



Ladbury Towers

Weekly newsletter

25 May 2018

Councillor Peter John, Leader of Southwark Council, visits the Ledbury

This week the Leader of the Council, Cllr Peter John and the Cabinet Member for Housing Management & Modernisation, Cllr Stephanie Cryan visited the Ledbury to chat to the council team and residents and find out how things are progressing. While they were they ran into Jeanette Mason and Sue Slaughter the Chair and Secretary of the T&RA and discussed the issues surrounding the Options Appraisal. Residents shared with Cllr John how much concern the appraisal has generated amongst residents of the estate and this is something which clearly needs to be urgently addressed.

The greatest amount of concern relates to the future of the low rise blocks on the estate. Although Cllr Cryan and Mike Tyrrell have offered assurances on their future, Cllr John has also stated categorically that the low rise blocks will not be demolished. He believes that it is right that the residents of those blocks are part of the Options Appraisal consultation – they live adjacent to the tower blocks – but he can foresee absolutely no circumstances in which the low rise blocks come to be considered as part of a wider estate demolition and rebuild. He hopes that the residents of the Ledbury Estate will accept that reassurance in the good faith in which it is offered.

The council's preferred option is that the tower blocks are refurbished and made absolutely safe for the future. But that must be a decision which is informed by the views of residents who also have the benefit of all of the facts to help them reach a conclusion. At the present time we do not really know the exact timetable or exact cost for any such works, and these are matters which do need to be known. It is only with the Options Appraisal continuing that we will all be able to understand these things.

Options Appraisal

You will shortly be receiving a questionnaire from Hunters as part of the work they are doing to work with residents on coming up with the options for the Estate.

As well as looking at the future of the Ledbury Towers, Hunters will also be looking at infills on the estate in order to recoup some of the costs of refurbishment or redevelopment; and also consulting with residents of the low rise blocks on the wider estate about refurbishing or extending their blocks to provide new homes. They are not working on any options to demolish the low rise blocks on the rest of the estate.

On the Towers they already have the information on four options to refurbish them, following the work that has been carried out with Calford Seadon. As a reminder these options are:

1. A basic option to deal with the strengthening of the blocks and the gaps and cracks. Due to the intrusive nature of the works this would mean that all bathrooms, WCs and kitchens will be renewed. The estimate for this option is £20.7m.
2. An option that includes all the works in option 1, plus works to deal with the water penetration issues and the provision of sprinklers. The estimate for this option is £26.3m.
3. An option that has the addition of renewing the lifts, windows, roofs, insulation, water pumps and lighting. This estimate for this option is £32.6m.
4. An option that has the addition of improving the grounds and landscaping around the blocks and external lighting. The estimate for this option is £35.9m.

Sumner Road

In last week's newsletter we reported that in Sumner Road on the North Peckham Estate, 50 new homes for rent are being built. They are due for completion in September 2018. 50% of the lettings will be ring fenced to the residents of the North Peckham estate, leaving 25 new homes being available for social rent to applicants on the council's rehousing register, of which Ledbury Tower residents have Band One Priority.

The homes have been built around a communal garden as pictured below.



Last week we promised to let you know the types of properties available and we can advise that there are:

- 16 Ground floor three bedroomed maisonettes
- 22 three bedroomed flats over the 1st to 5th floors
- 3 two bedroomed ground floor flats
- 3 two bedroomed flats over the 1st to 5th floors
- 6 one bedroomed flats over the 1st to 5th floors

As explained above, only 50% of them will be available for social rent to applicants on the council's rehousing register, of which Ledbury Tower residents have Band One Priority.

Sylvan Grove update

More residents moved into Sylvan Grove this week. So far 51 Ledbury households have accepted offers at Sylvan Grove and over the next six weeks they will be formally signing their tenancy agreements and arranging their moves.

For those of you who are yet to move, here are a few tips:

- Have a good think about what you want to take, as some people take belongings with them and then decide to throw it away when they get to their new home
- You do your own packing, Harrow Green who carry out the moves for Southwark Council do not do the packing
- Be ready when the removal company turn up to carry out the move, as this means that can start loading the removal lorry immediately
- Harrow Green will provide you with boxes, tape and bubble wrap
- Organise the redirection of post once you have a removal date so there are no delays and Southwark Council will reimburse you the costs.



For those of you moving to Sylvan Grove your Resident Services Officer will be Andrew Johnson. He can be contacted on 020 7525 2534 or 07535 541329.

Sylvan Grove – Properties still available

There are 10 one bedroomed flats and 12 two bedroomed flats still available at Sylvan Grove for Ledbury tenants on all different floors. We will be writing to those of you who need a one bedroomed or two bedroomed flat this week, with the details.

The bidding opens at 12.01am on Thursday 31st May 2018 and closes at 11.59pm on Sunday 3rd June 2018.

If you want to look at any of them, please come and arrange with one of the Ledbury Team to make an appointment to see them.

Heating

Now that summer has arrived.....hopefully..... just a reminder to you that the HIU in each of the flats in the Ledbury Towers has a facility to switch the heating off. The user guide will show you how. If you have any difficulty please do hesitate to ask for help from the Ledbury Team, at the TRA Hall.

Problems with heating or hot water?

If you have any problems with your heating or hot water you can still report it to the housing staff at the TRA Hall on the Ledbury Estate.

The housing staff at the TRA Hall can be contacted on **020 7732 2886** or **020 7732 2757**. They will raise the job and arrange for an engineer to attend your property.

Leaks and issues with radiators?

If you have a leak or problems with your radiator, you will need to contact the Southwark call centre on **0800 952 4444** or **020 7525 2600**.

They will give you a reference number, which will enable you to track the progression of the job raised.

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
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

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

Warning re bottled gas

It remains vitally important residents to 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. This week they caught someone trying to bring in bottled gas!

DO NOT BRING TRY TO BRING BOTTLED GAS INTO THE BLOCK!

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.

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.

Housing updates

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

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

At the moment residents are under no pressure to move as any works are unlikely to start until 2019, and all residents will have the right to return to the estate.

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 think that your application can attract stars because you or someone else in your household are working or carrying out voluntary work for more than 16 hours a week, do not forget to come in to see the Ledbury Team for help.

Offers

- 83 empty properties
- 52 offers made and accepted and awaiting move in dates.
- 2 households in 1st position and viewing pending.
- 2 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 130 offers refused following viewing/second thoughts after bidding cycle.

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 Bromyard

Tel: 07852 766058

hema.vashi@southwark.gov.uk



Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

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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