



Ledbury Towers

Weekly newsletter

15 June 2018

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Options Appraisal Process

A questionnaire is being prepared to be sent out on behalf of Hunters to all the residents of the Towers and the former residents seeking their views on the Options Appraisal.

Over the coming months they will be reviewing the four options for refurbishing the tower blocks that we have previously sought your opinions on and developing options that may include demolishing all or some of the existing tower blocks and replacing them with new council homes.

At the end of the options appraisal process we are hoping to have three or four options to present to residents for consultation.

You will have two weeks to return the questionnaire and it can be returned in the prepaid envelope provided to Open Communities, through the on line survey, or by posting it into the box that will be in the Ledbury TRA Hall.

Fire Drills and Fire Alarm Tests

The communal Fire Alarms had their six month check this week, and we took the opportunity to carry out a fire drill in each block. Thank you very much to all those who have taken part.

All went well with the drills and I am pleased to say that the alarms went off in all properties. We carried out a check on the heat detectors in 50% of the properties and all of them passed the test.

The only problem we had was in Bromyard House where three alarms could not be silenced after the test.

This was put right by the engineers who carried out the tests.

Boiler House Hoardings

The work on the mural that is being painted on the hoardings facing on to the Old Kent Road has finished.

As we have reported previously the main theme is “an always changing London skyline” and the finished version includes the four towers.



Sylvan Grove – Fire Safety meeting

Thank you so much to the residents who have moved to Sylvan Grove or who are moving soon for attending Tuesday night’s meeting on Fire Safety. The feedback we have received was very positive. At the meeting residents had a chance to meet Andrew Rogers, the Area Manager for the team that will be looking after Sylvan Grove.

At the meeting, residents heard about how the fire safety regime at Sylvan Grove is different to the Ledbury Towers as the design of the building means that there is a “Stay Put Policy” in case of a fire breaking out. Dave Rowson the Fire Safety Manager for Southwark Council explained how that operates and also answered questions on means of escape, sprinklers, ventilation and fire extinguishers.

Residents asked to see the Fire Risk Assessment for the block, and it was agreed

that the Ledbury team would flag it up to residents when it is complete through this newsletter.

Sylvan Grove – Moves

More viewings for Ledbury Tower residents took place at Sylvan Grove this week.

Altogether 55 tenants have accepted offers of which 21 have already moved with the rest moving in over the next three 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.

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.

Date	TIME
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

- 97 empty properties
- 45 offers made and accepted and awaiting move in dates.
- 1 households in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 151 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 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

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Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

Tel: 07984 144224

sabdat.ibn-ibrahim@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

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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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