



Ladbury Towers

Weekly newsletter

10 November 2017

Fire Drills

Work is now completed on installing the fire alarms in your homes and we are planning for the new fire alarm system to go live on Wednesday next week (15 November).

Training has been organised for the teams of fire wardens required for each block, and Southwark staff.

We have arranged to hold a fire drill for each of the blocks on Monday 13 and Tuesday 14 November. Times and dates for each block are below

Bromyard - 12noon Monday 13 November
 Peterchurch - 2pm Monday 13 November
 Sarnsfield - 12noon Tuesday 14 November
 Skenfrith - 3pm Tuesday 14 November

Letters have gone out this week to all residents to give you the dates and explain what you need to do during the fire drills. If you have any further questions please speak to your RSO or come and visit the Ledbury team in the TRA Hall.

Sylvan Grove

We have had a number of enquiries regarding the new homes in nearby Sylvan Grove that Southwark Council are buying from Hyde Housing Association.

Originally we were told that first phase could be ready as early as this month however because of works going on right outside the block all three phases will now be handed over together. This should be around February, but we do not have a fixed time yet.

However some of you are very keen to know for certain if you will be allocated one of these new homes.

Therefore once Southwark Council has

concluded the negotiations to buy them in the next few weeks we will start the process of letting them.

As mentioned previously they will be reserved for the tenants of the Ledbury Estate and advertised through our Homeseach bidding system.

Residents are not required to do anything at this stage. We will keep residents updated as to when they will be advertised, what the rents will be, and what the room sizes are compared to what you have at the moment.

In the mean time residents can continue to engage with the bidding process for the available properties on our Homeseach bidding website for other properties that Southwark have which come available.

Arup report update

Last week's newsletter explained what the current status of the Arup report was, when it would be expected (still on course for 20 November) and what the next stages would be.

At the recent Resident Project Group meeting it was clear not everyone had seen the information so we will be updating and reminding residents each week until the report is received.

Arup, the civil engineering company who are undertaking a full structural survey of the blocks, had engineers on the estate at the end of October. Their survey in August stated that the blocks were structurally sound as long as the gas was removed, which of course it now has been. Arup 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 20 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 to highlight

the main points for all residents. A meeting is planned for residents on 23 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.

At the Resident Project Team this week, we discussed the format of the meeting and the request to have a range of experts present. However the Resident Project Team were clear that they just wanted Arup there to present their findings and answer any queries that residents have.

Electrical capacity

At the meeting with Leaseholders this week we were asked to re-clarify the situation with the electrical capacity to the four blocks.

We can reconfirm UK Power Network completed its work to increase the capacity for electricity within the blocks on Tuesday 17 October. Therefore your power supply has now been upgraded to support the additional electricity demands caused by the gas being removed.

Housing updates:

We have successfully registered all 175 households on our system,

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. Whilst that is the case 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.

Offers

- 27 households moved

- 25 offers made and accepted and awaiting move in dates.
- 6 households in 1st position and viewing pending.
- 7 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 44 offers refused following viewing/second thoughts after bidding cycle.

Who to report repairs to

Any problems related to the HIU installation and making good works to the cupboards that occurs before 17 November, 2018 should be reported to Keepmoat Regeneration by phoning 020 7232 5240. Alternatively you can also report your defects to the TRA hall located next to Sarnsfield House.

For emergencies relating to the HIU installation, such as burst pipes or complete electrical failures, which occur outside office hours, please call the following number:

Emergency out of hours: **01133 660 857**.

Alternatively, please call Southwark Council on **0800 952 44 44** or report your emergency to the TRA hall located next to Sarnsfield House.

Ledbury webpage

Don't forget! Everything we have issued to residents, including these newsletters and answers to frequently asked questions,, will also be 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 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

With the major works now complete the Ledbury Team is working closely with residents to co-ordinate services.

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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