



Ladbury Towers

Weekly newsletter

4 May 2018

Hunters begin the Option Appraisal

The Ledbury Resident Project Group met on Tuesday.

The main Item of Business was the introduction of Mark Baines and Graham Acus from Hunters who have been appointed to carry out the Options Appraisal.

Mark Baines explained that Hunters are a multi-disciplinary practice who have been operating for 60 years. They will be looking at the refurbishment options that have already been developed, infill options and demolition options.

So what does an Options Appraisal process entail? It means that the work that they carry out over the next five months should result in a final report that is expected - as a minimum - to contain the following:

- A general description of the options
- Diagrammatic drawings
- Overall assessment of each option to include pros and cons
- Assessment of the impact and consequences to the council
- Assessment of the impact and consequences to residents, the local community and other community groups
- Financial and sustainability assessment of each option using the council's agreed model
- Planning permissions including any requirements for environmental impact statements
- Sustainability considerations
- Value management
- Whole life costs with an estimate assessment of costs
- Time frames, phasing options and key mile stones
- Risks
- Potential legal issues
- Technical constraints
- Indicative 3D Massing studies i.e. models showing the heights and size of any proposals
- Indicative parking proposals

- Indicative amenity space calculations
- Density calculations
- Mix and tenure plans including unit sizes and floor levels
- Layer plans indicating mix and tenure locations i.e. floor plans of any proposals
- Identification of local priorities that could be met and delivered alongside the development

The meeting received a revised timetable from Hunters and so over the next five months residents can expect the following:

- May 2018 - A training workshop for the members of the Resident Project Group on options appraisals
- May through to July 2018 – The options appraisal work will be undertaken, and Hunters will be working with the Resident Project Group who will consider the format of presentation to all residents
- July 2018 – The Resident Project Group will consider the options that will be put to all residents and former residents for consultation
- July and August 2018 – Resident consultation on the Options
- August 2018 – Presentation of final options report to the Resident Project Group
- September or October 2018 – Final options appraisal report to Cabinet

As usual we will update residents with any news on their work through the newsletter.

Sylvan Grove Update

The viewings for the first floor properties at Sylvan Grove took place last week and so far six out of eight have been accepted. All the three bedroomed first floor flats have been accepted. There is a one bedroomed flat and a two bedroomed flat still being viewed.

The viewings for the second and third floor properties are starting to take place this week. The one and three bedroomed flats are being viewed this week and the two bedroomed properties are being viewed next week.

The final adverts for the properties on the fourth, fifth, sixth and seventh floors will be out next week.

Please note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to Southwark Council's lettings policies. Ledbury Towers tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and then finally by your tenancy date. When you bid, your position may change depending on other applicant's stars, application date or tenancy date.

If you need help with bidding or you are worried that you can not afford the rent, do not forget to come in to see the Ledbury Team for help.

Assistance with moving payment

A number of visitors to the Ledbury team are under the impression that when they come into arrange their move after accepting their new home, that the assistance with moving payment is paid immediately. This is not the case. At the meeting with your Resident Services Officer to sort out your move, they will take the details down of your bank account for our finance colleagues to make the payment. It normally takes 10 working days.

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
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:

This September the council will be making a decision on the future of the Ledbury Towers.

Whatever decision is taken, all residents will have to leave their homes for a period – either while major strengthening and refurbishment works are carried out, or for demolition and rebuild.

If we choose to refurbish then we are hoping that we will be able to move any resident who wishes to remain on the estate into an empty flat within one of the other towers temporarily, whilst their own tower block is undergoing work.

At the moment residents are under no pressure to move as any works are unlikely to start until 2019.

Offers

- 78 empty properties
- 22 offers made and accepted and awaiting move in dates.
- 21 households in 1st position and viewing pending.
- No households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 117 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



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

Tel: 07984 144224

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Ricky Bellot – Housing Applications

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Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

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Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

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Hema Vashi – RSO for Sylvan Grove

Tel: 07852 766058

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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:



Cheryl Russell – Area Manager
Central

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Tony Hunter – Head of
Engineering

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Abigail Buckingham – Design
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Sharon Shadbolt – Project
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