



Ledbury Estate

Newsletter

16 July 2021

New Homes on the PC World and B&M sites

Southwark Council is proposing to redevelop the two sites to create a mixed-use development that will deliver up to 500 new homes (including 50% council homes) and a range of other commercial, community and retail uses.

Since April 2021, the council and the core project team made up of architects, landscape architects and community engagement consultants have been meeting with local people – working to raise awareness and build a picture of the place to understand what is valued and your needs and aspirations.

As part of the next stage of the project, the team will be holding an exhibition over two weeks in July, sharing the latest emerging ideas for the PC World and B&M sites. The Ideas Week venue will be located at 682 Old Kent Road (As per the map below) the other side of Kwik Fit from the Ledbury TRA Hall, where a range of activities will take place.



Southwark Council will be hosting a series of workshops and group discussions over the week to share knowledge and views with the local community. You can also come along at any time to the drop-in exhibitions to view the emerging ideas.

Take a look at the schedule of events below and feel free to come along to the drop-in exhibitions or book a space at a workshop.

- Tuesday 20 July 2021 – 11am to 1pm – Drop In exhibition at 682 Old Kent Road
- Wednesday 21 July 2021 – 3pm to 6pm – Drop In exhibition at 682 Old Kent Road
- Thursday 22 July 2021 – 6pm to 7.30pm – Design workshop on Zoom. Scan the QR Code to register to join the workshop



- Saturday 31 July 2021 – 1pm to 4pm – Drop In exhibition at 682 Old Kent Road

If you have any questions or would like further information regarding the above Ideas Week events, or the broader PC World and B&M project, please email the project team:

pcworldbm@soundingsoffice.com

Ledbury Consultation – Reminder only one week to go!

Have you completed the survey you received regarding whether to include the TRA Hall in the redevelopment plans for the Towers?

When the boundary for the development of the towers was drawn in 2018, the TRA Hall was not part of the redevelopment area. The Council agreed not to change the area for redevelopment without consulting residents across the estate.

With a clear proposal, the Council is now consulting residents as to whether to include the TRA Hall or not.

Last week you would have received:

- A booklet with information about the proposal;

- A short survey with the two choices about the TRA Hall;
- Freepost envelope to return the survey.

Using the freepost envelope, you can return the survey in two ways:

- Popping it into the ballot box located in the Ledbury TRA Hall
- Posting it back to us

Responses need to be returned by 5pm on Wednesday 21 July 2021.

If you would like to speak with someone about this before returning the survey, there will be a drop-in session at the TRA hall between 3pm and 7pm on Tuesday 20 July 2021 as well as an online meeting on Monday 19 July 2021 between 6pm and 7.30pm. Further information is included in the booklet.

You can also view this booklet online by visiting Commonplace, our online consultation platform by:

- Going to <https://ledburytowers.commonplace.is/>
- On your smartphone you can easily access the link by opening your camera application and hovering it over the QR Barcode below:



Commonplace will also be updated regularly with new information about the development of the towers.

We look forward to receiving your views. Should you have any queries please see the back of the booklet for details about how you can get in touch with the team.

Roadmap moves to Step 4

On Monday 12 July the Government confirmed the country will move into Step 4 of the roadmap from Monday 19 July.

This means from Monday 19 July:

- Capacity restrictions for large events are lifted
- Limits on numbers of guests at life events like weddings is lifted
- Limits on social contacts are lifted
- Remaining businesses can re-open

However is essential that we take these steps carefully and sensibly.

- It is expected and recommended people continue to wear face coverings in crowded places
- You must still continue to self isolate if you are told to do so by NHS Test & Trace.
- Consider limiting close contact with people you do not live with.

If you plan to travel do so safely and plan ahead. You should continue to wear a mask (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 guidance 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 telephone on **020 8721 2436** or emailing oldkentroad.snt@met.police.uk, 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.**



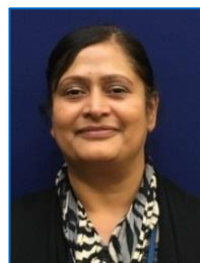
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