



Ledbury Towers

Weekly newsletter

22 June 2018

Options Appraisal Process

Thank you so much to the residents who have started to return their completed Options Appraisal Questionnaires.

Just a reminder that over the coming months Hunters will be reviewing the four refurbishment options we have previously sought your opinions on, and developing new options that may include demolishing all or some of the tower blocks and replacing them with new council homes.

It is really important that we seek the views of the residents and former residents of the Towers.

You have up to Sunday 1 July 18 to return the completed questionnaire, which can be sent back in the prepaid envelope provided to Open Communities, through the on-line survey on www.surveymonkey.co.uk/r/ledburytowers or by posting into the box located in the Ledbury TRA Hall.

Churchyard Row

In a previous newsletter we mentioned that the council was looking at what other new developments were coming up that might be of interest to tenants of the Ledbury Towers looking to move out.

One of these was the development at the Elephant and Castle called Churchyard Row, which will soon be ready. There is a total of 79 homes made up of:

- 27 x One bed homes
- 35 x Two bed homes
- 17 x Three bed homes

These homes will be advertised through the Homesearch bidding website and allocated to Ledbury tenants based on the priority band, number of stars and then the date registered.

This is the same process used to allocate the Sylvan Grove homes.

We have recently sent off the details to the rent office to confirm the full amount of weekly rent and service charges. Once we have this information we will communicate this immediately to residents with the full specifications of the block.

Sylvan Grove

We have previously reported the successful acceptances of 55 homes at Sylvan Grove to the Ledbury tenants, but have been advised of a few households who would like one last opportunity to register their interest in the remaining properties.

Therefore we have advertised the remaining properties during this week's bidding cycle from Thursday 21 to Monday 25 June, 2018.

Please note - this will be the final round of bidding priority for the Ledbury towers tenants.

Deep Clean update

Engie (formerly known as Keepmoat) are undertaking deep cleaning of the landing floors (including lift lobbies) in the Ledbury Towers. The works include cleaning of the walls and deep cleaning of the vinyl flooring. Works are due to start on Monday 9 July and we will publish the programme of works when we get it from Engie.

In the low rise blocks, following works undertaken by the Southwark cleaning team, it has been agreed that Engie will extend their remit for deep cleaning to the low rise blocks.

Paul Thomas (Contract Manager – Major Works) is leading on this and is liaising with the TRA regarding the scope of works. Updates on this will follow in future newsletters.

TRA Summer Fete

The Ledbury Tenants and Residents Association's Annual Summer Fete will be taking place on Saturday 28 July from 12noon to 4.00pm on Pencraig Way, SE15 1SH.

Activities include fun fair rides, a bird show, a coconut shy, a Punch and Judy show and a bouncy castle. Plus kids' activities, fete games, refreshments, a raffle and lots more.

Most activities are free though some stalls may have a small charge of 20p to play.

Sign in to receive a free food ticket for lunch – first come, first served.

All children must be accompanied by an adult.

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
27/06/2018	11.00-12.00
04/07/2018	11.00- 12.00
11/07/2018	11.00-1 2.00
18/07/2018	11.00- 12.00
25/07 2018	18.00- 19.00
31/07/2018	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

- 109 empty properties
- 36 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.
- 153 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.

You can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**.

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

sharon.burrell@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

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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
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**Abigail Buckingham – Design
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**Sharon Shadbolt – Project
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