



# Ladbury Towers

## Weekly newsletter

23 February 2018

## Sylvan Grove Update

Last week we had a very positive meeting with the officers who are buying Sylvan Grove on behalf of Southwark Council.

They advised us that the building is due to be handed over to Hyde Housing Association by the builders on 12 March, 2018 . If this date is met, then Southwark Council will buy the properties on Monday 26 March, 2018.

If all this goes to plan, we will be holding three open days for Ledbury Tower residents in the week commencing 19 March 2018 and as soon as the dates are finalised (one will be a Saturday) we will let you know.

The invitation to the Open Days will also include all the information we have regarding the properties.

Once Southwark Council has bought the properties we are aiming to advertise the new homes over a five week period as follows:

- First Week – Advert for ground floor properties
- Second Week – Advert for first floor properties
- Third week – Advert for second and third floor properties
- Fifth Week– Advert for fourth to seventh floor properties

As soon as we have dates for the actual weeks the properties are advertised we will let you know.

In addition, we are keen that those who want to move to Sylvan Grove don't miss their opportunity to bid for new homes, so reminders are going to be issued to residents the week that their property size is advertised.

## Right to Buy and Mutual Exchanges at Sylvan Grove

As the council will be buying Sylvan Grove outright, all the tenancies will be secure council tenancies and they will be let at council rents. Therefore as a council tenant at Sylvan Grove you will still have the Right to Buy.

Right to Buy discount is based on the number of years you have been a council tenant and therefore all your years as a council tenant at Ledbury (and any other property you may have been a tenant at) will go towards your discount.

Likewise as a council tenant you have the right to exchange your home with another council or housing association tenant with the permission of the council.

This right does not change as a result of any move to Sylvan Grove.

## Access to the Towers

We would like to take this opportunity to remind residents that the fire wardens are not being employed to give access to people who have forgotten their key fobs.

If tenants or visitors are unable to access the block or their floors, wardens have been advised to redirect them to the TRA hall, and they will be able to get assistance from one of the Resident Services Officers.

Access to blocks can only be given to residents. We have to safeguard those living in the blocks. Residents are reminded that they are responsible for the behaviour of their visitors.

## Door Entry Refunds

Now that the door entry system has been reinstated, we have processed a request for every one to be refunded the weekly charge for the door entry system for the period it was not working.

These requests are now with our finance team and cheques will be with residents in March, 2018.

## Local police sessions

PC Moroz, the Dedicated Ward Officer (DWO) for the Livesey Ward will be holding occasional hour-long contact sessions in the Ledbury TRA Hall so residents can meet with their local PCs.

The Ledbury Team is working with the DWO and will try to give notice of upcoming sessions as they are arranged. Please keep your eye out for posters and notices in the hall and around the estate.

## 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

- 64 empty properties
- 14 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.
- 95 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 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.

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Ricky Bellot – Housing Applications

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Olive Green – Resident Services Manager

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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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