



Ledbury Estate newsletter

3 September 2021

Ledbury Towers New Homes and Estate Improvements – Invitation to Attend Design Events

Southwark Council, together with Karakusevic Carson Architects (KCA), has been developing early design ideas for the redevelopment of the Ledbury Estate. The existing Ledbury Towers will be replaced with new homes for permanent tenants, leaseholders and those with a Right to Return whilst also providing wider improvements on the estate for residents.

In July, we launched the first public consultation for the project to determine residents' preference on the redevelopment boundary for the new proposal. Residents were asked to vote for one of two options, either Option A – to leave the TRA Hall as it is currently, or Option B - to include the TRA Hall as part of the redevelopment boundary with a new TRA hall provided as part of the project. The consultation period was held over a two week period and a total of 58 residents voted (16%). The majority of respondents voted in favour of Option B (79%), with 21% voting in favour of Option A.

With the redline boundary of the development agreed for Option B to go forward, the team, alongside our Residents' Design Sub-Committee, has

been developing early design ideas for the new homes and estate improvements. To ensure the designs reflect the needs and aspirations of the community, the team are inviting residents to take part in a series of design events to help shape the proposals.

Over the coming months, the team will be holding the following in-person events.

Event 1: Play Spaces

This event will explore potential landscape improvements on the estate, focussing on play spaces for children and young people.

Date: Saturday 11 September 2021

Time: 2 to 5pm

Location: We will be located in the play area to the rear of the TRA Hall in Pencraig Way.

Event 2: Making Space for Young People

Our second event will explore how the public spaces on the estate can be design to be safer and more inclusive for young people. Please note the event will be tailored for 11-18 year olds that live on the estate.

Date: Thursday 23 September 2021

Time: 4 to 7pm

Location: We will be located in the play area to the rear of the TRA Hall in Pencraig Way.

Event 3: Community Space

Our third and final event will focus on the design for a new community space and facilities at ground floor level.

Date: Tuesday 19 October 2021

Time: 6 to 8pm

Location: Phoenix Garden Community Centre, 1 Stacey St, London WC2H 8DG. Transport will be provided from the Ledbury TRA Hall.

To let us know if you want to attend any one or all of the design events, or if you have any questions about the consultation, please contact Neal Purvis from Open Communities. You can email him at neal.purvis1@btinternet.com or Freephone **0800 073 1051**

Please note, Covid-secure measures will be in place. If you are experiencing symptoms or feeling unwell, please do not attend.

Bromyard House

New Cross Fire Station will be using Bromyard House for training on Sunday 12 September 2021. The training will involve four fire engines.



Roadmap moves to Step 4

England moved into Step 4 of the roadmap from Monday 19 July 2021.

This means from Monday 19 July:

- 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. 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 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

The rules on self-isolating have changed. For more information or advice www.gov.uk/government/publications/covid-19-stay-at-home-guidance

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

The local Old Kent Road Ward Police team have requested that any crime be reported, if it is an emergency, to **999** and for non-emergencies to **101**.

The team can also be contacted by telephone on **020 8721 2436**, emailing **oldkentroad.snt@met.police.uk** or they can be tweeted at **@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 184 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.

The 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

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.

Mail Order Deliveries – Keeping landings Clear

Please remember that the landings must be kept clear at all times. If you are

shopping online you should ensure that there is someone at home to take in your parcels as they can't be left on the communal landings.

The Independent Tenant and Homeowner Advisor



Neal Purvis from Open Communities is the Independent Tenant and Homeowner Advisor. If you have any questions contact Neal on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**

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**

Tel: 020 7732 2757
mike.tyrrell@southwark.gov.uk



**Olive Green –
Resident Services
Manager**

Tel: 020 7732 2757
olive.green@southwark.gov.uk



**Hema Vashi –
Resident Services
Officer for Bromyard
House**

Tel: 07852 766058
hema.vashi@southwark.gov.uk



**Modupe Somoye –
Resident Services
Officer for
Peterchurch House**

Tel: 07903 281390
modupe.somoye@southwark.gov.uk



**Sharon Burrell –
Resident Services
Officer for Sarnsfield
House**

Tel: 07432 738774
sharon.burrell@southwark.gov.uk



**Sabdat (Sabi) Ibn-
Ibrahim – Resident
Services Officer for
Skenfrith House**

Tel: 07984 144224
sabdat.ibn-ibrahim@southwark.gov.uk