



# Ladbury Towers

## Weekly newsletter

3 August 2018

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## Towers Deep Clean

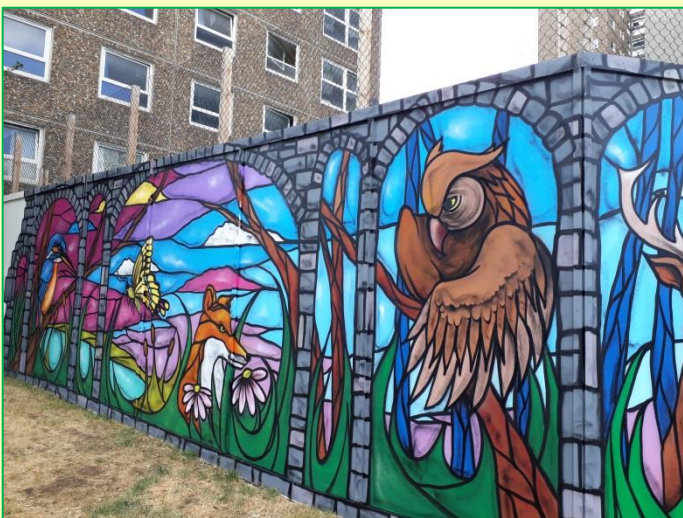


The deep clean of the Towers is ongoing. The first blocks that are being worked upon are Skenfrith House and Peterchurch House.

The work will be completed by the end of August 2018.

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

## Hoardings update



The hoarding at Peterchurch House is now complete.

From Monday 13 August 2018 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.

## Rents in the refurbished Towers

At a recent Resident Project Group meeting residents asked what level of rents will be charged for the Ledbury Towers after refurbishment.

We can confirm that if the Towers will be refurbished, the rents will be the same social rents subject to the usual annual increases or decreases, that existing tenants in the towers are being charged.

## Sylvan Grove

The Resident Services Officer for Sylvan Grove, Andrew Johnson has asked us to let you know that he is dealing with the complaints he has had about dog fouling on the communal green at Sylvan Grove.

Residents have also been complaining about neighbours throwing rubbish over the balcony and in the people patio areas and the community garden.

There have also been issues of tenants not putting their rubbish bags in to the bin, simply just opening the doors of the bin room and

dropping the bags just inside the doors. This makes the place look untidy and encourages rats.

Please ensure that any rubbish is disposed of properly.

If you are witness to any such incidences please let Andrew know. Andrew can be contacted on 020 7525 2534 or 07535 541329.

## Churchyard Row



Thank you to the residents from 20 households who went this week and had a look at the 79 one, two and three bedroomed flats available for social rent at Churchyard Row.

We now have the details on the rents and service charges as follows:

- 1 Bedroomed flats - £127.39 weekly rent and £142.40 per week with service charges.
- 2 Bedroomed flats - £145.16 weekly rent and £160.17 per week with service charges.
- 3 Bedroomed flats - £168.37 weekly rent and £183.38 per week with service charges.

The properties are going to be advertised on

Thursday 9 August 2018.

The Ledbury Team will write to the residents concerned on 9 August to remind them to bid.

## Southwark's Pecan Food Bank

Last month, Southwark's 'Pecan' Foodbank put out an urgent call for help, explaining that they'd seen their client numbers double in recent weeks. The school holidays are a time when food bank usage increases dramatically. A recent study by food poverty charity Trussell Trust shows that almost half of children helped by foodbanks over the summer holidays are primary school age.

For those who wish to make a donation of non-perishable food, please drop it off at: Pecan, 121A Peckham High Street, SE15 5SE, Monday-Friday 9.30am-5pm.

## 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
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
04/09/2018	11.00 – 12.00
12/09/2018	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

- 140 empty properties
- 6 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing pending.
- 0 households 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](http://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](mailto:mike.tyrrell@southwark.gov.uk)



Ricky Bellot – Housing Applications

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)



Olive Green – Resident Services Manager

[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

Tel: 07984 144224

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**Sharon Burrell – RSO for Sarnsfield**

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**Modupe Somoye – RSO for Peterchurch**

Tel: 07903 281390

[modupe.somoye@southwark.gov.uk](mailto: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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