



# Ladbury Towers

## Weekly newsletter

26 January 2018

## Sylvan Grove update

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

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

### Layout One

- Kitchen/Diner/ Living Room – 27 square metres (290 Square feet) – compared to 23 square metres at Ledbury if the kitchen and living room were combined
- Bedroom One – 12.3 square metres (132 square feet) – compared to 13.4 square metres at Ledbury
- Bedroom Two – 11.9 square metres (128 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 6.2 square metre balcony

### Layout Two

- Kitchen/Diner/ Living Room – 25 square metres (269 square feet) – compared to 23 square metres at Ledbury if the kitchen and living room were combined
- Bedroom One – 13 square metres (140 square feet) – compared to 13.4 square metres at Ledbury
- Bedroom Two – 9.7 square metres (104 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 7.1 square metre balcony

### Layout Three

- Kitchen/Diner/ Living Room – 25.4 square metres (273 Square feet) – compared to 23 square metres at Ledbury if the kitchen and living room were combined
- Bedroom One – 12 square metres (129 square feet) – compared to 13.4 Square metres at Ledbury
- Bedroom Two – 8.3 square metres (89 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 6.9 square metre balcony

### Layout Four

- Kitchen/Diner/ Living Room – 27.9 square metres (300 Square feet) – compared to 23 square metres at Ledbury if the kitchen and living room were combined
- Bedroom One – 13 square metres (140 square feet) – compared to 13.4 square metres at Ledbury
- Bedroom Two – 13 square metres (140 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 6.2 square metre balcony

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

## Refurbishment Works

Thank you to those of you who have already returned the questionnaire as part of the consultation on what works should be carried out to the Ledbury Towers as part of any refurbishment options.

The closing date for the receipt of the questionnaires is 5pm on Friday 2 February 2018. Please ensure that they are returned to your Resident Services Officer. If you have lost your form and need a replacement, just call in to the office to collect another one.

Don't forget there will be a meeting on Thursday 1 February 2018 at 7pm to discuss the options for works to the Ledbury Towers.

## Bromyard House

Last weekend at Bromyard House, one of the fire wardens, whilst on patrol, discovered two of the cupboards that control the door entry system on the upper floors had been broken into and vandalised.

This is not only costly to repair but also created inconvenience for the residents of those floors affected.

Please be vigilant and if you see anything suspicious, please let the Ledbury Team know on **020 7732 2757**.

### 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

- 54 void properties
- 20 offers made and accepted and awaiting move in dates.

- 4 households in 1st position and viewing pending.
- 3 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 82 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.

[mike.tyrrell@southwark.gov.uk](mailto:mike.tyrrell@southwark.gov.uk)



Ricky Bellot – Housing Applications

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)



Olive Green – Resident Services Manager

[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

Tel: 07984 144224

[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)



**Sharon Burrell – RSO for Sarnsfield**

Tel: 07432 738774

[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)



**Modupe Somoye – RSO for Peterchurch**

Tel: 07903 281390

[modupe.somoye@southwark.gov.uk](mailto: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**

[cheryl.russell@southwark.gov.uk](mailto:cheryl.russell@southwark.gov.uk)



**Tony Hunter – Head of Engineering**

[tony.hunter@southwark.gov.uk](mailto:tony.hunter@southwark.gov.uk)



**Abigail Buckingham – Design and Delivery Manager**

[abigail.buckingham@southwark.gov.uk](mailto:abigail.buckingham@southwark.gov.uk)



**Sharon Shadbolt – Project Manager**

[sharon.shadbolt@southwark.gov.uk](mailto:sharon.shadbolt@southwark.gov.uk)



**Kim Hooper – Communications**

[kim.hooper@southwark.gov.uk](mailto:kim.hooper@southwark.gov.uk)



**Gary Wallace – Homeowners  
Operations**

[gary.wallace@southwark.gov.uk](mailto:gary.wallace@southwark.gov.uk)

# Refurbishment Options Meeting

**There will be a meeting to discuss  
Refurbishment Options on  
Thursday 1 February, 2018 from 7pm at the  
Ledbury TRA Hall,  
Pencraig Way, London, SE15 1SH.  
All Welcome.**