



Ledbury Estate newsletter

08 October 2021

Social value at Ledbury new homes

The Ledbury Resident Project Group met this week and one of the many issues discussed was social value.

What is social value? The contracts to build the new homes on Ledbury will require the builders to support local community events but more importantly offer apprenticeship opportunities for local youngsters. This is known as social value.

The meeting wanted the appointed contractors to start work early on their apprenticeship commitments, to maximise the opportunity for locals to work on the site.

Demolition notices

Later this month, demolition notices will be issued to residents in the towers.

What is a demolition notice? A demolition notice is required as part of an estate redevelopment, such as with the current proposals for the Ledbury Towers.

A demolition notice will be issued to inform residents in Peterchurch House, Sarnsfield House, Skenfrith House and owners in Bromyard House that the council intends to proceed with the redevelopment plans that will involve demolishing their home in the future.

Demolition notices are issued in two stages, with the first notice issued to residents when the local authority is planning to demolish their property within the next seven years. It does not mean that demolition work is about to start.

Once a demolition notice has been served it will temporarily suspend or end a qualifying tenant's Right to Buy (RTB) claim (for up to seven years) until they move into their new home. It does not affect homeowners who have already bought their homes.

Design events reminder

Southwark Council, together with Karakusevic Carson Architects (KCA), has been developing early design ideas for the redevelopment of the Ledbury Estate. The existing Ledbury Towers will be replaced with new homes for permanent tenants, leaseholders and those with a Right to Return, whilst also providing wider improvements on the estate for residents.

To ensure the designs reflect the needs and aspirations of the community, the team are inviting residents to take part in a series of design events to help shape the proposals.

The third and final event will focus on the design for a new community space

and facilities at ground floor level.

Date: Tuesday 19 October, 2021

Time: 6pm to 8pm

Location: Phoenix Garden Community Centre, 1 Stacey Street, Soho, London WC2H 8DG. Transport will be provided from the Ledbury TRA Hall.

To let us know if you want to attend or if you have any questions about the consultation, please contact Neal Purvis from Open Communities. You can email him at neal.purvis1@btinternet.com or Freephone **0800 073 1051**.

Radiohead come to Ledbury

The group Radiohead will be filming a promotion video on the Ledbury Estate next week.

They will shoot the film on 16 October 2021 with a rehearsal day the day before. The filming would involve a small drone and in the filming the footage of the estate, should appear quite anonymous.

The production company will be making a donation to the Ledbury TRA, which will be used for upcoming events.

Access and egress for residents would be maintained at all times. The production would provide insurance and a risk assessment covering the filming - including Covid safety measures.

New Park on Ilderton Road

The Old Kent Road area has a newly reclaimed and landscaped Pat Hickson Garden, on Ilderton Road. Family and friends of the late Pat Hickson joined Cllrs Catherine Rose and Richard Livingstone, to officially open the garden

and remember Pat. Many will recall her as an active member of the local community and chair of the local tenant resident association; she sadly passed away in 2019.

The land, formerly property of Lewisham Council and then repurposed by Network Rail, has now been landscaped and planted by Southwark Council. A new pathway through the site links Surrey Canal Road to Stockholm Road. Local people can also enjoy the grassed areas and wild meadow planting.

The main area is planted with 22 new, varied trees and a further 15 trees are located towards the eastern edge of the garden, bringing the council closer to its target of 10,000 new trees by May 2022. A hedge is planted along the main road boundary, offering a screen from the thoroughfare and climbers now scale the fencing. These new plants will provide habitat for birds and other wildlife.

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**.

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.

Homeowner Advisor. If you have any questions contact Neal on Freephone

0800 073 1051 or at
neal.purvis1@btinternet.com

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.

The Independent Tenant and Homeowner Advisor

Neal Purvis from Open Communities is the Independent Tenant and



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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