



Ladbury Towers

Weekly newsletter

17 November 2017

Right to Return

All Ledbury tenants who make the decision to move out of the four towers have now been guaranteed the Right to Return under new council policy.

The Cabinet Member for Housing, Cllr Stephanie Cryan, has signed an Independent Decision that confirms Ledbury tenants will be given Right to Return.

The full details of how the Right to Return will look will be agreed once we have received the Arup report and decisions can be made on what will happen with the buildings.

Although everyone will be offered the Right to Return, no one will be made to return if they do not wish to.

The full decision is available from the council's Ledbury webpage at www.southwark.gov.uk/Ledbury

Sylvan Grove

We recently updated residents on the progress of the purchase of the properties on at Sylvan Grove. This week we wanted to provide some details of the properties that will be come available.

In total there will be 23 one-bed homes, 41 two-bed homes and 16 three-bed homes spread across the three blocks. All of these will be council homes as the council is buying them from the housing association.

The homes have the following features:
Ground floor three bedroomed properties have a patio and allocated parking.
Wheelchair properties will have allocated parking.
All flats above the ground floor will have a balcony/terrace.

Each block has a lift to the levels above the ground floor.

A full breakdown of the homes available will be added to the council's Ledbury webpage at www.southwark.gov.uk/ledbury in the coming weeks.

We hope to provide further updates in to upcoming weeks with information in relations to rents, council tax and room sizes.

Family homes

Some residents have queried their ability to bid for houses on our Homesearch bidding scheme which are listed as family homes.

In accordance with our policy, houses are allocated to households whom have children 16 and under. This was included within our policy in order for children to obtain their maximum educational attainment.

We do appreciate this maybe disappointing to some households but this was agreed following Southwark-wide consultation and scrutiny from our residents and members. Residents are however encouraged to continue to engage with the bidding process for suitable accommodation.

New Fire Detection System

Testing was carried out Monday and Tuesday to commission the alarms. However, a number of issues arose and the decision was made, with residents' safety paramount, that the alarm system would not go live.

Further testing will take place and only when we are fully satisfied that the alarms are working will the system go live. Residents will be warned prior to any fire alarm .testing takes place Until we are happy with the alarm system all fire wardens will remain in place.

Arup report update

We will be receiving the Arup report next Monday - 20 November - and will make it available on the council's website the same day.

As we have said before, the investigations being undertaken by Arup will let us know what work may be required to the blocks so that they meet modern standards and provide another 50 years life

Once again 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.

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

We will also be providing a summary of the report that will be delivered to residents in hard copy as soon as we can.

A meeting will be held for residents on Thursday 23 November, 2017 at 7pm in the Ledbury TRA Hall.

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

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

TRA Children's Christmas Party



The Ledbury Tenants and Residents Association will be holding their annual Children's Christmas Party on Saturday 2 December, 12pm to 4pm at Christ Church.

A poster with full details is attached to the back

of this newsletter and includes a form to fill in if you have children aged 0 to 10 who would like a present from Santa.

The deadline to return forms is **Saturday 25 November**. You can send completed forms back to the address given or drop them into the council officers at the TRA Hall.

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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