



Ledbury Estate

Weekly newsletter

16 November 2018

Delivering the refurbishment

There is a lot of work going on behind the scenes at the moment so that we can be in a position to commence the pilot works to Bromyard House.

Since the Cabinet decision on 30 October 2018, Officers have been meeting with the consultants and contractors that will be involved.

So far meetings have been held with Calford Seaden and Engie. Meetings with Arup and the BRE have also been arranged.

Once these meetings have been held Officers will report back to the Resident Project Group on the progress. This in turn will be reported through the newsletter.

Public Meeting

As a reminder, following on from the decision to refurbish the Towers we have organised a Public Meeting on Thursday 22 November at the Ledbury TRA Hall at 7pm.

Cllr Stephanie Cryan the Cabinet Member for Housing Management and Modernisation, and Cllr Leo Pollak, the Cabinet Member for Social Regeneration, Great Estates and New Council Homes, will be attending the event to speak to residents.

Moped in Pencraig Way

Rochelle Ferguson the Resident Services Officer for the Ledbury Estate (not including the Towers) has issued a 14 day warning letter out to residents that a seemingly abandoned moped attached to the railings of the Ledbury Play Area will be removed on Monday 26 November 2018 if it is not claimed.

If you need to contact Rochelle her number is **020 7525 4833** and her email address is **rochelle.ferguson@southwark.gov.uk**.

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

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

Music Video Filming

On Wednesday 21 November 2018, between 9am and 9pm, a music video will be filmed in the square between Credenhill House, Bromyard House, Naylor Road and Bird in Bush Road. 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.

You also have the opportunity to be in the video. The film company are looking for ALL people of ALL ages and ALL looks - groups and individuals to be in the video! You'll need to be available for a minimum of three hours and they warmly welcome applications from groups of friends/family.

To apply simply send a recent photograph, full name(s) and phone number(s) to castingcgcasting@gmail.com. They want any applicants let them know your availability for Wednesday 21 November.

New number for HIU repairs

Just a reminder that Keepmoat (now known as Engie) will stop being responsible for servicing and repairs to the HIUs from Thursday 22 November.

From this date it will be the responsibility of the

Southwark repairs team to undertake this work. If you have any issues with your HIU system such as a drop in pressure (04 code) or no heating/hot water, please call the contact centre on **0800 952 4444** and raise a job for an engineer to come out to remedy the problem.

If you have any problems with raising a job concerning your HIU, please contact a member of staff in the Ledbury TRA Hall and they will be able to assist.

The contact number for the Ledbury TRA Hall is **020 7732 2886** or **020 7732 2757**.

We will be inspecting a 25% sample of the HIUs and if your property is chosen we will write to you to give you plenty of notice regarding access.

Resident Service Officers

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

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 you could include a photograph of what is wrong to help us work out if the problem is a defect or a repair.

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

As a reminder all repairs should be reported by calling **0800 952 4444** or for the first two years to **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.

Employment Training Course

Are you over 19 years old? Would you benefit from an employment training course? Do you need a boost to help you with your CV, Job Searches and Interview skills? If so a 4 week course starting on Tuesday 27 November 2018 may be for you.

The Big Local Bermondsey is hosting the course in partnership with the WEA in the Blue at 4 Market Place, Southwark Park Road, SE16 3UQ. The sessions are from 1.30pm to 4pm on Tuesdays 27/11, 4/12, 11/12, 18/12 and participants will need to attend all 4 sessions. The cost is £30, but it is free to people on benefits / income under £16,000 pa.

Please enrol before Monday 19th November to ensure the course runs.

To enrol online visit www.wea.org.uk and type Job Booster into the subject to follow links to the course.

If you can't enrol online:

- Call the WEA Student Support Team on **0300 303 3464** or
- ask Big Local Bermondsey staff for help - call **020 7237 5221** or
- call / text Paul, on 07919 528 109 or email **pchodha@wea.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
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
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.
- 0 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

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

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

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



Gary Wallace – Homeowners Operations

gary.wallace9@southwark.gov.uk



Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk

