



Ladbury Towers

Weekly newsletter

6 October 2017

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Heating

After a slow start, the work to install the new, temporary District Heating System was put back on track at the end of last week.



Tenants should now have a schedule of appointments for the next phase of installing the heating units. The heating will be installed by Thursday 26 October at the latest.

However, individual flats will be commissioned as soon as possible over the next three weeks with vulnerable residents being prioritised.

Tests are ongoing to the newly installed mains pipes to ensure they are completely water tight and this will be followed by the installation of the new heating units starting Saturday 7 October.

Thank you again to all residents for bearing with us during this time. We know temperatures are continuing to drop and if anyone is struggling with the cold it is not too late to speak to one of our housing solution officers in the TRA hall to see what other options are available.

Please do not put yourselves and your neighbours at risk by leaving on ovens or other appliances.

Cookers

Cookers are now being installed. Contractors will be making appointments with residents to arrange for installation at a time and date that works for them.

Electrical capacity

We are continuing to work with UK Power Network to increase the capacity for electricity within the blocks so that they can support the additional electricity demands caused by the gas being removed.

In the meantime it is really important that the usage is limited, and this is why we are continuing to ask residents not to use fan heaters or other electrical appliances that use a lot of power.

Warning re bottled gas

It is really important that residents do not bring any bottled gas or gas appliances into the tower blocks. We have been advised that the buildings will not withstand the force of a gas explosion.

Structure

Arup are continuing their work to investigate the blocks and we hope to receive the results of Arup's investigation into the structure of the tower blocks at the end of November.

This will be used to work out the next steps on whether the blocks can be repaired and strengthened. It is very much our hope that this will be possible, and we will keep you updated on any developments.

Housing updates:

We have successfully registered 168 households on our system, but there is a small proportion we have not been able to verify and

activate because we still need their supporting documentation. Any residents who have not yet had their bidding number are encouraged to contact one of our officers who will be able to help.

Registrations

- 168 households have registered on the Homesearch bidding scheme.
- Of the 175 LBS tenanted properties 7 have not registered on the bidding scheme, and we are actively communicating with our residents.

Offers

- 13 households moved
- 15 offers made and accepted and awaiting move in dates.
- 8 households in 1st position and viewing pending.
- 9 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 22 offers refused following viewing/second thoughts after bidding cycle.

Leaseholders

Thank you to everyone who came to our leaseholder meeting on Tuesday 3 October. It was great to get your feedback and the Ledbury Team is already working to answer your specific questions and make sure the information you need is available to you.

We would like to reassure all our residents (tenants and leaseholders) that we will do everything in our power to make sure you can stay in your homes. We do not yet know what works might be needed following the Arup report. However, if we do need to move people out for future works, we guarantee everyone will have the right to return to their homes.

If you would like to receive all our communications electronically please email kim.hooper@southwark.gov.uk with your preferred email address and we will add you to a mailing list.

Insurance Costs

One of the issues raised at the Leaseholder meeting on Tuesday was that the insurance cover for anything broken during removals or while in storage seemed out of date. A promise was made at the meeting that this would be brought up to date within 24 hours. This has been kept and the insurance cover is now 'new for old' with no excess for all residents who need their property moving or stored.

Ledbury webpage

Everything we have issued to residents will also be uploaded to our website at www.southwark.gov.uk/Ledbury

We are working on improving the page so that it becomes a one stop shop for residents with as much information as we have available.

Respite Centre

A residents' Respite Centre is now open next to the Keepmoat site office, by Bromyard House. The centre has seating, a TV and refreshments like tea, coffee, squash and biscuits. The centre will remain locked while not in use but if anyone would like to make use of it please ask at the Site Office.



Respite Centre

Residents' Friend

The Tenants and Residents' Association and the Ledbury Action Group recently agreed the appointment of Neal Purvis as the Residents' Friend.



Neal Purvis

Neal will be holding drop in sessions for residents in the TRA Hall on Thursdays - 2pm to 4pm and 5pm to 7pm.

We are also setting up a Resident Project Team to oversee developments with the Ledbury Towers and Neal will work with us to set it up.

If anyone is interested in joining this team please call Freephone 0800 073 1051 or email enquiries@opencommunities.org

The Livesey Exchange

Some residents have asked how the Livesey Exchange Project – to transform the garages into a useable space for creative businesses and community projects – has been affected by the works.

The council has asked Livesey Exchange to hold off on their work for now until the project can be worked into any wider plans for the estate once the Arup report is received in November.

The Livesey Exchange understands the reasoning behind this and has agreed.

In the meantime, council officers are looking at other nearby places the project might be able to use on a temporary basis to prevent any delay to the project starting.

The New Ledbury Team

The new Ledbury Team is working together to make the major works as smooth as possible. We want to keep you informed of progress as it happens, but also hear from you about the work taking place.



Mike Tyrrell – Director of the Ledbury Estate.

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Cheryl Russell – Area Manager Central

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Tony Hunter – Head of Engineering

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Abigail Buckingham – Design and Delivery Manager

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Sharon Shadbolt – Project Manager

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Kim Hooper – Communications

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Gary Wallace – Homeowners Operations

gary.wallace@southwark.gov.uk






Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk

Council contacts

If you have any issues or concerns our Resident Services Officers (RSOs) should be your first point of contact. There is one for each block and they are:

Bromyard - Hema Vashi	07852 766058	
Skenfrith - Sabdat (Sabi) Ibn-Ibrahim	07984 144224	
Peterchurch - Modupe Somoye	07903 281390	
Sarnsfield - Charmain Bynoe	07944 071576	