



Ladbury Towers

Weekly newsletter

9 March 2018

Refurbishment Options update

The Ledbury Resident Project Group met again on Tuesday 6 March 2018.

Calford Seaden who are the cost consultants for the refurbishment options attended the meeting to give their latest report. They had been asked to revise the options that were considered as part of the recent resident consultation, so that they reflected the issues that arose from the consultation and further issues raised by residents on the Resident Project Group.

As a result Calford Seaden reported that Option One has been changed so that it also includes the renewal of the heating system and the provision of Satellite TV System and Broadband (to stop any drilling of satellite dishes into the structure of the block and affecting the integrity of the panels) as well as the following essential works:

- Strengthening the blocks as recommended by the Arup Report.
- Renewing the temporary packing of the gaps and cracks with a permanent solution that also includes provision of an access panel that will give permanent access for periodically checking the gaps and covering up any disturbed decorations.
- Renewing the kitchen units as the works to strengthen the block require the existing kitchen units to be removed.
- Renewing the bath and wash hand basin as the works to strengthen the block require the existing bath and wash hand basin to be removed.
- Renewing the toilet pan and cistern as the works to strengthen the block require the existing toilet pan and cistern to be removed.
- Removing the redundant individual boilers as this has previously been promised to be completed as part of the follow up major works.
- Asbestos Removal

The works in Option One will also include dealing with fire stopping arrangements and the “medium” risks in the latest Fire Risk Assessment for the blocks including the review and renewal if necessary of all front doors. The estimated cost of Option One has now increased from £13.6m to £17.4m.

Option Two includes all the works in Option One plus it has the additional works to deal with the water problems that the blocks have been suffering from. This will entail the renewal of all pipework and tanks, as well as sealing the WC and bathrooms. The Resident Project Group have asked for this option to include sprinklers and work to the vents in the lobbies to deal with complaints about rain getting into the communal areas. The estimated cost of Option Two has now increased from £18.4m to £22.3m. The Resident Project Group asked that this Option be amended further so that it includes anti slip surfaces on the floors and stairs of the block because of historic problems with wet floors and stairs.

Option Three includes all the works in Options One and Two, and has the addition of new lifts, windows, roofs, insulation, water pumps and lighting. Following on from comments from the Resident Project Group the option now includes increased lighting to the exterior communal areas of the Estate. The estimated cost of Option Three has now increased from £23.9m to £27.9m.

Option Four includes all the works in Options One, Two and Three and has the addition of improved refuse disposal and environmental improvements. Following on from comments from the Resident Project Group the option now includes renewable energy and enhanced landscaping. The estimated cost of Option Three has now increased from £27.9m to £30.9m.

The Resident Project Group noted that these costs would fluctuate, and that the most important decisions that have been made are that they have agreed what works are included in each option.

So what next? The consultants who are going to be working on an options appraisal for the Ledbury Towers are shortly to be appointed by a panel which includes representatives from the Resident Project Group. This is referred to as Stage One and will include the development of options which may range from refurbishment options that have been agreed above, to partial demolition and re-provision to full re-development.

As a reminder to you all, no decision has been on the future of the blocks as to whether they will be refurbished or demolished.

In July everyone will be consulted on the options that are being worked up. This will be your chance to have your say.

We will let you know more about which consultants have been appointed to work up the options and what they will be doing over the coming weeks.

Sylvan Grove Council Tax

The Council Tax charges for each property have now been received and they are:

1 bedroom – Band C - £1,117.17 for 2017/18

2 bedroom – Band D - £1,256.82 for 2017/18

3 bedroom – Band E - £1,536.12 for 2017/18

Problems with heating or hot water?

If you have any problems with your heating or hot water you can still report it to the housing staff at the TRA Hall on the Ledbury Estate.

The housing staff at the TRA Hall can be contacted on **020 7732 2886** or **020 7732 2757**.

They will raise the job and arrange for an engineer to attend your property.

Leaks and issues with radiators?

If you have a leak or problems with your radiator, you will need to contact the call centre on **0800 952 4444** or **020 7525 2600**.

They will give you a reference number, which will enable you to track the progression of the job raised.

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

- 65 empty properties
- 12 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing pending.
- 3 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 99 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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Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith and Bromyard

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Ricky Bellot – Housing Applications

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Sharon Burrell – RSO for Sarnsfield

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Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

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Hema Vashi – RSO for Sylvan Grove

Tel: 07852 766058

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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
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Abigail Buckingham – Design
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Sharon Shadbolt – Project
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Kim Hooper – Communications

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