



Ladbury Towers

Weekly newsletter

5 October 2018

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Resident Project Group – update

There was an extraordinary meeting of the Resident Project Group this week with Cllr Stephanie Cryan, the Cabinet Member for Housing Management and Modernisation.

The meeting was called to discuss the draft of the report that will be taken to the Cabinet meeting on 30 October 2018 when they will be making a decision on the future of the Ledbury Towers.

Cllr Cryan told the meeting that the report will be recommending that the Cabinet proceed with Option B (the option favoured most by residents in the recent consultation), which was the option to refurbish the Towers to a higher standard plus building a number of new homes around the Towers.

This was welcomed by those members of the Resident Project Group that were present.

At least 50% of the new homes will be at council rents, and half of these will be offered first to Ledbury Estate tenants in need of rehousing.

Cllr Leo Pollak, Cabinet Member for Social Regeneration, Great Estates and New Homes will be leading on the delivery of the new homes.

The refurbishment works will include the following:

- Permanent fire stopping, any fire risk assessment works required and installation of a sprinkler system
- Structural reinforcement works to all affected areas
- New kitchens, bathrooms and WCs.
- Making good cracks/gaps between external wall panels and intermediate cross-wall panels.
- Heating and electrical remedial works.
- Communal TV System

- Renewal of all service pipes, waterproofing to kitchens, WC and bathroom floors, renewal of existing soil stacks and renewal of communal cold water tanks.
- Improvements to ventilation to stairways and landings
- Renew existing lifts and improve lighting to stairways and communal areas
- Provide improved insulation to flats and communal areas
- Repair/renew key building components such as roofs and windows
- Improve water pressure to upper floors
- Communal satellite and broadband

The Resident Project Group made a number of suggestions on the wording of the report which Cllr Cryan agreed to take on board.

There was a discussion about whether the works on the low rise homes that are planned in around eight years time under the council's Quality Housing Improvement Programme, known as QHIP, could be brought forward to coincide with the works to the Towers to reduce the possible disruption prolonged works across the estate could cause.

Cllr Cryan agreed to discuss whether this was possible with the officers concerned.

Once the decision of the Cabinet on 30 October 2018 is known, we will let residents know the outcome.

Cllr Cryan suggested holding a public meeting for residents on the whole estate as well as the Towers after the decision is made.

This was welcomed. In addition she advised that the weekly newsletter for the Towers will also go out to all residents of the Estate so that everyone will be aware of what is happening on a weekly basis over the next few busy years to deliver the works in the option chosen.

Sylvan Grove

Last week some residents from Sylvan Grove advised us that they had received a letter from Hyde Housing Association stating that will be calling round as part of their Stock Condition Survey.

This is a mistake on Hyde's part as the blocks are now owned by Southwark Council. We have taken this up with Hyde and we have asked them to write to the tenants to apologise and confirm this is a mistake.

Southwark Tenants' Conference

The Ledbury TRA have asked us to publicise the annual Southwark Tenants' Conference, which is being held between 8.45am and 5pm on Saturday 10 November and take place at the William Booth College, Champion Park, London SE5 8BG.

The conference has run for the last twenty years. It provides residents who live in Southwark Council managed properties with an opportunity to meet their peers, council officers and councillors, to discuss and debate key issues affecting their homes.

Topics to be discussed at this conference include the Resident Involvement Review, Youth Crime, Housing and Regeneration.

The event programme will also include the following:

- Question Time Debate – this will provide delegates with an opportunity to put questions to cabinet members and members of the opposition party.
- A 'market place' with stalls. Representatives from the council contractors and other service providers will be available in this area
- Lunch and raffle

You have to be a Southwark tenant to attend. To book a free place, registration forms need to be completed and they are available at the Ledbury TRA Hall.

These should be completed and returned in an envelope marked with the following: **SGTO Freepost, 19 Buller Close, Peckham, London SE15 6UJ**. It can also be scanned and returned to resident.involvement@southwark.gov.uk

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
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

- 155 empty properties
- 3 offers made and accepted and awaiting move in dates.
- 0 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

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



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Hema Vashi – RSO for Bromyard

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Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

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Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

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Modupe Somoye – RSO for Peterchurch

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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
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**Tony Hunter – Head of
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**Abigail Buckingham – Design
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**Sharon Shadbolt – Project
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Kim Hooper – Communications

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