



# Ladbury Towers

## Weekly newsletter

16 February 2018

## Sylvan Grove

Thank you very much to those residents who have come in to discuss the new properties at Sylvan Grove following the recent newsletters that have set out the sizes of each of the properties.

We are keeping a list of those residents who are interested in bidding for the properties so that we can contact you on the days that the properties you are interested in are advertised for bidding.

If you have problems in bidding, we will be able to help you out. So do not hesitate in coming into the TRA Hall and speaking to one of our Resident Services Officers.

A number of you have asked what floors the different properties are on. Set out below are the floor levels of the general needs flats (i.e. excluding the flats that are for wheelchair users).

### Ground Floor maisonettes:

7 three-bed properties

### Ground Floor flats:

1 two-bed property

### First Floor flats:

3 one-bed properties  
3 two-bed properties  
3 three-bed properties

### Second Floor flats:

2 one-bed properties  
11 two-bed properties  
1 three-bed property

### Third Floor flats:

6 one-bed properties  
7 two-bed properties  
1 three-bed property

### Fourth Floor flats:

5 one-bed properties  
8 two-bed properties

### Fifth Floor flats:

1 one-bed properties  
5 two-bed properties  
1 three-bed properties

### Sixth Floor flats:

3 two-bed properties  
1 three-bed property

### Seventh Floor flats:

3 two-bed properties  
1 three-bed property

Whilst we have given you the sizes of each flat we are yet to receive readable plans that show the layout of each flat. When we get them, they will be put on display at the TRA Hall so that you get a chance to see them before the bidding process opens.

## Sylvan Grove Heating

The heating and hot water at Sylvan Grove will be provided through a communal boiler system. Therefore, like new communal boilers at the Ledbury Towers the heating and hot water in each flat will come through a Heating Interface Unit (HIU).

Each property will have a smart meter and residents will be charged for the heating and hot water provided to their own flat. The heating and hot water charges will not be collected through the rent but through a range of payment options including direct debits, standing orders and cash payments. More details will be given when the properties are ready for residents to bid for them.

## Ledbury TRA Annual General Meeting

The Ledbury TRA would like to thank those who attended the Annual General meeting on Monday 12 February 2018.

Jeanette Mason was re-elected as the Chair, Eileen Bassom as treasurer and Sue Slaughter as Secretary. The post of Vice-Chair is vacant.

The meeting heard from Cllr Mark Williams about the regeneration of the Old Kent Road and from Mike Tyrrell, the Director of Ledbury Estate regarding the ongoing situation with the Ledbury Towers.

## Old Kent Road Area Action Plan

At the Ledbury TRA Annual General Meeting on Monday 12th February 2018 the meeting heard from Cllr Mark Williams about the regeneration of the Old Kent Road. Cllr Williams urged everyone to get involved in the consultation that is currently taking place and we agreed to publicise it through this newsletter.

The consultation on the Old Kent Road Area Action Plan closes on 21 March 2018. The plan has been prepared in response to the feedback received during the previous rounds of consultation to ensure that all residents, business owners and other interested people have the opportunity to comment on the plan and the policies before the 'proposed submission' stage.

You can access the consultation document through Southwark Council's website or in person at any of Southwark's libraries. Comments can be made through the Southwark consultation hub, by emailing [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or by post to:

FREEPOST SE1919/14  
Old Kent Road AAP  
Planning Policy  
Chief Executive's Department  
London SE1P 5EX

In addition there will be a drop in session nearby at Christ Church, on Wednesday 7 March 2018 from 4.30pm to 8.30pm, which will explain the plans and council officers will be present to answer any questions.

## 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. Watch this space.

## 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
- 16 offers made and accepted and awaiting move in dates.
- 3 households in 1st position and viewing pending.
- 3 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 91 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.

[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**

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

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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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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 Operations

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