



Ladbury Towers

Weekly newsletter

8 June 2018

Resident Project Group update

The Resident Project Group met this week and spent quite some time the inclusion of the low rise blocks in the options appraisal. At the meeting it was agreed to ask residents living in the blocks if they want to include them.

Since the meeting the council's Cabinet members have met to discuss the options appraisal and it has now been agreed that as the low rise blocks weren't mentioned in the cabinet report that spoke about the five possible options for the tower blocks, and including them in the briefing document that went out as part of the tendering process has caused so much concern and confusion, it might be in everyone's interest to remove them from the options appraisal entirely.

Cllr Stephanie Cryan sent a letter to all Ledbury resident's and former residents this week to confirm the low rise blocks will be removed from the options appraisal.

She said: "Our priority has always been and will continue to be the future of the four tower blocks and I hope this news goes some way to reassuring you of our commitment to the future of the Ledbury Estate."

The Resident Project Group meeting went on to discuss the survey that Hunters are going to send out to the residents and former residents of the Tower blocks.

The survey has a number of questions on what residents like and dislike about the Towers and the Estate, as well as specific questions on parking. The results will help Hunters who are carrying out the Options Appraisal on the future of the Towers.

The survey will go out this month and can be returned to the TRA Hall or in the prepaid envelope provided.

We have arranged for the minutes of the Resident Project Group to be available on the Ledbury Webpage.

Sylvan Grove Pavements

It is good to see that the works to the pavements that we asked for in Sylvan Grove are underway.

The pavements needed to be improved to allow for wheelchair users, people with buggies and those using walking aids to get to and from their new homes in Sylvan Grove and the Old Kent Road.



Boiler House Hoardings

The work on the mural that is being painted on the hoardings facing on to the Old Kent Road has started. As we have reported previously the main theme is an "always changing London skyline" and the style is modern contemporary cityscape where the artist will be including some iconic London buildings, as well as the four towers, an impression of the gas works from when it was functioning, and the Church before its steeple came down.

The first side is of a wildlife scene as can be seen here:



Late night use of the football cage

This week, we have had some complaints from residents about the nuisance caused by the use of the football cage in the early hours of the morning.

Therefore, we will be getting the upper gate renewed and whilst we have a 24 hour presence on the Estate, the Ledbury Team will arrange for it to be locked at 10pm and reopened at 6am. In the meantime the overnight team at Ledbury will be checking the cage every hour.

Sylvan Grove Fire Safety

For those of you who have moved or are moving to Sylvan Grove we have arranged a meeting on fire safety.

Andrew Rogers your new Area Manager who is now responsible for Sylvan Grove has arranged the meeting. Dave Rowson, Southwark Council's Fire Safety Manager will be letting you know what the fire evacuation procedures will be and will also give advice on general fire safety.

He will be able to deal with any other questions that you have. It will be held at the Ledbury TRA Hall on Tuesday 12 June 2018 at 6pm. The meeting will last no longer than an hour, but it will be really worthwhile listening to Dave's advice on fire safety as Dave is a former Fire Fighter.

Sylvan Grove – Moves

The final viewings for tenants took place at Sylvan Grove this week. Altogether 54 tenants have accepted offers of which 10 have already moved with the rest moving in over the next five weeks.

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

Ledbury Play Area

The Ledbury Play Area was an improvement that the Ledbury Tenants & Residents' Association fought hard for. It is well used and much loved.

However residents have used it for barbeques. This is a danger to other residents and the accompanying loud music also causes a nuisance to the neighbours. Please note that barbeques are not allowed in this area and we ask that residents be more considerate of others whilst enjoying this play area.

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
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 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 residents are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date. When you bid, your position may change depending on other applicants' stars, application date or tenancy date. If you need help with bidding or you think your application can attract stars because you or someone else in your household is working or carrying out voluntary work for more than 16 hours a week, do not forget to come in and see the Ledbury Team for help.

Offers

- 84 empty properties
- 52 offers made and accepted and awaiting move in dates.
- 8 households in 1st position and viewing pending.
- 0 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 149 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 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

tony.hunter@southwark.gov.uk



Abigail Buckingham – Design and Delivery Manager

abigail.buckingham@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk



Sharon Shadbolt – Project Manager

sharon.shadbolt@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



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



Gary Wallace – Homeowners Operations

gary.wallace9@southwark.gov.uk



Tony Hunter – Head of Engineering

