



# Ladbury Towers

## Weekly newsletter

19 January 2018

## Sylvan Grove update

As we said in last week's newsletter we will be getting as much information on the new homes for residents, so that they know exactly what they will be bidding for when the properties become available.

This week we are giving you a taster to let you know what the three bedroomed ground floor maisonettes are like.

There are seven ground floor three bedroom maisonettes (four with slightly larger room sizes) for Ledbury tenants at Sylvan Grove. These will be the first properties to be advertised. As of yet we have not got a date for them to be advertised, but we thought we should let you know about these properties. They all have an allocated parking space in front of them, with a patio garden to the rear. The room sizes in the three smaller ones are quite good as follows:

- Living Room – 14.9 Square metres (160 Square feet) – compared to 18.4 square metres at Ledbury
- Kitchen/Diner – 19.4 Square metres (208 Square feet) – compared to 8.1 Square metres at Ledbury
- Downstairs Toilet – 2.7 Square metres (29 Square feet) – compared to 1.7 Square metres at Ledbury
- Bedroom One – 12 Square metres (129 square feet) plus an ensuite shower room – compared to 13.4 Square metres at Ledbury
- Bedroom two - 10.3 Square metres (110 Square feet) – compared to 10.7 Square metres at Ledbury
- Bedroom three – 8 Square metres (86 Square feet) – compared to 10.7 Square metres at Ledbury

- Family Bathroom – 4.4 Square metres (47 Square feet) – compared to 1.7 Square metres at Ledbury

As soon as we have more details about rents, service charges and Council Tax we will let you know.

## Resident Project Group

In December the Resident Project Group met and brainstormed the kind of additional works that need to be costed for refurbishing the Ledbury Towers.

At the Resident Project Group this week, Calfordseadon came back and presented four costed draft refurbishment options based on the additional works identified from the brainstorming exercise undertaken by the Resident Project Group in December.

The draft options are:

1. A basic draft option to deal with the strengthening of the blocks and the gaps and cracks. Due to the intrusive nature of the works this would mean that all bathrooms, WCs and kitchens will be renewed. This option would cost £13.6m.
2. A draft option that includes all the works in option 1, plus works to deal with the water penetration issues. This option would cost £18.4m.
3. A draft option that has the addition of renewing the lift, windows, roofs, insulation, water pumps and lighting. This option would cost £23.9m.
4. A draft option that has the addition of the provision of sprinklers, improving the grounds and landscaping around the blocks and external lighting. This option would cost £27.9m.

These draft options are based on additional works identified by the Resident Project Group; however now the opinions of all residents are required on these additional works.

As a result you should have all received a questionnaire asking for your feedback on

these suggestions.

Please return your questionnaire by 5pm on Friday 2 February, 2018 to your Resident Services Officer and if you have any further suggestions please do not hesitate to add them to the questionnaire.

### Problems with heating or hot water?

If you have any problems with your heating or hot water you can still report it to the housing staff at the TRA Hall on the Ledbury Estate.

The housing staff at the TRA Hall can be contacted on **020 7732 2886** or **020 7732 2757**.

They will raise the job and arrange for an engineer to attend your property.

### Leaks and issues with radiators?

If you have a leak or problems with your radiator, you will need to contact the call centre on **0800 952 4444** or **020 7525 2600**.

They will give you a reference number, which will enable you to track the progression of the job raised.

### Livesey Ward Police Panel Meeting

The next meeting of the Livesey Ward Police Panel will take place at the Ledbury TRA Hall on Wednesday 24 January 2018 from 7pm to 8.30pm.

This is an opportunity to meet your Safer Neighbourhood Team (SNT), a group of Metropolitan Police Officers dedicated to serving your community.

The team is made up of officers based in our area (or 'ward'), supported by additional officers from the wider area.

The SNT works closely with local authorities, community leaders and residents to decide their

policing priorities for the area.

This helps them to find useful, long-term solutions to local problems, while maintaining their wider focus on reducing crime across London.

The Ward Panel meetings are therefore a good way of not only meeting the SNT but also an opportunity for residents to highlight their concerns.

### 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**

- 51 void properties
- 25 offers made and accepted and awaiting move in dates.
- 6 households in 1st position and viewing pending.
- 2 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 80 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.

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.

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Ricky Bellot – Housing Applications

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Olive Green – Resident Services Manager

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Hema Vashi – RSO for Bromyard

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Sharon Burrell – RSO for Sarnsfield

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Modupe Somoye – RSO for Peterchurch

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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

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Tony Hunter – Head of Engineering

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Abigail Buckingham – Design and Delivery Manager

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**Sharon Shadbolt – Project  
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**Kim Hooper – Communications**

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**Gary Wallace – Homeowners  
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