



Ladbury Towers

Weekly newsletter

12 January 2018

Sylvan Grove update

Just before Christmas we confirmed the contracts had been exchanged for the homes on Sylvan Grove. We will soon start the process to complete the allocation of the available properties at Sylvan Grove to the tenants of the four Ledbury tower blocks. Do not forget that, at first, only Ledbury tenants will be able to bid for the general needs properties.

In February we will invite tenants to an open day at the Sylvan Grove development site to show some of the properties so people can get a sense of the style and type of homes available, as well as seeing the communal spaces .

Tenants will be told about the specification and be able to see the layouts of some of the properties. We will also aim to provide the rent charges and any services charges associated with the units.

We will send out letters to let you know when the open day will be, once the date has been confirmed with the current contractors.

Some tenants have directly approached the Ledbury office to express their interest in the new properties, which is being noted on our files to predict the take up of the Sylvan grove properties that become available.

We are also contacting residents who are not bidding to see if they are interested in the new development.

Please note it is not mandatory for tenants to record their interest in the properties via the Ledbury office as the properties will be advertised through the general bidding website and residents can place a bid through this process. Also, recording your interest does not guarantee you a property at Sylvan grove.

We are preparing to advertise the properties once they become available in the spring. The properties will be advertised over four consecutive bidding cycles starting with the

lower floors within the first two weeks and then the higher floors within the last two weeks.

We want to ensure all the tenants of the Ledbury towers have the maximum opportunity to obtain the units and will therefore ensure information is sent out in advance of the open day and the bidding cycles with sufficient notice.

If there are any residents who are not able to bid please do attend the Ledbury office and an officer will be available to provide assistance with the bidding process.

Further information regarding available properties can be found on the website www.southwark.gov.uk/ledbury

Estate walk-around – invitation

If there are any residents/tenants interested in doing a walk around the estate on Monday 15 January, between 10am and 11.30am to look what needs to be done regarding cleaning up the estate, please meet us in the TRA Hall by 9.50am.

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

- 50 void properties
- 26 offers made and accepted and awaiting move in dates.
- 8 households in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd

positions and awaiting confirmation of viewing results from 1st applicants.

- 75 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 holds drop in sessions for residents in the TRA Hall on Thursdays - 2pm to 4pm.

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



Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk

RSOs



Olive Green – Resident Services Manager

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



Tony Hunter – Head of Engineering

tony.hunter@southwark.gov.uk



Abigail Buckingham – Design and Delivery Manager

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Sharon Shadbolt – Project Manager

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Kim Hooper – Communications

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Gary Wallace – Homeowners Operations

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