



Ladbury Towers

Weekly newsletter

2 March 2018

Sylvan Grove Update

With this week's poor weather, we have our fingers crossed that it does not delay the building works at Sylvan Grove as many of you are keen on viewing them as soon as they are ready. From experience we know that such conditions generally effect outside work and the delivery of supplies.

The Ledbury team is gearing up for the Open Days that we are planning, so that you have a chance to look at the properties before bidding for them. When we get the go ahead that the properties are ready we will be writing to you inviting you to the open days in a letter that will also set out details of:

1. Layouts and Floor Sizes
2. Floor Coverings and Blinds
3. En-suite Bathrooms
4. Integrated Kitchens
5. Rents & Service Charges
6. Parking
7. Council Tax
8. Heating Arrangements
9. Water
10. Payments – Assistance with the cost of moving
11. Preparing for moving

When the properties are advertised we will be taking a different approach to bidding. Instead of advertising each property, because there are a number of different layouts, sizes and features of the same size properties, we will be advertising properties by bed size and floor level only otherwise it could get a bit confusing. For example, only one of the three bedroomed ground floor maisonettes will be advertised, and whoever comes first for the property will be able to choose which of the seven available ground floor maisonettes that they want. Then whoever comes second will then be able to choose one from the remaining six ground floor three bedroomed maisonettes. Then whoever comes third will then be able to choose one from the remaining five ground floor three bedroomed maisonettes and so on.

Hoardings update

Paul Thomas, who is leading on this initiative, will be arranging the next subgroup meeting for the hoarding within the next couple of weeks.

At the last meeting held on 24 January, the sub group reviewed the returns from the ballot carried out in late December/early January, asking for residents to vote on what themes they would like to see displayed on the hoardings.

In first place was 'Historical Photos of the Local Area', in joint second place was 'Wildlife' (described as trees, flowers – bright and colourful) and 'Timeline' (showing the route of the Canterbury Way including the transport) and in the third and final position was 'Totally Abstract' (large splashes of colour). There were no votes for either 'Urban Scenery' (Skylines / landmarks) or 'Mosaic' (such as the Bird in the Bush). There was also one winner selected from all the entries who received a £30 shopping voucher, kindly donated by Keepmoat.

The sub group is still looking to get further input from local community groups for this initiative, but in the meantime your local Tenants and Residents Association have kindly agreed to provide £800 worth of funding for the scheme and Engie (formerly known as Keepmoat) have kindly confirmed that they will donate £1,000 towards the initiative.

Bromyard Tree

There was consternation last week over the felling of a tree on the back green of Bromyard House without any warning.

On checking with the Trees Manager for Southwark Council, it was removed because of trunk rot and a fungi growth called Ganoderma.

We have been pressing for it to be replaced as soon as possible and have had reassurances that it will be replaced shortly.

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

- 66 empty properties
- 12 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing pending.
- 4 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 98 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.

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Ricky Bellot – Housing Applications

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Olive Green – Resident Services Manager

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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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