



Ladbury Towers

Weekly newsletter

1 December 2017

New Fire Drills

We are continuing to work on getting the new fire detection system up and running following the second round of tests last week.

The tests showed that, as previously, there were some intermittent signalling problems on some floors. Whilst this is nothing to worry about, in order to fix this the manufacturer has written some new software for the system, which is due to be completed and uploaded next week.

Please be assured that we will not “Go Live” with the new system until we are happy everything is fully operational and the number of fire wardens will not be reduced until then.

We will be carrying out further practice drills with residents on Tuesday 5 and Wednesday 6 December 2017.

These will be taking place as shown below:

- **Peterchurch House – Tuesday 5 December 2017, 10am to 12noon**
- **Bromyard House –Wednesday 6 December 2017, 10.30am to 2pm**
- **Sarnsfield House – Wednesday 6 December 2017, 10.30am to 2pm4**
- **Skenfrith House – Wednesday 6 December 2017, 10.30am to 2pm**

We will carry out a minimum of two tests in each building during the times stated. We will knock on your door before the tests start.

The practice drills will involve the alarms in the block going off for around five minutes, to allow for all the alarms to be checked. But on this occasion, as it is a practice drill, we are not asking you or other occupants or visitors to evacuate the building. Instead we are asking you to leave your flat and report to the fire warden or council officer who will be stationed on your landing.

For the purpose of this drill, every floor in your block will have either a fire warden or a council officer on it.

When the alarm has been silenced you will be able to return to your flat.

We would like to take this opportunity to thank everyone for their co-operation and patience while we work to bring the new system on line. We are aware the fire drills are noisy and disruptive and we appreciated you bearing with us.

Please remember that if you hear an alarm at any time other time than that planned for your practice drill you should evacuate your property and gather at your evacuation point.

Reporting Repairs

It is very important that residents report any repair issues to the council as soon as they become aware of them.

This way our officers can start the process to get repairs done straight away. If you don't report repair issues to us there is no way for us to know about them.

There have been a few cases recently where residents have not reported their heating was off, as they have presumed that it has affected the whole of their block. If your heating is not working, please contact us.

For emergencies relating to the HIU installation that provides your heating and hot water, such as burst pipes or complete electrical failures, which occur outside office hours, please call the following number for Keepmoat's emergency out of hours service: **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.

TRA Christmas Party



Don't forget - the Ledbury Tenants and Residents Association will be holding their annual Children's Christmas Party on Saturday 2 December, 12noon to 4pm at Christ Church.

You must have registered your child or children with the TRA in order to attend as they needed to advise Father Christmas who to bring presents for.



Entry phone System - Fobs

Once the new fire alarm system is operational, the door entry system will be reinstated.

In preparation for this, you have received a letter from Sabi Ibn-Ibrahim asking you to let us know if you do not have a fob to gain access to your block and floor.

If you have not yet contacted Sabi, please do so. Sabi can be contacted on 07984 144 224.

We wish to thank those of you who have responded to our letters on this, Your co-operation has been very much appreciated.

Warning re bottled gas

It remains really important residents do not bring any bottled gas or gas appliances into the tower blocks; 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 bought into the buildings.

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 on the back pages of the 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 both of these issues.

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. Now that we have the Arup

report we will continue to speak and consult with residents about what happens next and in the meantime 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

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

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

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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RSOs



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**Modupe Somoye – RSO for
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