



# Ledbury Estate

## Weekly newsletter

9 November 2018

### Invite to public meeting

Following on from the decision to refurbish the Towers last week, we have organised a Public Meeting on **Thursday 22 November** at the Ledbury TRA Hall at 7pm.

Myself, as 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.

Everyone is welcome and I hope to see you all there.

Kind regards,



Cllr Stephanie Cryan

### Ledbury Deep Clean

Following on from the deep clean that was undertaken in the Towers in the summer, we have been attempting to undertake a deep clean to the asphalt on the low rise blocks.

None of the pilots we have undertaken have been successful as we have been disappointed with the results.

However the Cleaning Manager for Southwark has instructed the team to carry out the very high cleans, re-paint the white edgings to the staircases and the undersides of the ceilings. This work will be completed within the next few days.

### New number for HIU repairs

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**.

### Training opportunity

We have been asked to let you know that the Millwall Community Trust is running a training course for those that want to work in the security industry.

The training is for a Security Industry Authority (SIA) in Door Supervision, which also includes Stewarding at Events and an Occupational studies/ Employability certificate.

The course starts on 21 November 2018 at The Lions Centre, Bolina Road, London SE16 3LD.

For more information and to book a place please contact Doug by emailing **douglas.case@learningcurvegroup.co.uk** or telephoning **07458 005107**.

### Fireworks in Communal Areas

Rochelle Ferguson the Resident Services Officer for the Ledbury Estate (not including the Towers) would like residents to note that it is

considered anti-social behaviour to have firework displays anywhere on the estate.

This is clear in the tenancy agreement. Any resident caught doing this will have action taken against them.

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

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.

### Items in the 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 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
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

- 158 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.
- 181 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**

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)



**Sharon Shadbolt – Project Manager**

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**Kim Hooper – Communications**

[kim.hooper@southwark.gov.uk](mailto:kim.hooper@southwark.gov.uk)



**Gary Wallace – Homeowners Operations**

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

