



# Ledbury Estate

## Weekly newsletter

23 November 2018

## Fire alarm tests

The fire alarms are due to be tested again in December. This will take place on 11<sup>th</sup> and 12<sup>th</sup> December 2018. As well as testing that the alarms work throughout the blocks, we will need access into certain properties to test the individual heat sensors. If we need access into your home your Resident Services Officer will be contacting you to arrange that access.

Like in previous alarm testing, we will write to you all to let you know the times that the alarms will be tested so and knock on your doors prior to each fire alarm test taking place.

## Ledbury TRA

At the recent Southwark Housing Heroes Awards, the Ledbury TRA received an award for their work. The TRA have an excellent track record in supporting residents, advocating on behalf of residents with the Council, and for the social activities that take place on the Estate.

The TRA Officers, Jeanette Mason (Chair), Sue Slaughter (Secretary) and Eileen Bassom (Treasurer) received their award from Cllr Stephanie Cryan, the Southwark Council Cabinet member for Housing Management & Modernisation.



## Peterchurch House

Southwark Council has been approached by a working group of the Engineering Council looking at building safety following the Grenfell enquiry.

They would like to look at a number of different blocks, so that they could undertake a detailed study for their report. Southwark Council is always willing to help with such enquiries as we in turn can benefit from their work.

As a result we have proposed that they can look at Peterchurch House, as we have a number of empty properties and there would be less inconvenience to residents.

The working group who will be visiting the block will include a variety of engineers across a range of disciplines. They will be visiting the block on the morning of Friday 30 November and they will be accompanied by Southwark Staff who will have the relevant ID. If you have any concerns on the day, the Ledbury Team can be contacted on 020 7732 2886.

## Ethnard Road

We, like everyone else, were all shocked about the tragic events in Ethnard Road last Friday.

Our thoughts are with the family concerned who need their privacy at such a time.

## Peace Party

This week the Ledbury TRA held a peace party for the Ledbury pensioners to commemorate the 100<sup>th</sup> anniversary of the end of the First World War.

A great time was had by all with a two course dinner followed by entertainment. The Mayor of Southwark, Cllr Catherine Rose, was in attendance and she praised the work that the Ledbury TRA undertake on behalf of the residents.



The Ledbury TRA Peace Party

### Resident Service Officers

Rochelle Ferguson the Resident Services Officer for the Ledbury Estate (not including the Towers).

If you need to contact Rochelle her number is **020 7525 4833** and her email address is **[rochelle.ferguson@southwark.gov.uk](mailto:rochelle.ferguson@southwark.gov.uk)**.

Rochelle holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm. November's surgery will take place on **Wednesday 27 November**.

Obie Ebanks is the Resident Services Officer for Sylvan Grove. You can contact him on **020 7525 4198** or **[obie.ebanks@southwark.gov.uk](mailto:obie.ebanks@southwark.gov.uk)**.

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact her on **020 7525 1165** or **[debbie.ming@southwark.gov.uk](mailto:debbie.ming@southwark.gov.uk)**.

As a reminder all repairs for Sylvan Grove and Churchyard Row should be reported by calling **0800 952 4444** or for the first two years to **[newhomes.defects@southwark.gov.uk](mailto:newhomes.defects@southwark.gov.uk)**.

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

if the problem is a defect or a repair.

### 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
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
02/01/2019	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

- 159 empty properties
- 4 offers made and accepted and awaiting move in dates.
- 0 household in 1st position and viewing

pending.

- 2 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 182 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](http://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](mailto:mike.tyrrell@southwark.gov.uk)



**Sharon Burrell – RSO for Sarnsfield**

**Tel: 07432 738774**

[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)



**Olive Green – Resident Services Manager**

[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)



**Modupe Somoye – RSO for Peterchurch**

**Tel: 07903 281390**

[modupe.somoye@southwark.gov.uk](mailto:modupe.somoye@southwark.gov.uk)



**Hema Vashi – RSO for Bromyard**

**Tel: 07852 766058**

[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)



**Cheryl Russell – Area Manager Central**

[cheryl.russell@southwark.gov.uk](mailto:cheryl.russell@southwark.gov.uk)



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

**Tel: 07984 144224**

[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)



**Tony Hunter – Head of Engineering**

[tony.hunter@southwark.gov.uk](mailto:tony.hunter@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:



**Abigail Buckingham – Design and Delivery Manager**

[abigail.buckingham@southwark.gov.uk](mailto:abigail.buckingham@southwark.gov.uk)



**Ricky Bellot – Housing Applications**

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**Sharon Shadbolt – Project Manager**

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**Kim Hooper – Communications**

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**Gary Wallace – Homeowners Operations**

[gary.wallace9@southwark.gov.uk](mailto:gary.wallace9@southwark.gov.uk)

