



Ladbury Towers

Weekly newsletter

22 December 2017



Fire alarm systems - update

The fire alarm system that was switched on last week caused some problems over the weekend. The problems centred on the automated communal smoke alarms.

As these could not be resolved satisfactorily, a decision was made to remove them, as we still have the individual smoke alarms in each property.

This decision has the support of the London Fire Brigade. The Borough Fire Commander came to visit the estate this week and he is pleased with the arrangements we have put in place.

Therefore if the automated communal fire alarm goes off, you have to evacuate to your evacuation point.

We are sorry for the inconvenience caused to residents of Peterchurch House and Sarnsfield House, but can assure you that the testing carried out shows that the heat detectors that activates the automated communal fire alarms have all been working well.

What to do in an evacuation?

The false alarms we have had on the system have not been a waste of time, as it means that we have been able to thoroughly test the evacuation process. This has allowed us to clarify what would happen in the event of a fire.

Therefore if there is a fire in your home:

- evacuate and then call the fire brigade when safe to do so
- tell the nearest fire warden and if the communal alarm has not been activated they will set the block alarm off
- The fire will also cause the automated communal alarm to go off and as soon as it does, the main fire warden will call the fire brigade. It does not matter how

many times the fire brigade are called, as we need to ensure that they are on site

If the communal alarm goes off in your home:

- No one will knock on your door to tell you to evacuate
- The fact that the fire alarm has gone off means that you have to evacuate to the evacuation area for your block as is stated on your block fire action notices
- The wardens are only there to help evacuate the vulnerable residents who need help
- At the evacuation area, there will be an officer from the Ledbury Team coordinating the evacuation. If it is cold or rainy and it is safe to do so, they will move people to the Ledbury TRA Hall

The fire brigade will be given details of the vulnerable residents when they arrive but given the time it may take the brigade to arrive we will be assisting you out. Their priority will be to fight the fire.

Finally, over the Christmas holidays a number of you will have more visitors than usual. Please ensure that your visitors know about the evacuation procedures. If you have a visitor with mobility issues, please inform the main fire warden for your block.

Door Entry Systems

In advance of reinstating the door entry systems to the tower blocks, this week we have been busy reprogramming fobs at Peterchurch, Sarnsfield and Skenfrith Houses. Bromyard did not need fobs reprogramming but did need some fob replacements. This work was completed on Wednesday 20th December and the next step is to issue the fobs to residents. There will be 4 fobs per flat and the residents will need to sign for receipt of them.

Christmas Bidding Cycles

Will council tenants currently bidding for new

homes please note the bidding cycle will be extended over the festive period and will run from Thursday 21 December until midnight on Sunday 31 December.

Bids can be placed at any time during this period. Successful bidders will be contacted from Tuesday 2 January.

Sylvan Grove Update

We were pleased to hear this week that the contracts have been exchanged between Southwark Council and Hyde Housing Association on the new properties in Sylvan Grove.

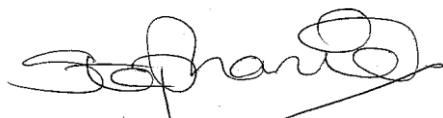
This means that there is now a formal agreement for the Council to buy them. Therefore in the New Year we will be letting you all know about the details of the new homes.

There will also be a chance to visit a selection of the properties before you will be able to bid for them. More details will follow after the Christmas break.

Message from Cllr Stephanie Cryan

As we come up to Christmas I just want to wish you and your families all the best for the holiday period. 2017 has been a very turbulent time for many of you and I want to express my thanks for the unwavering community spirit that you have demonstrated in so many ways. My hope is that 2018 brings some positivity to you all as we work towards a solution for the Ledbury Tower blocks.

Merry Christmas and Happy New Year.




Warning re bottled gas

It remains vitally 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.

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 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.

Happy Christmas!

The Ledbury team would like to wish all the Ledbury residents a wonderful Christmas and a Happy New Year.

We also would like to thank you for the lovely cards, biscuits and chocolates that residents have dropped off for us to share. We have

really enjoyed working with you all in the short time we have been here.



Over the next two weeks the Team will be working as normal, however on Christmas Day, Boxing Day and New Years Day the team will operate a “night time service” so that they will only be available to deal with emergencies.

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

- 42 households moved
- 27 offers made and accepted and awaiting move in dates.
- 6 households in 1st position and viewing

pending.

- 5 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 64 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

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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