



Ladbury Towers

Weekly newsletter

13 April 2018

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Residents' Project Group

The April 2018 meeting of the Ledbury Towers Resident Project Group took place this week. The main issues discussed were as follows:

Options appraisal

The main item that was considered was the final report on the costings of the different refurbishment options.

The Resident Project Group heard that within the next two weeks, the consultant who will be carrying out the options appraisal will be appointed.

They will take forward the refurbishment options that have been agreed and work them up along with other options to be consulted on. The consultants will work with the Resident Project Group on all the options before there is wider consultation with all residents.

The options appraisal will also consider what each option will cost to maintain over the next 30 years.

The Resident Project Group has asked that at their next meeting they consider reports on how residents will be consulted and if a refurbishment option is chosen, how will residents be rehoused temporarily whilst their block is being refurbished?

Fire Risk Assessments

The Resident Project Group was due to discuss a report on the works that have been carried out following the Fire Risk Assessment Survey that was completed in December.

The report was delayed because following checks Mike Tyrrell the Director of Ledbury had made it became clear some tasks had not been completed.

Tony Hunter, the Head of Engineering for Southwark Council pointed out that all but one of the high risk works had been completed and that the medium risk items could be held over until the refurbishment works are carried out, however the Ledbury Director had asked for some to be done now.

These jobs have now been completed and the report will be published on the Ledbury webpage.

Permanent Fire Stopping

Tony Hunter attended the Resident Project Group and gave an update on the permanent Fire Stopping Solution that will be used in any refurbishment option.

He advised the group that with what we already know about the gaps, along with the results of the type 4 surveys, it is considered that all the significant issues have been identified.

But to be sure nothing is missed, and because of the differing sizes of gaps within the buildings, each flat - once stripped out and ready for its strengthening works - will be assessed jointly by the approved contractor carrying out the works, the product manufacturer of the permanent solution and a representative of the third party accreditation body (FIRAS) to agree which of the varying products available should be used-at each individual location.

More information on fire stopping can be found in a report that Tony produced for residents that is available on the Ledbury webpage at www.southwark.gov.uk/ledbury

Sylvan Grove update

The ground floor properties at Sylvan Grove have now been advertised for Ledbury tenants to bid for them.

There are 7 three bedroomed maisonettes and a two bedroomed flat. The bidding opened at 12.01am on Thursday 12 April and closes at 11.59pm on Sunday 15 April 2018.

If you need help to bid come in and visit the Ledbury Team at the Ledbury TRA Hall.

Bogus Workers

We have been told that there have been two incidents on the estate where intruders have claimed to be working on the low rise blocks.

If someone knocks at your door and claims they need access, please ask for their ID.

If you have any doubts just ring us at the Ledbury Team on 020 7732 2886 and we can pop over to help challenge anyone bogus.

Communal Fire Alarms

The communal Fire Alarms at the Ledbury Towers have now been installed for four months.

They are due to be serviced in June as they need to be serviced every six months.

We will arrange that we carry out a fire drill in each block at the same time.

We are currently sorting out the dates for the servicing, and we will be writing to you all about the servicing and the fire drills nearer the time.

An Apology

In a recent letter to all residents and former residents dated 23 March 2018, we said that “The Ledbury Action Group’s request for compensation for loss and distress will be considered following the Council’s Overview and Scrutiny Committee Inquiry”.

We have been asked to point out that the request for the council to consider compensation came from a motion that was put by to and agreed by Councillors at their meeting on 12 July 2017.

The motion included the point that “a compensation package for tenants and residents is developed that recognises the disruption and distress to their lives caused through the fire safety concerns to their homes”.

Please accept our apologies for this, as it is clear that the compensation request did not come from the Ledbury Action Group.

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
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

- 75 empty properties
- 5 offers made and accepted and awaiting move in dates.
- 4 households in 1st position and viewing pending.
- 4 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 107 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:



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



Cheryl Russell – Area Manager
Central

cheryl.russell@southwark.gov.uk



Gary Wallace – Homeowners
Operations

gary.wallace9@southwark.gov.uk



Tony Hunter – Head of
Engineering

tony.hunter@southwark.gov.uk



Abigail Buckingham – Design
and Delivery Manager

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Sharon Shadbolt – Project
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