



Ladbury Towers

Weekly newsletter

21 September 2018

Resident Consultation Update

The consultation on the four options closed on Sunday 9 September 2018.

As the turnout was much lower than expected (only 52 responses had been received), we felt it was only right to contact those who hadn't responded and check they were happy not to respond, or collect their response.

Resident Services Officers rang residents and former residents asking them to return the forms as the deadline had been extended to the following weekend, and door knocking was undertaken by Open Communities.

Once this work was done there were 107 questionnaires completed out of the 217 sent out to existing residents, those tenants who have the right to return and the non resident leaseholders. This equates to a 49% turnout.

The turn out for current residents was higher. At the time of the questionnaires being mailed out, there were 34 tenants and 16 resident leaseholders. We received 39 questionnaires from current residents. This equates to a 78% turnout.

The Options were:

Option A

A basic refurbishment of the towers to meet health and safety essential standards, paid for from the Housing Revenue Account.

Option 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).

Option 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.

Option 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.

With the additional questionnaires received the outcome had not changed and Option B was favoured.

The full results will be discussed at the Resident Project Group meeting on Tuesday 25 September 2018 and reported to the council's Cabinet when it meets at the end of October to make a decision on the future of the blocks.

Bromyard House Hoardings

The painting of the Bromyard hoarding is now completed and an excellent job has been done again by James from aero arts.

Thank you to the sub-group of the Residents Project Group who oversaw this and to Engie and the Ledbury TRA for funding the works.



Fire Brigade Spot checks

We had another Fire Brigade spot check at Skenfrith House at the end of last week. As in previous visits there were no issues of concern raised.

Churchyard Row

Four Ledbury Tenants have now moved to Churchyard Row, with two more moving next week.

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
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

- 152 empty properties
- 5 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.
- 176 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

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

