



Ledbury Estate

Monthly newsletter

23 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 a 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 or 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.

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

The good news that Sylvan Grove is ready came through last week. By now, remaining tenants in the towers will have received their invitation to book a slot at one of the four open days that are being held in the week after Easter. Bidding will start in the week commencing 9 April 2018.

Only tenants from the Ledbury Towers will be able to bid for the general needs properties. In the week that the properties will be advertised, Ledbury Tenants will be sent a booklet with the details of all the properties that can be bid for. On the day that the properties are advertised, Resident Services Officers will be telephoning residents to remind residents to bid.

St George's Fish & Chip Dinner

This year's Ledbury TRA fish and chips dinner for the over 60s will be held in the same week as St George's Day so it will have a St George's Day theme.

It will be held on Wednesday 25 April 2018 at Christ Church, 678-680 Old Kent Road, London

SE15 1JF from 12noon to 4pm.

There will be a live band playing 60s music, fish and chips, drinks and most important of all, good company.

If you are over 60 and want to attend, please return the form accompanying this newsletter by Wednesday 18 April to the staff in the TRA Hall.

Welcome to our new RSO



We would like to introduce Rochelle Ferguson who is the new RSO covering the Ledbury Estate. Rochelle replaces Peter Bailey.

If you need to contact Rochelle her number is 020 7525 4833.

Rochelle is based at the council's Queen's Road office. The address is 132 Queens Road, Peckham, London SE15 2HP.

Filming on Sunday

On Sunday (after you have put the clocks forward a hour) if you see a horse being ridden across the podium at the back of Pencraig Way towards Sarnsfield House, you will not be dreaming.

This is being filmed for a local film company who are making a short film. Permission has been given on the basis that they make a donation to the Ledbury TRA.

The film company have assured us that they will not make a disturbance and that they will clean up after the horse!

Should you have any concerns the Producer is Fiona Lamptey and she has advised us that she can be contacted at info@fruittreemedia.co.uk or on 07930 629744.

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.

Police Drop In Session.

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.

Date	TIME
28/03/2018	11.00-12.00
04/04/2018	11.00-12.00
11/04/2018	11.00-12.00
24/04/2018	11.00-12.00
02/05/2018	11.00-12.00
09/05/2018	11.00-12.00
15/05/2018	11.00-12.00
23/05/2018	19.00-20.00
29/05/2018	11.00-12.00
06/06/2018	11.00-12.00

13/06/2018	11.00-12.00
19/06/2018	11.00-12.00
27/06/2018	11.00-12.00

Ledbury webpage

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

The Ledbury Team

There is a dedicated team working out of the Ledbury TRA Hall to help residents in the four towers. The team is led by Mike Tyrrell.



Mike Tyrrell – Director of Ledbury Estate.

mike.tyrrell@southwark.gov.uk

