



Ladbury Towers

Weekly newsletter

6 April 2018

Sylvan Grove Open Days

Thank you to all of you who have attended the open days so far. We really appreciate that residents have been on time so that we have been able to maximise the time showing you the examples of the properties there are at Sylvan Grove.

We have only been able to show you a sample of the properties as there are so many different types. When the bidding starts for the properties you will see all the layouts on a booklet we will be sending you.

For the seven ground floor 3 bedroomed maisonettes the bidding starts next week. Bidding for those properties will start at 12.01am on Thursday 12th April 2018; and close at 11.59pm on Sunday 15th April 2018.

Don't forget if you need help to bid, come down to the Ledbury TRA Hall and someone from the Ledbury team will be able to help you.

Sylvan Grove – Affordability

If you have any concerns over the affordability of the new homes at Sylvan Grove or any other home you have seen in Southwark, we have arranged for a benefits adviser to be at the Ledbury TRA Hall on Wednesday 18 April 2018.

If you want to get some advice please contact your Resident Services Officer and they can book you an appointment.

Deep clean completed

The Ledbury Estate has undergone a deep clean by the cleaning team in Southwark Council; the staircases and the walls all over the estate were cleaned by the team.

Engie (previously known as Keepmoat) will now be carrying out some intensive cleaning on the floors of the Ledbury Towers and we are awaiting confirmation of the date this work will start.

St George's Fish and Chip Dinner Reminder

As we reported last month, 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 we sent out last month by Wednesday 18 April to the staff in the TRA Hall.

If you have mislaid your form, we have spares at the TRA Hall.

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 over page:

Date	TIME
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

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

- 74 empty properties
- 6 offers made and accepted and awaiting move in dates.
- 3 households in 1st position and viewing pending.
- 3 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 106 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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