



Ladbury Towers

Weekly newsletter

9 February 2018

Consultation on the refurbishment works

Thank you so much to those residents who attended the meeting we held last Thursday 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.

A copy of the notes from the public meeting are attached with this newsletter.

The consultation that was undertaken also included a questionnaire that went out to all households in the Ledbury Towers 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.

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 6 February 2018 and as a result Savills will no longer be invited to tender.

Sylvan Grove

As part of the preparations for the advertising of the new homes at Sylvan Grove, this week we are looking at the one bedroomed flats.

There are a few different layouts of one bedroomed flats and the examples are as follows:

Layout One

- Kitchen/Diner/ Living Room – 26.2 Square metres (282 Square feet) – compared to 23 Square metres at Ledbury if the kitchen and living room were combined
- Bedroom One – 12.7 Square metres (136 square feet) – compared to 10.7 Square metres at Ledbury
- Bathroom – 4.4 Square metres (47 Square feet) – compared to 3 Square metres at Ledbury if the WC and bathroom were combined
- This property also has a 10.6 Square metre balcony

Layout Two

- Kitchen/Diner/ Living Room – 23.2 Square metres (250 Square feet) – compared to 23 Square metres at Ledbury if the kitchen and living room were combined
- Bedroom One – 14.5 Square metres (156 square feet) – compared to 10.7 Square metres at Ledbury
- Bathroom – 4.4 Square metres (47 Square feet) – compared to 3 Square metres at Ledbury if the WC and bathroom were combined
- This property also has a 3.8 Square metre balcony

Layout Three

- Kitchen/Diner/ Living Room – 23 Square metres (247 Square feet) – compared to 23 Square metres at Ledbury if the kitchen and living room were combined

- Bedroom One – 14.6 Square metres (157square feet) – compared to 10.7 Square metres at Ledbury
- Bathroom – 4.4 Square metres (47 Square feet) – compared to 3 Square metres at Ledbury if the WC and bathroom were combined
- This property also has a 9.3 Square metre balcony

Layout Four

- Kitchen/Diner/ Living Room – 24.4 Square metres (263 Square feet) – compared to 23 Square metres at Ledbury if the kitchen and living room were combined
- Bedroom One – 15.7 Square metres (169 square feet) – compared to 10.7 Square metres at Ledbury
- Bathroom – 4.4 Square metres (47 Square feet) – compared to 3 Square metres at Ledbury if the WC and bathroom were combined
- This property also has a 5.6 Square metre balcony

Ledbury Tenants Meeting Dates

The upcoming meeting dates for this year's Ledbury TRA meetings are as follows:

- Monday 12 February – AGM
- Monday 12 March – Committee
- Monday 9 April – Committee
- Monday 14 May – Committee
- Monday 11 June – Committee
- Monday 9 July – Committee
- Monday 13 August – Committee
- Monday 10 September – Committee
- Monday 8 October – Committee
- Monday 12 November – Committee
- Monday 10 December – Committee

(Meeting dates are subject to change). For more information email the Chair on jnttmason@gmail.com or Secretary on

s.slaughter@talktalk.net

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 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

- 59 void properties
- 15 offers made and accepted and awaiting move in dates.
- 3 households in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 90 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 heating and hot water works now complete our colleagues from other teams have returned to their substantive roles, leaving just the Resident Services Team fulltime and Housing Applications Team part time 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



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

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Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

Tel: 07984 144224

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Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

sharon.burrell@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk

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
Manager

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Kim Hooper – Communications

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Gary Wallace – Homeowners
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