



Ledbury Estate

Monthly newsletter

29 January 2018

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Resident Project Group

A Resident Project Group made up of leaseholders and tenants from the Ledbury Towers was set up in October 2017 to provide a resident-led mechanism to work with Southwark Council to monitor and consult on works to Ledbury Towers.

In December the Resident Project Group met and brainstormed the kind of additional works that need to be costed for refurbishing the Ledbury Towers as well as the works that are required from the report produced by Arup on the strengthening needed to the blocks.

In the Arup report, the extent of the works means that everyone will have to move on a permanent or temporary basis to carry out the works to strengthen the blocks. This means that the following works are essential in any option to refurbish the blocks and have to be done:

- Strengthening the blocks as recommended by the Arup Report.
- Renewing the temporary packing of the gaps and cracks with a permanent solution that also includes provision of an access panel that will give permanent access for periodically checking the gaps and covering up any disturbed decorations.
- Renewing the kitchen units as the works to strengthen the block require the existing kitchen units to be removed.
- Renewing the bath and wash hand basin as the works to strengthen the block require the existing bath and wash hand basin to be removed.
- Renewing the toilet pan and cistern as the works to strengthen the block require the existing toilet pan and cistern to be removed.
- Removing the redundant individual boilers as this has previously been promised to be completed as part of the follow up major works.

At the Resident Project Group this week, Calford Seadon 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 the Ledbury Tower residents have all received a questionnaire asking for their feedback on these suggestions.

In addition the Resident Project Group discussed the appointment of an options appraisal consultant who will take the options being developed above and consider them along side other options, including partial or whole redevelopment. The resident Project Group will have representatives on the appointment panel for the independent consultants. If they are successfully appointed in March then it is hoped that they will carry out their work in April and May 2018, so that the draft options for the future of the Towers will be considered by the Resident Project Group in June 2018 and consultation with all residents will take place in July 2018. A final decision will then be made by the Council in September or October.

Update on the last month

It has been a busy start to the year on the Ledbury estate.

Tenant moves - We are continuing to work with tenants in the tower blocks who are bidding for new homes and we now have 50 void properties.

Fire alarms - The automated fire detection systems are now up and running and as a result we have reduced the number of wardens in each block to two. The wardens are there to support evacuations and in particular help vulnerable people evacuate from the block in the event of an alarm being triggered.

Door entry systems - As a result of the alarms going on line we have also switched back on the door entry systems and residents have been issued with new key fobs for their blocks.

Ledbury TRA

The Ledbury TRA is holding its Annual General Meeting on Monday 12 February at 7pm and all residents of the Ledbury Estate are invited.

Please do come and attend as the TRA will holding elections for the Officers and Committee.

The meeting will hear from Cllr Mark Williams, the Cabinet Member at Southwark Council for Regeneration and New Homes, who will speak about the Old Kent Road Area Action Plan.

Mike Tyrrell, the Director of Ledbury will also be attending to report on the progress with the fire safety works and Option Appraisal on the future of the Ledbury Towers.

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.

Ledbury webpage

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

The Ledbury Team

There is a dedicated team working out of the Ledbury TRA Hall to help residents in the four towers. The team is led by Mike Tyrrell who will be attending the TRA AGM in February 2018.



Mike Tyrrell – Director of Ledbury Estate.

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