



Ladbury Towers

Weekly newsletter

31 August 2018

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Options Appraisal Consultation

The consultation on the four options is underway and by now you would have all received a questionnaire to return by Sunday 9 September 2018, asking you to prioritise your favoured options.

The options are:

- **A.** – A basic refurbishment of the towers to meet health and safety essential standards, paid for from the Housing Revenue Account.
- **B.** – A higher standard of refurbishment of the towers plus building new homes around them for local overcrowded families and other local residents in housing need; the additional refurbishment expenditure and the cost of the new council homes being partly met from the sale of new homes and partly from the Housing Revenue Account (HRA).
- **C.** – A mixture of refurbishment to the higher standard, and demolition of some, but not all, towers with a replacement of new homes for local overcrowded families and other local residents in housing need; the additional refurbishment expenditure and the cost of the new council homes being partly met from the sale of new homes.
- **D.** – Demolition of all four towers, and replacement with new homes; the additional cost of the new council homes, being partly met from the sale of new homes.

On the questionnaire under option C it states that “The Towers that remain will be refurbished as set out in Option A”; this is a mistake and should read “The Towers that remain will be refurbished as set out in Option B”.

There is a display in the Ledbury TRA Hall on the four options until Sunday 9 September 2018, the closing date for the receipt of questionnaires.



The display boards can also be viewed on the Ledbury Webpage which can be found at: www.southwark.gov.uk/ledbury

There will be an open meeting at the Ledbury TRA Hall on Thursday 6 Sept 2018 at 7pm to hear about the options. Staff from Hunters will also be available at the Hall on Thursday 6 September 2018, from 2pm until 7pm to discuss the options and answer any questions you may have.

Skenfrith House Fire Brigade Spot Check

It may have been a Bank Holiday Monday earlier this week but that did not stop the London Fire Brigade carrying out their spot checks.

This time it was Skenfrith House. They were happy with what they saw on their visit and have raised no concerns.

Bromyard House – Bin Chamber

We have had reports that over the Bank Holiday weekend that drug users have been using the bin chamber at Bromyard House.

As there are not many residents remaining in Bromyard House, we have arranged to padlock the bin chamber and if you need to use it, the Fire Wardens will have a key.

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 neighbours throwing rubbish over their private terraces and balconies into other residents' patio areas and the community garden.

This is contravention of the tenancy agreement and all rubbish should be 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.

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
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

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

- 146 empty properties
- 10 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.
- 172 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



Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

Tel: 07984 144224

sabdat.ibn-ibrahim@southwark.gov.uk



Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

sharon.burrell@southwark.gov.uk



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

hema.vashi@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

abigail.buckingham@southwark.gov.uk



Sharon Shadbolt – Project
Manager

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



Gary Wallace – Homeowners
Operations

gary.wallace9@southwark.gov.uk

