



Ledbury Estate

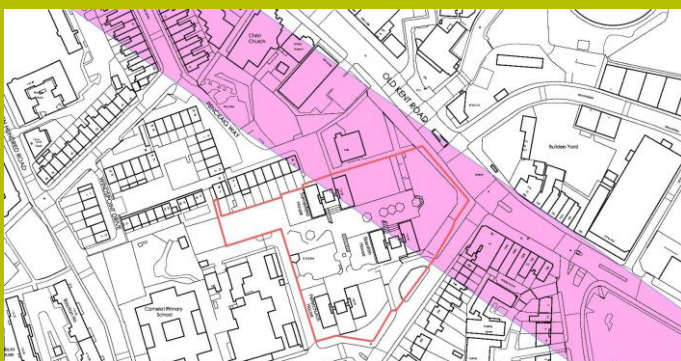
Newsletter

2 July 2021

Bakerloo Line extension: implications for the new homes on Ledbury

This week the first Ledbury Design Team meeting was held. Included in discussions was the implications of Transport for London's safeguarding announcement in respect of the Bakerloo Line Extension.

This basically means that Transport for London has confirmed the route of the tunnel, and it which runs along the Ledbury Estate boundary with the Old Kent Road, as set out in the pink line on the map below.



The tunnel will run between 10 to 15 metres below the ground, which limits what the height of the new buildings that can be along the area of the pink line. The number of storeys that can be built in this area has to be agreed with Transport for London, so that the foundations do not interfere with the new tunnels carrying the trains.

You will be able to discuss this at the upcoming design consultation events.

Consultation on using the site of the existing Ledbury TRA Hall for new homes

Over the next six months the plans for the new replacement homes on the site of the Ledbury Towers will be finalised.

Subject to any social distancing rules in place at the time, there will be three consultation events in July, October and December.

The first event in July will consider whether the

area that the new homes will be developed in should include the TRA Hall as well.

At the moment the area to be developed simply includes the four Towers and the areas around them, which is within the red lines below.



In July you will receive a booklet and a survey asking you whether you would like the TRA Hall in Pencraig Way to also be included as set out in the red lines below.



If you want the TRA Hall to be included it will mean a new and much-improved TRA Hall will be built, and an additional 2,375 square metres for new homes, amenities and trees (a 20% increase).

The consultation will start shortly and you will receive a booklet setting out the proposals, a survey to be returned, an invitation to a Zoom meeting and details of an exhibition that will be held outside the existing TRA Hall to comply with the current social distancing requirements.

Southwark Online Youth Event

If you are aged 14+ and live in Southwark, White Yardie will be hosting an online youth event to launch the Youth New Deal on 8 July 2021 from 6.30pm - putting young people in control of their future. To book your place contact youthserviceinfo@southwark.gov.uk.



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.

Get tested twice a week

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, visit www.southwark.gov.uk/covidtest

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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