



# Ladbury Towers

## Weekly newsletter

20 April 2018

## Sylvan Grove update

The first viewings for the ground floor properties at Sylvan Grove took place this week.

The adverts for the first floor properties are out this week and bids for them have to be completed by 11.59pm on Sunday 22<sup>nd</sup> April 2018. The following properties are available:

- 3 one bed roomed flats
- 3 two bed roomed flats
- 2 three bed roomed flats

Last week those of you who need a three bed roomed property received a booklet with all the details of the properties available including their layouts. This week the two bed roomed and one bed roomed booklets were sent out. Please ensure you keep hold of them over the next four weeks when the rest of the properties will be advertised.

## Refurbishment Options Clarification

We would just like to take this opportunity to reiterate what the situation is regarding the refurbishment options in case anyone missed the article around Easter.

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.

## Apology on Door Entry Systems

We are sorry that the on going problem with the door entry system and Peterchurch and Sarnsfield has not yet been resolved.

The age of the system is making it difficult for the consultants to come up with sustainable solution.

We are continuing to work with them to find an answer and we will keep residents updated.

## 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
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

- 76 empty properties
- 11 offers made and accepted and awaiting move in dates.
- 12 households in 1st position and viewing pending.
- 6 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](http://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.**

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**Ricky Bellot – Housing Applications**

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**Olive Green – Resident Services Manager**

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**Hema Vashi – RSO for Sylvan Grove**

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

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**Sharon Burrell – RSO for Sarnsfield**

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**Modupe Somoye – RSO for Peterchurch**

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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

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Cheryl Russell – Area Manager  
Central

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Gary Wallace – Homeowners  
Operations

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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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