



# Ladbury Towers

## Weekly newsletter

05 January 2018

## Fire wardens

Now that the automated fire alarms are in place and have been working since before Christmas, on Monday 8<sup>th</sup> January 2018 the number of Fire Wardens will be reduced to two per block.

One will be permanently based at the bottom of the block to constantly monitor the fire alarm panel and their main role will be to ring the fire brigade should the alarm go off and liaise with them on their arrival providing them with vital information such as the location of the fire, the evacuation of vulnerable residents etc. The second warden will patrol the block and their main role will be to help evacuate vulnerable residents. In case of a fire the second warden from the other blocks will join their colleagues to help evacuate the vulnerable.

Therefore what do you do in an evacuation?

- If there is a fire in your home, evacuate and call the fire brigade as soon as possible, when safe to do so
- Tell the nearest fire warden on the way out
- If the communal alarm goes off in your home, you have to evacuate to the assembly point
- No one will knock on your door to tell you to evacuate.
- The wardens are only there to help evacuate the vulnerable residents who need help.

## Door entry systems

With the reduction in the number of fire wardens in the blocks next week, the door entry system will be switched back on.

Thank you to everyone who has come in to collect their new fobs. If you have yet to collect your fobs, please come in and see the Ledbury Team at the TRA Hall before Monday as you will not be able to get into your block. All you need is proof of ID (e.g. passport, driving

licence, freedom pass) and proof of residence (e.g. Bank Statement, utility bill etc).

## Sylvan Grove update

Just before Christmas we shared the good news that Southwark Council had exchanged contracts with Hyde Housing Association to buy the 80 homes in Sylvan Grove.

We will be using this newsletter over the next few weeks to let you know all about the new homes.

We want those of you are interested in moving to Sylvan Grove to have all the information about the new homes, before you place a bid for them.

Do not forget that, at first, only Ledbury tenants will be able to bid for the properties.

## 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.

### 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 option to strengthen the blocks will be chosen, 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

- 47 void properties
- 29 offers made and accepted and awaiting move in dates.
- 5 households in 1st position and viewing pending.
- 2 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 68 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](http://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 holds 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 our colleagues from other teams have returned to their substantive roles leaving just the Resident Services Team and Housing Applications Team permanently based at Ledbury.

Therefore, staff that are permanently based on Ledbury are:



**Mike Tyrrell – Director of Ledbury Estate.**

[mike.tyrrell@southwark.gov.uk](mailto:mike.tyrrell@southwark.gov.uk)



**Ricky Bellot – Housing Applications**

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)

**RSOs**



**Olive Green – Resident Services Manager**

[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)



**Hema Vashi – RSO for Bromyard**

**Tel: 07852 766058**



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

**Tel: 07984 144224**



**Sharon Burrell – RSO for Sarnsfield**

**Tel: 07432 738774**



**Modupe Somoye – RSO for Peterchurch**

**Tel: 07903 281390**

The following staff are no longer permanently based on Ledbury, but are still supporting the Ledbury Team to ensure that residents concerns are responded to swiftly:



**Cheryl Russell – Area Manager Central**

[cheryl.russell@southwark.gov.uk](mailto:cheryl.russell@southwark.gov.uk)



**Tony Hunter – Head of Engineering**

[tony.hunter@southwark.gov.uk](mailto:tony.hunter@southwark.gov.uk)



**Abigail Buckingham – Design and Delivery Manager**

[abigail.buckingham@southwark.gov.uk](mailto:abigail.buckingham@southwark.gov.uk)



**Sharon Shadbolt – Project Manager**

[sharon.shadbolt@southwark.gov.uk](mailto:sharon.shadbolt@southwark.gov.uk)



**Kim Hooper – Communications**

[kim.hooper@southwark.gov.uk](mailto:kim.hooper@southwark.gov.uk)



**Gary Wallace – Homeowners Operations**

[gary.wallace@southwark.gov.uk](mailto:gary.wallace@southwark.gov.uk)

