



Ladbury Towers

Weekly newsletter

27 July 2018

Resident Project Group Meeting - update

On Tuesday 24 July there was an extra meeting of the Resident Project Group to consider the revisions to the new build options that had been discussed at the previous Resident Project Group.

Previously only one option was considered and as a result residents asked Hunters who are carrying out the Options Appraisal to come back with an amended version of that option, taking on board their comments and two other options that were suggested.

So this week, the Resident Project Group looked at three new build options. Suggestions were made on how they could be changed for the better and as a result at their next meeting the Resident Project Group will look at the updated versions and agree the way forward on how all the residents and former residents will be consulted on them

The meeting also looked at the results of the survey Hunters undertook. 41 responses had been received which showed that overall 75% of the respondents want to see the Towers retained with no loss of council homes.

The full survey will be discussed at the next meeting of the Resident Project Group. .

Refurbishment Questionnaire

Thank you to the 66 residents and former residents who returned the questionnaire on the refurbishment options.

The closing date was 22nd July 2018 and the results will be considered at the August Resident Project Group. The rankings that residents made against the four options were weighted and Option Three was narrowly the most favoured.

The turn out for current residents was higher. At the time of the questionnaires being mailed out, there were 56 tenants and 16 resident leaseholders.

We received 37 questionnaires from current residents. This equates to a 51.4% turnout. Current residents narrowly favoured Option Two.

As a reminder the works under option Three are:

- Permanent fire stopping
- Any fire risk assessment works that are identified
- Structural reinforcement works to include all stripping out and reinstatement of affected areas including floors, ceilings, sanitary ware, mechanical and electrical installations, fixtures and fittings including new kitchens, bathrooms and WCs etc.
- Making good cracks / gaps between external wall panels and intermediate cross-wall panels.
- Heating Renewal
- Electrical remedial works
- Installation of a Communal Satellite TV System and Broadband
- Renewal of all service pipes, waterproofing to kitchens, WC and bathroom floors, renewal of existing soil stacks and renewal of communal cold water tanks.
- Improvements to ventilation to stairways and landings where cold bridging, condensation and ingress of rainwater causing trip/slip hazards.
- Installation of a sprinkler system
- Renew existing lifts.
- Provide improved insulation to flats and communal areas.
- Repair/renew key building components such as roofs and windows.
- Improve lighting to stairways and communal areas.
- Improve water pressure to upper floors (booster pumps).

Hoardings update



More progress has been made over the last week on the hoarding at Peterchurch House.

From Monday 13 August work will be starting on the final hoardings at Bromyard House.

As with the other hoardings on the estate we will be painting these with bright murals and for these in particular we would like to give young people on the estate the chance to incorporate their own designs and drawings.

We would like to invite all the young people of secondary school age from the estate to send in a drawing that can be incorporated into the overall design that will be painted on the hoardings by our artist.

The theme for the hoarding will continue with the idea of wildlife and nature but this time we are looking for images to do with marine life, seas and oceans or the beach.

Entries should be handed to the Ledbury Team in the TRA Hall by Wednesday 8 August 2018.

Towers Deep Clean

Work started this week to deep clean the Towers. The first block is Skenfrith House. The work will take six weeks.

If anyone has any issues, please do not hesitate to let the Ledbury Team know.

Bromyard Tree

Earlier this year we were all dismayed when a tree on the back green of Bromyard House had to be removed because of trunk rot and a fungi growth called Ganoderma.

It was good to see this week, that despite the heatwave the replacement tree was still flourishing.



Churchyard Row

As reported in the previous newsletter there are 79 one, two and three bedroomed flats available for social rent at Churchyard Row.

Whilst awaiting the details on rents and service charges, we have arranged an open day for tenants and resident leaseholders to take a look at a sample of the flats available.

We have written directly to the tenants and resident leaseholders to let them know the date.

Fire Brigade Spot Check

This week the Fire Brigade came and did an unannounced spot check on all blocks. They were pleased with what they saw and the responses that the Fire Wardens gave to their questions. As a result they did not request any action.

Sylvan Grove

Just a reminder to the new residents of Sylvan Grove that the Residents Services Officer for the block is Andrew Johnson.

Andrew can be contacted on **020 7525 2534** or **07535 541329**.

Ledbury Estate Summer Fete

The annual Ledbury summer fete will be taking place on Saturday 28 July, 2018, on the car park outside 1-28 Pencraig Way between 12noon and 4pm. Everyone is welcome.

As a reminder the car park needs to be kept completely free of all vehicles from the evening of Friday 27 July until the evening of Saturday 28 July.

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**. Depending on the problem, they will contact either Southwark Council's Contact Centre or Engie (formerly known as Keepmoat) on your behalf to get the job raised and in turn they will 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 area will be holding occasional hour-long contact sessions in the Ledbury TRA Hall so residents can meet with their local PCs.

Date	TIME
31/07/2018	11.00- 12.00
08/08/2018	11.00- 12.00
15/08/2018	11.00- 12.00
22/08/2018	11.00 –12.00
29/08/2018	18.00- 19.00

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

- 141 empty properties
- 6 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd positions and awaiting confirmation of viewing

results from 1st applicants.

- 169 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

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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