



Ledbury Estate

Newsletter

20 August 2021

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Southwark
Council
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Developing the plans for the new Ledbury homes

Following the end of the first stage of design process, the beginnings of a masterplan for the redevelopment of the Ledbury Towers and the TRA hall are starting to take shape.

When producing the outline designs, the team has had to take into account the limitations of the sites such as the position of the Bakerloo line extension safeguarding zone and location of existing utilities such as gas and water pipes.

The design team, with much-valued input from the Resident Design sub-committee group, has produced a report that sets out some key principles to shape the design proposals. These include the height, arrangement and shape of the buildings as well as landscaping areas and routes through the estate. As this is an early stage in the process, and information about the site is still being gathered, no firm decisions have yet taken place to fix any aspect of the design.

The design team's report will be available to view on the council's Commonplace platform within the next few weeks so watch this space for this and details about the upcoming workshop.

Get your BMX skills up to an Olympic level in Burgess Park

If you were inspired by Peckham's Kye Whyte's silver medal in the BMX racing, then book a session at the track in Burgess Park where he trained.

BMX Track London offers experienced coaching, equipment hire and bookable sessions for riders of all abilities.

The BMX Track London offers a varied programme to suit riders of all abilities

including:

- child balance bikes & junior riders
- coaching for beginner/novice & intermediate
- school holiday clubs
- women only
- gates practice



If you have any questions simply email: thebmxtrack.london@southwark.gov.uk or call on **07976 340 111**.

Free, adult swim sessions are back

Southwark Council has restarted its free swimming lessons for residents aged over 16 years, this September.

Being active is a great way to prevent illness and boost mental wellbeing. Sign up now to secure your place and come and learn to swim in a friendly, supportive environment, at your own pace.

12-week courses for beginners are available at leisure centres operated by Everyone Active on behalf of Southwark. If you're a Southwark resident, a non-swimmer and aged 16 or over you can book free swimming lessons.

Lessons are available at the following venues:

- Camberwell Leisure Centre, Artichoke Place, London SE5 8TS
- The Castle Centre. 2 St Gabriel's Walk, Elephant & Castle, London SE1 6FG
- Dulwich Leisure Centre, 2b Crystal

Place Road, London SE22 9HB

- Peckham Pulse Leisure Centre, 10 Melon Road, London SE15 5QN
- Seven Islands Leisure Centre, 100 Lower Road, Rotherhithe SE16 2TU

To book a place visit
www.southwark.gov.uk

Residents that need support in completing an application for the free lesson scheme can get help by visiting your local leisure centre

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 it 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 for more information.

For more information on the current guidance see the government website at 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.

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.

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
- Home delivery is available for home testing – to apply go to 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?

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](https://twitter.com/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

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



Mike Tyrrell – Director of Ledbury Estate.
mike.tyrrell@southwark.gov.uk



Olive Green – Resident Services Manager
olive.green@southwark.gov.uk



Hema Vashi – RSO for Bromyard
Tel: 07852 766058
hema.vashi@southwark.gov.uk



Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith
Tel: 07984 144224
sabdat.ibn-ibrahim@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield
Tel: 07432 738774
sharon.burrell@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch
Tel: 07903 281390
modupe.somoye@southwark.gov.uk