



Ladbury Towers

Weekly newsletter

12 October 2018

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Resident Project Group – update

The Resident Project Group met this week and heard from Ferenc Morath, the council officer responsible for the report that is being prepared on the future of the Ledbury Towers, which the Cabinet will consider at its meeting on 30 October, 2018.

Ferenc reported that the report had been amended following the suggestions that residents had made in their meeting with Cllr Cryan last week.

The report will be recommending Option B – the enhanced refurbishment option, with additional new homes around the Ledbury Towers.

The meeting was keen to hear what the timetable would be for refurbishment. Officers urged caution as the timetable will depend on further surveys and then the pilot works that will be carried out to vacant homes at Bromyard House that will take place under the guidance of Arups.

Once these works are completed a timetable can be drawn up with the input of the Resident Project Group.

The Resident Project Group will be making a deputation to the Cabinet meeting on 30 October 2018.

Fire Alarm Tests

We are starting to prepare the dates for the fire alarms to be tested again.

It will be in the first half of December and as usual everyone will be written to advising them of the dates as we are also going to need access to some homes to check on the equipment that was not checked in June, as these need to be checked at least once a year.

Sylvan Grove – repairs reporting

The New Homes Development Team at Southwark Council has asked us to remind residents about how to report any repairs issues in their home whilst the properties are in their “defects liability period”.

This is the year long period after a home is built in which repairs that are needed as a result of a defect have to be completed free of charge by the builder. In the case of Sylvan Grove this is the period up until the end of March 2019.

Therefore all repairs have to be reported to 0800 952 4444 for the first year, or emailed to newhomes.defects@southwark.gov.uk

It would be helpful to the council that if you are reporting a repair by email you could provide as much information as possible and include a photograph of what is wrong to help us work out if the problem is a defect or a repair, as a repair is a cost to the council.

Finally, have you contacted the utilities companies for your new home? Page 31 of the home user guide that the council gave you, provides the details of who you should contact.

The later you contact them, the bigger bill you will have if you have not made arrangements with them. Please check that you have contacted them.

Leaseholder Visits

The Resident Services Officers for the Ledbury Towers are taking part in a cross Borough initiative to visit all leaseholder homes in Southwark to ensure amongst other things that leaseholders - and if they let their properties out, their tenants - are fully aware of the information in the Fire Safety Packs that have been issued.

As part of these visits Resident Services Officers have been asked to check all

properties for any alterations that the leaseholders may have made, as this could have an impact on fire safety.

The Ledbury Resident Services Officers will work with leaseholders to resolve any issues identified as part of these visits.

FREE employment support from Millwall

We have been asked to make as many residents aware as possible about the free employment support that is available locally for those aged 19 to 50+.

There are 2, 4 and 6 weekly courses available. The courses run Monday to Friday from 9.30am to 3.30pm.

Courses are offered in:

- Catering & Hospitality
- Cleaning & Maintenance
- Sport Fitness industry
- Sport Coaching Industry
- Construction
- Administration
- Retail

The next course starts on Monday 22 October 2018 at the Big Local Works, 4 Market Place, Southwark Park Road, LONDON, SE16 3UQ

DON'T DELAY APPLY NOW by either visiting www.millwallcommunity.org.uk/employment, ringing Samantha Vacciana 0795 759363 or e mailing svacciana@millwallcommunity.org.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
17/10/2018	11.00 - 12.00
24/10/2018	11.00 - 12.00

13/11/2018	11:00 -12:00
21/11/2018	11:00 -12:00
28/11/2018	11:00 -12:00
05/12/2018	11:00 -12:00
12/12/2018	18:00 -19:00
18/12/2018	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.
- 1 household 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

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**

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Kim Hooper – Communications

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**Gary Wallace – Homeowners
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**Ricky Bellot – Housing
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