadStart Action programme for 16 to 18 year olds

The HeadStart Action programme for Southwark residents is hosted by 2-3 Degrees that provides bespoke support for young people to engage in education or employment.

Participants will deliver a social action project that will help them to gain confidence, develop

employability skills and remain engaged in education or employment. The young people will also get virtual work experience with the Financial Times!

Who is the programme designed for? Young people aged 16-18 who are, or are at risk of not being education, training or work but are keen to upskill themselves, alongside enhancing their employability and confidence whilst having fun!

The programme is online via zoom, every Wednesday for 10 weeks from 23 June to 25 August, with an employability week taking place in a physical venue in Southwark from 19 to 23 July.

You can register through Eventbrite or for more information email info@2-3degrees.com or their website www.2-3degrees.com.

PC World and B&M

As a reminder, the consultation on the regeneration of the PC World and B&M sites that are being developed by the council is still ongoing.



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

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/>

Bromyard House Fire Brigade Training

Firefighters from Red Watch from the Old Kent Road fire station will be using Bromyard House for training on 30 June 2021.



Step 3 restrictions continue

On Monday 14 June the Government announced it was delaying the move into Step 4 of the Roadmap due to the increase in COVID-19 rates caused by the Delta variant. This means that we will stay in Step 3 until Monday 19 July (the Government will review and make a new announcement on 12 July). There are a few small changes including removing the limit of 30 people at life events like weddings and wakes, although number will still be subject to venue capacity and social distancing measures.

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. Continue to work from home if you can. 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.

To see how this will impact council services please go to www.southwark.gov.uk/roadmap for more information.

For more information on the current restrictions see the government website at www.gov.uk/coronavirus

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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.



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.

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
- Home delivery is available for home testing – to apply go to 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-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 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.

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.

207 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

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

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.**



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