



Ledbury Estate newsletter

01 October 2021

Ledbury Towers Design

This week the Ledbury Design Group met to hear from the architects KCA on the latest designs for the new homes on the site of the Ledbury towers.

One of the issues that comes up time and time again from residents is ensuring that the open space and the trees on the estate are protected or re-provided.

The latest plans that are being consulted on, through events at the end of October 2021 and beginning of November 2021, include 3,060 square metres of open space compared to 2,850 square metres on the existing estate.

A tree survey has been undertaken and there are 31 existing trees on the site with the three tower blocks, and the proposal will include provision of new trees bringing the total to 164 trees

The Ledbury Design Group then went on to discuss a range of issues around the position of the re-provided football pitch and the re-provided TRA Hall.

Once the dates are finalised for the consultation events on the latest designs, we will publicise them through the newsletter.

Fire Door Safety Week

We know that security and safety are

high on the agenda for residents, but across the country fire safety is considered less of a priority. In fact, people are six times more likely to report a heating system issue than a fire door one, and people are twice as likely to report a toilet not flushing or no hot water than a fire door issue.

Fire Door Safety Week aims to raise the awareness of the critical role that fire doors play in saving lives and protecting property in the unfortunate event of a fire. Make Time to Save Lives.

The issues around fire door safety don't just exist in high rise buildings. They exist in all types of building, from low-rise blocks, care homes and hospitals to schools and specialist housing.

To find out more go to:

www.firedoorsafetyweek.co.uk/advice

Black History Month 2021



Each October Black History Month honours the achievements, culture and history of African and Caribbean communities.

Southwark has a wide range of events. For more information please go to www.southwark.gov.uk.

Door Entry System Refunds

Now that the door entry system is in working order, refunds are being processed.

Fire Brigade Exercise

Once again the London Fire Brigade will be using Bromyard House to train firefighters. This time it will be Eltham Fire Station that will be undertaking the exercise and midday on Thursday 7 October 2021.

Roadmap remains in Step 4

England moved into Step 4 of the roadmap from Monday 19 July 2021.

This means from Monday 19 July:

- Capacity restrictions for large events are lifted
- Limits on numbers of guests at life events like weddings is lifted
- Limits on social contacts are lifted
- Remaining businesses can re-open



However, it is essential that we take these steps carefully and sensibly. It is expected and recommended people

continue to wear face coverings in crowded places. Consider limiting close contact with people you do not live with.

If you plan to travel do so safely and plan ahead. You should continue to wear a mask (unless exempt), wash hands and maintain social distancing when out in public.

To see how this will impact council services please go to www.southwark.gov.uk/roadmap for more information. For more information on the current guidance see the government website at www.gov.uk/coronavirus

Help us Keep Southwark Safe

If you think, you **have** any of the COVID-19 symptoms you and anyone living with you should book a test by calling 119 or visiting www.nhs.uk/coronavirus.

Symptoms include:

- A high temperature
- A new, continuous cough
- A loss or change to your sense of taste or smell

The rules on self-isolating have changed. For more information or advice www.gov.uk/government/publications/covid-19-stay-at-home-guidance

If you think self-isolating could be difficult for any reason support is available. Visit the council's website for more information

www.southwark.gov.uk/coronavirus.
Keep testing

One in three people could be carrying the COVID-19 virus without showing any symptoms. As part of coming out of lockdown safely everyone should be getting tested regularly – even if they don't have symptoms. Home tests are now available for FREE to every household in the UK.

There are a number of ways you can get a test:

- There are now 45 community pharmacies in Southwark offering home test collection, including 10 who offer assisted testing. The map below shows all the current provision: <https://maps.test-and-trace.nhs.uk/>
- Tests can also be collected from 9 Southwark libraries – you can find the list at www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-test-if-you-don-t-have-symptoms/community-collect
- Home delivery is available for home testing – to apply go to www.gov.uk/order-coronavirus-rapid-lateral-flow-tests
- There are two mass testing sites at London Bridge and Peckham
 - London Bridge Station, St Thomas Street Exit, SE1 9QU
 - 21-23 Bournemouth Road, Peckham, London, SE15 4UJ

Tests can also be booked at www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-test-if-you-don-t-have-symptoms/mass-testing

Local police sessions

The local Old Kent Road Ward Police team have requested that any crime be reported, if it is an emergency, to **999** and for non-emergencies to **101**.

The team can also be contacted by telephone on **020 8721 2436**, emailing oldkentroad.snt@met.police.uk or they can be tweeted at [@MPSOldkentRoad](https://twitter.com/MPSOldkentRoad)

Ledbury Towers repairs

All repairs for the Ledbury Towers should be reported by calling **0800 952 4444**.

Repairs can also be reported by email at repairs@southwark.gov.uk.

Housing update

All residents in the tower blocks will have to leave their homes while their blocks are demolished and the new homes are built. All permanent tenants have the right to return to the estate.

Please note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to Southwark Council's lettings policies. Ledbury Towers permanent tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date.

If you need help with bidding or you think your application can attract stars because you or someone else in your household is working or carrying out voluntary work for more than 16 hours a

week, do not forget to come in and see the Ledbury Team for help.

We have 184 permanent empty homes as many tenanted households have moved into new homes, and 16 leaseholders sold their properties back to the council. Of course those tenants who have moved retain the right to return.

207 properties were initially refused by tenants who had viewings. However many of these have already received further offers and many residents have already moved into their new homes. No permanent tenant from the Ledbury Towers will be suspended from bidding if they choose to refuse a property.

The Ledbury webpage

Don't forget! Everything we have issued to residents, including these newsletters and answers to frequently asked questions, are uploaded to our website at www.southwark.gov.uk/Ledbury

Resident Services Officer for the Ledbury temporary accommodation properties

Sophie Hopper is the Resident Services Officer for the Temporary Accommodation properties in the Ledbury Towers. You can contact Sophie on **020 7525 0682** and her email address is sophie.hopper2@southwark.gov.uk

All repairs should be reported by calling **0800 952 4444**. Repairs can also be reported by email at repairs@southwark.gov.uk.

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 in this 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 this issue.

Resident Services Officer for the Ledbury low-rise properties

Nmah Kamara is the Resident Services Officer for the Ledbury Estate (not including the Towers). You can contact Nmah on **07547 664161** and her email address is nmah.kamara@southwark.gov.uk

All repairs should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove. You can contact Obie on **07711 910754** or at **obie.ebanks@southwark.gov.uk**

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

Resident Services Officer for Churchyard Row

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact Debbie at **debbie.ming@southwark.gov.uk** or on **07932 333199**.

As a reminder all repairs for Churchyard Row should be reported by calling 0800 952 4444. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

Warning about bottled gas

It remains vitally important residents do not bring any bottled gas or gas appliances into the tower blocks as 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 brought into the buildings.

Mail order deliveries – Keeping landings clear

Please remember that the landings must be kept clear at all times. If you are shopping online you should ensure that there is someone at home to take in your parcels as they can't be left on the communal landings.

The Independent Tenant and Homeowner Advisor

Neal Purvis from Open Communities is the Independent Tenant and Homeowner Advisor. If you have any questions contact Neal on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**



The Ledbury Team

You can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**. Please e-mail the team at **Ledburyhousingteam@southwark.gov.uk**



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