



Ledbury Estate

Weekly newsletter

2 November 2018

Southwark Council makes the decision to refurbish the Ledbury Towers

On Tuesday evening, Southwark Council's Cabinet made the decision for the Towers to undergo a complete refurbishment, including the required strengthening works plus new lifts, windows, roofs and lighting.

The council's Cabinet decided on Option B which was the option favoured most by residents in the recent consultation. Under that option, the four high rise blocks will be refurbished, and new homes built on land next to the blocks – at least half of which will be council homes – to help finance the refurbishment costs. The rest of the costs would be met by the Housing Revenue Account.



Cllr Stephanie Cryan, Cabinet Member for Housing, said: "We know it has been a difficult time for many people but I feel we are at a point where we can start moving forward and get this work done to fix the homes in the four tower blocks. We will also build new, family homes on the estate to help meet costs and help local families living in overcrowded conditions.

"I want to extend my thanks to the residents in the tower blocks and the wider estate, members of the Resident Project Team and the Ledbury Tenants and Residents Association for their invaluable help and commitment to the future of the tower blocks. I very much hope that we will continue to work together as the works progress to ensure the right outcomes for the Ledbury community."

The refurbishment would be done in phases allowing those residents still living in the Towers to move into one of the empty homes temporarily while their blocks are completed. Just over 150 tenants have already moved out of the Towers, but everyone will have the choice to return if they wish, once the refurbishments are completed.

Before we start the works, we will be carrying out stringent testing of the new design solution we will be using on the block. This will be completed through some trial pilots we will be undertaking at Bromyard House. The exact start date of the refurbishment works won't be confirmed we are assured that the proposed works have been successfully tested in the pilots.

In the meantime Southwark Council's officers will be working with the Resident Project Group over the coming months to monitor the pilot works.

If anyone has any questions about next steps, the Ledbury Team are available in the Ledbury TRA Hall to answer them. Please do not hesitate to drop in.

Newsletter changes

The decision to go ahead with the refurbishment of the Towers and to build some new homes on the land next to the blocks will have an effect on the rest of the Estate.

The Ledbury Resident Project Group will be working hard for the foreseeable future and the newsletter will let all residents know what is going discussed in the group.

Therefore as agreed between Cllr Cryan and the Resident Project Group at one of the recent meetings, we have combined the weekly newsletter for the Towers and the monthly newsletters for the estate, so that all residents on the Ledbury Estate will receive a newsletter weekly.

Items in the towers' communal areas

Every evening, and throughout the night, the staff in the Ledbury Team based at the TRA Hall, undertake patrols of each of the towers to make a number of checks, one of which is to ensure that there is nothing stored in the communal areas.

This is because if there was to be a fire, they may be an obstacle to an evacuation if the area is full of smoke.

Therefore please do not store anything in the communal areas because if anything is found during the patrol, it will be removed.

Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove You can contact him on 020 7525 4198.

As a reminder all repairs should be reported by calling 0800 952 4444 or for the first year to newhomes.defects@southwark.gov.uk

It would be helpful to the council that if you are reporting a repair by email, to include a photograph of what is wrong to help us work out if the problem is a defect or a repair.

Fireworks

As a result of different incidents of youths misusing fireworks close to the Towers, we have arranged for the Estate to be patrolled from 5pm to 3am until Wednesday 7 November 2018.

Ledbury Estate

Rochelle Ferguson is the Resident Services Officer covering the rest of the Ledbury Estate i.e not the Towers.

If you need to contact Rochelle her number is 020 7525 4833.

Rochelle is based at the council's Queen's Road office. The address is 132 Queens Road, Peckham, London SE15 2HP.

Rochelle holds a monthly surgery at the Ledbury TRA Hall on the 4th Wednesday of the month between 3 and 5pm.

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
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 brought 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:

All residents in the tower blocks will have to leave their homes for a period whilst major strengthening and refurbishment works are carried out. For those that do not want to leave the Estate, they will have the opportunity to move into one of the empty homes in the Towers temporarily while their blocks are completed. For those who want to move from the Towers, they will continue to have priority to move.

All tenants 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 tenants 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

- 157 empty properties
- 5 offers made and accepted and awaiting move in dates.
- 2 households in 1st position and viewing pending.
- 0 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 178 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



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

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Tony Hunter – Head of
Engineering

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Abigail Buckingham – Design
and Delivery Manager

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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
Applications

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