



Ladbury Towers

Weekly newsletter

27 April 2018

Sylvan Grove update

The first viewings for the ground floor properties at Sylvan Grove took place last week and all the ground floor three bedroomed maisonettes were accepted.

The adverts for the second and third floor properties are out this week and bids for them have to be completed by 11.59pm on Sunday 29th April 2018. The following properties are available:

- 6 one bedroomed flats
- 18 two bedroomed flats
- 2 three bedroomed flats

Because there are a number of different layouts, sizes and features of the same size properties, we will be advertising properties by bed size and second and third floor levels together.

For example, only one of the two bedroom second and third floor flats will be advertised, and whoever comes first for the property will be able to choose which of the available second and third floor flats that they want.

Then whoever comes second will then be able to choose one from the remaining second and third floor flats. Whoever comes third will then be able to choose one from the remaining second and third floor flats and so on.

By now everyone should have received a booklet with all the details of the properties available including their layouts of the property size that they need.

Please ensure you keep hold of them over the next few weeks as on Thursday 10 May 2018 the properties on the fourth, fifth, sixth and seventh floors will be advertised together.

If you need help with bidding do not forget to come in to see the Ledbury Team for help.

Options Appraisal Consultants

The joint panel of Ledbury Residents and Southwark Officers met last month to consider the tenders from the companies that bid to carry out the options appraisal process for the Ledbury Towers.

Hunters were chosen in a unanimous decision by all present. They were formally appointed this week and will be meeting the Resident Project Group at their meeting next week.

The options appraisal process will culminate in consultation with all residents and former residents on options that will include refurbishment through to demolition.

St George's Day Celebrations

The Ledbury TRA held its St George's Day party for the over 60s this week at Christchurch on the Old Kent Road.

Residents from the Ledbury Estate and other neighbouring estates, including eight Chelsea Pensioners, came together for a fun afternoon with a fish and chip dinner.



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

- 77 empty properties
- 11 offers made and accepted and awaiting move in dates.
- 13 households in 1st position and viewing pending.
- 2 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 110 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

cheryl.russell@southwark.gov.uk



Tony Hunter – Head of Engineering

tony.hunter@southwark.gov.uk



Abigail Buckingham – Design and Delivery Manager

abigail.buckingham@southwark.gov.uk



Sharon Shadbolt – Project Manager

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



Gary Wallace – Homeowners
Operations

gary.wallace9@southwark.gov.uk

