



# Ledbury Estate

## Monthly newsletter

28 September 2018

## Options Appraisal Consultation

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

As the turnout was much lower than expected (only 52 responses were originally 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 were discussed at the Resident Project Group meeting on Tuesday 25 September 2018 and will be reported to the council's Cabinet when it meets at the end of October to make a decision on the future of the blocks.

## Changes to council repairs

Tenants' repairs are currently carried out by Mears in the south of the borough and by the council in the north.

From 1 October all tenants' home repairs will be carried out by the council (excluding repairs to the fabric of the building such as external walls and windows, front doors and the roof).

These changes will help us achieve our ambition for Southwark to have the best repairs service in the country, quick to respond and to fix problems to a high standard.

We cannot promise improvements overnight, and as with any change we expect that in the first few month after the council takes over the repairs we may have a few teething problems.

We would ask for your patience and understanding while we use those early weeks to iron out any challenges related to such a complex shift of people and systems.

Our aim initially is to keep to the response times published in the tenants' handbook, which we know will be an improvement on the service some residents have received.

### 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.



### Ledbury TRA Peace Party

In November 2018 it will be 100 years since the end of the First World War. In 1918 all over the Country Peace Parties were held to celebrate the end of the War. In 2018 to mark the hundredth anniversary the Ledbury TRA will be holding their own Peace Party for the pensioners living on the Ledbury Estate, including those who have moved from the Towers in the last year. There will be a two course meal, a free raffle and live entertainment.

It will be held between 12 noon and 4pm on Wednesday 21 November 2018 at Christ

Church, 676-680 Old Kent Road, Peckham, London SE15 1JF.

If you want to go, please complete the form that has come with this newsletter and hand it in to the Ledbury Team at the TRA Hall and they will ensure that it gets to the TRA to book your place.

### Music Video filming

On Friday 5 October, 2018, between 9am and 9pm, a music video will be filmed on the estate.

Permission has been granted on the basis that a donation is made to the Ledbury TRA.

They want scenes of the band playing in the middle of an estate. It will be an artist called Ray BLK and her band.

Ray BLK is a British singer and songwriter who grew up in London.

She won BBC's sound of 2017 and is a rising star with a beautiful voice.

She is a great role model for kids and it would be a positive experience for the estate.

### Police Drop In Session

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
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

## Ledbury webpage

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)

## The Ledbury Team

There is a dedicated team working out of the Ledbury TRA Hall to help residents in the four towers. The team is led by Mike Tyrrell.



**Mike Tyrrell – Director of Ledbury Estate.**

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