



Ladbury Towers

Weekly newsletter

02 November 2017

Daniel Ige

We were all very saddened to hear about the death of 7 year old Daniel Ige from Sarnsfield House last Friday. Daniel was a very happy boy who was in Year Two at Camelot School. His family has asked us through this newsletter to thank everyone for thinking and praying for them at this difficult time.



The Arup Report

You may have seen surveyors from Arup, the civil engineering company who are undertaking a full structural survey of the blocks, on the estate last week. They were undertaking surveys in a range of vacant flats in the Towers. You will recall that their survey which was published in August stated that the blocks were structurally sound as long as the gas was removed.

They have now been asked to let us know what work may be required to the blocks so that they meet modern standards and provide another 50 years life.

They are on course for publishing their report on 20th November 2017. As soon as it is published we will ensure that it is added to the website so that you all have a chance to see it. In addition to the full report, we have asked that a four page summary is also provided in plain English for all residents. A meeting is planned for residents on 23rd November 2017; and we will also hold open days for you to be able to come in and discuss any issues you may have about the report.

However it is important to stress that the report will not mean that a decision is made on the future of your home immediately. No decision is likely to be made within the next six months as the outcomes from the report will then have to be costed alongside other works, such as permanent compartmentation work, and dealing with the issues residents have identified with leaks from pipes in the kitchens, bathrooms and toilets.

So the next steps will be to work with the Resident Project Team to agree the works that need to be costed. This will then be consulted on with all residents to see if there are any other issues they think may need to be included. Any works that are identified will then be fully costed so that options can be drawn up.

Once all the options are drawn up in consultation with the Resident Project Team, further consultation will take place with all residents to get their feedback. The council believes that the future of the estate can only be decided with resident input.

Once we have been through the processes and actions outlined above, the options can then be considered by the council alongside the clear views of residents on each of the options.

Getting ready for new fire alarms

Work is continuing on the final checks on the fire alarms in your homes before the new fire alarm system goes live. If you have missed your appointment please ring 020 3735 8772 or email admin@bcs-limited.com to make a new one.

The alarm will likely go live in the week commencing 13th November 2017 but this depends on the success of:

- Training the teams of two fire wardens that are required for each block
- Training the Southwark Staff who will work in the 24-hour control centre based in the Ledbury TRA Hall

- Briefing residents on the new evacuation procedure

Fire drills are planned to be held in the week commencing 6th November 2017 and we will let you know in advance.

Housing updates:

We have successfully registered 174 out of 175 tenant 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.

We know not all residents want to move from the blocks. Some people have enjoyed living on the estate for a number of years and wish to continue to do. They are hoping that the report from Arup will show that the blocks can be strengthened so that they can remain. For now there is no pressure for anyone to move.

For those that wish to move, you still retain Band One priority, despite the heating and hot water situation being resolved. We will do everything we can within our team to support you to move.

Registrations

- 174 households have registered on the Homeseach bidding scheme.
- Of the 175 LBS tenanted properties only 1 has not registered on the bidding scheme, and we are actively communicating with all our residents.

Offers

- 22 households have moved
- 24 offers made and accepted and awaiting move in dates.
- 14 households in 1st position and viewing pending.
- 9 households finished within 2nd and 3rd positions and awaiting confirmation of viewing

results from 1st applicants.

- 33 offers refused following viewing/second thoughts after bidding cycle.

Have a say on the clean up

With the works to restore the heating and hot water and the installation of the fire alarms drawing to a close, the door entry systems will soon be reactivated. As soon as that happens we are going to clean up the blocks and carry out minor repairs that are needed in the communal areas.

We will be carrying out these minor repairs following estate inspections to each block. If you would like to join the estate inspection for your block, please ring your Residents Services Officer to volunteer or come in and see us at the TRA Hall.

Ledbury webpage

Don't forget that everything we write to you in block letters and through these newsletters and answers to frequently asked questions is uploaded to our website at www.southwark.gov.uk/Ledbury.

Independent Tenant and Leaseholder Advisors

The Tenants and Residents' Association and the Ledbury Action Group have agreed the appointment of Neal Purvis from Open Communities as the Independent Tenant and Leaseholder Advisor for the Ledbury Estate.



Neal Purvis

Neal will be holding drop in sessions for

residents in the TRA Hall on Thursdays - 2pm to 4pm and 5pm to 7pm.

Or if you would like to arrange a home visit you can contact Neal, or the rest of the Open Communities team, on 0800 073 1051.

The Ledbury Team

The 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.



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