



# Ledbury Estate

## Monthly newsletter

9 February 2018

## Consultation on the refurbishment works

Last Thursday we held a meeting to discuss the works that could be included in the options to refurbish the Ledbury Towers. It was a great turn out with around 50 residents present in a productive atmosphere. Everyone had a chance to have their say and Mike Tyrrell the Ledbury Director was so pleased to be able to speak to so many of you who stayed around to have a chat after the meeting.

The meeting received a presentation from Mike Tyrrell on the cost of four refurbishment options that have been estimated to give the blocks an additional 50 year life for consideration as follows:

1. The first option is the basic option to deal with the strengthening and “gaps and cracks”, but because of the nature of these works, it will mean every bathroom, kitchen, and WC will be renewed. Indicative estimates for this option are in the region of £13.6m.
2. The second option has the additional works to deal with the water problems that the blocks have been suffering from. This will entail the renewal of all pipework and tanks, as well as sealing the WC and bathrooms. Indicative estimates for this option are in the region of £18.4m.
3. The third option has the addition of new lifts, windows, roofs, insulation, water pumps and lighting. Indicative estimates for this option are in the region of £23.9m.
4. The fourth option has the addition of improved refuse disposal, environmental improvements, landscaping, estate lighting and the installation of a sprinkler system. Indicative estimates for this option are in the region of £27.9m.

Mike had asked for views of the meeting on the options and whether there were any works that had not been included in the options that should be.

Many residents contributed to the debate and the main conclusions were that:

- The second option should include the installation of sprinklers
- The water proofing of the bathrooms and toilets to leaks into the flats below should also include the water proofing of the kitchens.

The consultation that was undertaken also included a questionnaire that went out to all households on the estates and to those residents who have moved out of the towers. 45 questionnaires were returned which equates to a return rate of 21%. The questionnaire had two purposes, to identify residents’ priorities and any additional works that have not already been identified that should be included in the options. From the returns the priorities for residents in a refurbishment option are:

- 1st Priority - Water pipework renewal to reduce the leakages that are currently originating in the bathrooms, toilets and kitchens in the blocks.
- 2nd Priority - Water proofing the bathrooms and toilets so that they are sealed in each flat and any water spillage does not seep into the flats below.
- 3rd Priority - Install automated sprinkler system.
- 4th Priority - Thermal Insulation to reduce the loss of heat from the properties.
- 5th Priority - Renewing the water pumps as residents on the upper floors have problems with water pressure.
- 6th Priority - Improved lighting to buildings and estate.
- 7th Priority - Improving rubbish disposal to deal with the unsightly area around the bin stores at the bottom of each block.
- 8th Priority - Improved internal stairwells and communal areas.

- 9th Priority - Environmental improvements to the whole estate such as landscaping, parking and garage improvements.
- 10th Priority - Install a Communal Satellite TV System to remove the unsightly wires hanging down the blocks

These were discussed by the Resident Project Group when they met on Tuesday 6th February 2018 and as a result the cost consultants who have already amended the options, will work on further amendments that will be considered by the Resident Project Group when they meet in March.

At the public meeting Mike Tyrrell also went through the next steps. The first is to appoint an independent consultant to carry out an options appraisal for the Ledbury Towers. This is referred to as Stage One and will include the development of options which may range from refurbishment, to partial demolition and re-provision to full re-development.

Subject to an independent Consultant being appointed in March 2018 the draft timeline is as follows:

- **May/June 2018**  
Options appraisal work undertaken by the Consultant.
- **May 2018**  
Resident Project Group to meet to receive an update from the Independent Consultant for the options appraisal, and to discuss and agree the final format of resident consultation on the options.
- **June 2018**  
Resident Project Group to meet to consider the draft report on the options produced by the Independent Consultant and to consider the options to be put to residents.
- **July 2018**  
Resident Consultation on the options.

- **September/October 2018**

Report to Cabinet on the Officers recommendations, the results of the resident consultation, and the wider impact on Southwark's Housing Strategy.

This then led to a discussion, the main points of which were

- Concern about Savills being considered for carrying out the Options Appraisal as a result of their involvement in previous Southwark schemes
- Concern that the promises made by the current administration may be overturned by a new administration after the elections in May.

These points were also discussed by the Resident Project Group when they met on Tuesday 6th February 2018 and as a result Savills will no longer be invited to tender.

### **New Housing Officer for the Ledbury Estate**

As many of you will no doubt know the long serving Residents Services Officer for the Ledbury Estate, Peter Bailey has retired. The new Residents Services Officer is Rochelle Ferguson.

Rochelle has been seen out and about on the estate, and will be introduced to residents at the TRA Annual General Meeting on Monday 12 February 2018.

### **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 be 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.

### Update on the last month

It has been another busy month 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 59 empty properties.

**Sylvan Grove** – Southwark Council is buying 80 new homes in Sylvan Grove for residents of the Ledbury Towers. They should be ready in March 2018 and through the newsletter that the Ledbury Towers residents are receiving each week, information is being provided on the new flats so that when they are ready, residents will have as much information as possible to be able to bid for the properties

**Boiler Conversion** – When the temporary boilers were installed in October last year we advised that they were initially going to be diesel fuelled, as that was the quickest way of getting heating and hot water to the Ledbury Towers. As we head towards the spring, we are now working on converting the diesel boilers to gas. This is safe because the boilers are situated outside of the blocks, it does not mean gas will be pumped round the blocks.

### 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](http://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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