



# Ledbury Estate

## Newsletter

06 August 2021

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Council  
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## Designing the new homes for the Ledbury Towers

Now the decision has been made to include the area around the existing TRA Hall in the redevelopment of the towers, and the re-provision of a new TRA Hall, KCA are working on the latest version of the designs.

This will involve three exhibitions developing and building on the initial proposals from your feedback leading to a formal planning application in January 2022. You may recall that the works have to start with the demolition of Bromyard House in September 2022.

The next exhibition on the proposals from KCA will take place in October.

## Old Kent Road Area Action Plan (AAP) update

Earlier in the year the council consulted on draft Old Kent Road Area Action Plan (December 2020). The AAP is the council's plan for managing growth and change in the area over the next 20 years with the aim of providing 20,000 new homes (including 5,000 new social rented homes) and 10,000 new jobs.

A number of the developments in the AAP are under construction, including two schemes on Ilderton Road. New homes in these developments are contributing to the 353 new social rented homes recently built, under construction and in the pipeline in the Old Kent Road area.

Come and find out more about the Area Action Plan and developments and projects in the area at an exhibition at the Penarth Centre, Penarth Street, London, SE15 1TR on:

- Friday 3 September 2021, 2pm-7pm
- Sunday 5 September 2021, midday-4pm and including a summer art and architecture workshop, 2pm-4pm

You can find out more about the Area Action Plan at [www.oldkentroad.org.uk](http://www.oldkentroad.org.uk)

## Fire Brigade Spot Check

Red Watch from the Old Kent Road Fire Station carried out one of their unannounced spot checks to the three occupied Ledbury Towers on 3 August 2021. No issues were raised from their visit

## Mail order Deliveries

More and more people are shopping online. If you are shopping online you should ensure that there is someone at home to take in your parcels, as they cannot be left on the communal landings.

## Keep the noise down!

The school holidays means that older children naturally stay up and are out later.

Will parents of teenage children on the estate ask their sons and daughters to keep the noise down after 8pm as it is disturbing those trying to put their younger children to bed.

## Rubbish Disposal

Rubbish should not be left by the chute hopper on the landings.

Rubbish should be either put down the chute, if the bag is small enough or taken down to the bin chamber and placed in the bin. When taking the rubbish to the bin or the chute please ensure that nothing leaks onto the floor. If it does, please clean up after yourself.

## Have your say on Ilderton Road

The council is also preparing a design code for Ilderton Road and the area around Hatcham Road and Penarth Street.

The code will build on the masterplans in the Old Kent Road Area Action Plan, providing detailed design guidance about the design of

new development and the character of streets including landscaping, footways, public spaces, servicing and ground floor building frontages. When completed, the design code will feed into the draft Area Action Plan.

If you would like to have your say on the design code, please come to the exhibition and consultation events we will be holding at the Penarth Centre, Penarth Street, London, SE15 1TR on:

- Friday 3 September 2021, 2pm-7pm
- Sunday 5 September 2021, midday-4pm and including a summer art and architecture workshop, 2pm-4pm

You can find more information about the design code and consultation events on our website [www.oldkentroad.org.uk/nmdc](http://www.oldkentroad.org.uk/nmdc)

## Roadmap moves to Step 4

England moved into Step 4 of the roadmap on Monday 19 July. This means from Monday 19 July 2021:

- 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 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](http://www.southwark.gov.uk/roadmap) for more information.

For more information on the current guidance see the government website at [www.gov.uk/coronavirus](http://www.gov.uk/coronavirus)

## 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](http://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](http://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](http://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](http://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?](http://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.

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**

## 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.

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](http://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](mailto:Ledburyhousingteam@southwark.gov.uk)**



**Mike Tyrrell – Director of Ledbury Estate.**  
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**Olive Green – Resident Services Manager**  
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