



Ledbury Towers

Weekly newsletter

30 March 2018

Refurbishment Clarification

This week we have had some comments from residents who have visited the Ledbury team about the extent of the works that need to be carried out to refurbish the blocks.

Therefore to clarify the situation, the options to refurbish the blocks all include the works that are required to strengthen the blocks and fire stop any gaps and cracks; which means that everyone will have to move out of their home either temporarily or permanently if they wish, to allow the works to be done.

The works will include placing strengthening rods every metre (roughly three feet) across the floor of each room to anchor each of the panels to the structure of the building.

This means that all the kitchens, bathrooms and toilets will need to be removed to allow the strengthening rods to be installed as well as replacing the floor screed and plaster to the walls.

As we have said before, no decision on the future of the blocks will be made until September 2018 and if the decision is that the blocks will be refurbished, works will not start until the middle of 2019 and it is likely that not all blocks will be worked on at the same time.

So if you are one of the residents who want to remain in the blocks we have plenty of time to support you to move to temporary accommodation within one of the other blocks.

Door Entry Systems

By now you would have all received your door entry refunds for the 28 weeks that the door entry systems were out of order between July 2018 and January 2018.

Some have received cheques, and some have had it paid directly into their accounts. If you have not received a refund, please contact your Residents Services Officer.

The refunds are based on the door entry service charges that you pay. We still have problems at Peterchurch House and Sarnsfield House and as soon as those are resolved we will be organising further refunds.

Sylvan Grove Open Days

By now those of you who want to attend the open days at Sylvan Grove will have received their appointment letter.

Please ensure you stick to the time, because so many of you want to attend. If you are late, you will end up cutting your own time short. You will have thirty minutes to look at the two types of properties that will be on show.

Please remember these are not the actual viewings for the properties. Some of you have told us that you want an early appointment for the open days to get your choice ahead of others. That is not the point of the open days. The open days are simply to give you a taster of what the properties look like. No one will be choosing a home that only happens after they are advertised.

The properties will be advertised in the week commencing 9 April 2018 as follows:

- 12 -15 April 2018 – Advert for ground floor properties
- 19 – 22 April 2018 – Advert for first floor

properties

- 26 – 29 April 2018 – Advert for second and third floor properties.
- 10 - 13 May 2018 – Advert for fourth to seventh floor properties

As a result of the bids made during the advertising period, it will only be then that the successful applicants will be invited to formal viewings when you will have an hour to look at the different types of properties available and make up your mind which one you want.

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

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.

Happy Easter

The Ledbury team would like to wish all the residents a very happy Easter.



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 has now received a full schedule of contact sessions for the next few months. Please see below:

Date	TIME
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

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

- 73 empty properties
- 7 offers made and accepted and awaiting move in dates.
- 2 households in 1st position and viewing pending.
- 3 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 105 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.

mike.tyrrell@southwark.gov.uk



Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Hema Vashi – RSO for Sylvan Grove

Tel: 07852 766058

hema.vashi@southwark.gov.uk



Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith and Bromyard

Tel: 07984 144224

sabdat.ibn-ibrahim@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

sharon.burrell@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk

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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