



Ledbury Estate

Extra monthly 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. The 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.

Sylvan Grove update

More residents from the Ledbury Towers 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.

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

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

There is a dedicated team working out of the Ledbury TRA Hall to help residents in the four towers. The team is led by Mike Tyrrell.



Mike Tyrrell – Director of Ledbury Estate.

mike.tyrrell@southwark.gov.uk

Ledbury options appraisal

The options appraisal that is being carried out by Hunters on the Ledbury estate is being overseen on behalf of Southwark Council by Abigail Buckingham and Sharon Shadbolt who are based at Tooley Street.



Abigail Buckingham – Design and Delivery Manager

abigail.buckingham@southwark.gov.uk



Sharon Shadbolt – Project
Manager
sharon.shadbolt@southwark.gov.uk