



Ladbury Towers

Weekly newsletter

10 August 2018

Resident Project Group meeting update

This week the Resident Project Group held its monthly meeting.

The meeting received a report from Mike Tyrrell, the Director for Ledbury on the results of the refurbishment questionnaire.

Current residents favoured refurbishment option two and when adding together the input from not only current residents, but also former residents with a right to return, and non-resident leaseholders, refurbishment option three was favoured.

The meeting went on to discuss the consultation format for gathering residents' opinions on what comes out of the options appraisal.

There will be a two week consultation period commencing in late August when a questionnaire will be sent out to existing residents, those tenants who have the right to return and the non resident leaseholders. Hunters will be asked to hold two drop in sessions during the two week consultation period.

Alongside consultation with the Towers residents and former residents, we will also be writing to the neighbouring residents and businesses to the Towers to invite their comments and opinions.

Churchyard Row

All the one, two and three bedroomed flats available for social rent at Churchyard Row were advertised with priority for Ledbury Towers' tenants this week.

Those Ledbury tenants who are interested in the properties, have until midnight on Sunday 12 August 2018 to bid for the properties through Homesearch. If you need help bidding, please do not hesitate to come in to see the Ledbury Team for help.

Deep cleaning update



The deep clean of the Towers is progressing well. Peterchurch House is complete and residents are really pleased with the finish. 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.



Volunteers needed

As more residents move out of the tower blocks, some members of the Ledbury Resident Project Group (RPG) have stood down.

There is one space for current or former tenants or leaseholders of Skenfrith, Bromyard, Sarnsfield and Peterchurch House.

The role of the RPG is to make sure the voice of residents is taken into account in discussions with the Council about the future of the estate.

The RPG meets council staff and consultants regularly and make sure the interests of all Ledbury residents are heard. If you would like to be involved in the Residents Project Group please contact Neal Purvis by Monday 20 August.

If you want to know more about the work of the Resident Project Group you can contact Neal Purvis from Open Communities on Freephone 0800 073 1051 or email enquiries@opencommunities.org

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
15/08/2018	11.00- 12.00
22/08/2018	11.00 –12.00
29/08/2018	18.00 - 19.00
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
19/09/2018	11.00 - 12.00
26/09/2018	11.00 - 12.00
03/10/2018	18.00 - 19.00
09/10/2018	11.00 - 12.00
17/10/2018	11.00 - 12.00
24/10/2018	11.00 - 12.00

MET ward panel meeting

The next Old Kent Road MET ward panel meeting is coming up on Wednesday 15 August, 2018 at the Ledbury Tenants and Resident Association Community Hall on Pencraig Way, SE15 1SH.

The meeting will take place from 7pm to 8pm.

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

- 143 empty properties
- 6 offers made and accepted and awaiting move in dates.
- 2 households 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

cheryl.russell@southwark.gov.uk



Tony Hunter – Head of Engineering

tony.hunter@southwark.gov.uk



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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