



Ledbury Estate

Weekly newsletter

30 November 2018

Public meeting

Thank you to everyone who managed to attend last week's public meeting on what was a very cold night. There were over 30 residents present.

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, both attended the meeting to speak to residents.

Cllr Cryan confirmed that Cabinet had approved Option B for the future of the estate and that she had supported this option, or option A, herself. Cllr Cryan explained that the next stages would involve:

- Arup continuing their role as structural engineers and investigating the feasibility of the structural strengthening by carrying out pilot works in some empty flats in Bromyard. This initial work could progress even while a few remaining residents still lived in the block. Other works, especially the testing of communal parts, would have to wait until the block was completely empty.
- Calsford Seaden were appointed as the council's client representatives and technical experts on the contract
- Engie (formerly Keepmoat) would be the contractors for the works. Engie was appointing sub contractors who are concrete specialists.
- BRE – the Building Research Establishment – would continue to be involved in the programme as it had a national role in relation to drafting construction regulation and guidance. The Ledbury programme was of national interest as the structural strengthening was a pioneering project. Cllr Cryan advised that the council welcomed their involvement and hoped to benefit from the BRE's expertise.
- Hunters had been appointed the project architects as residents have been so positive about their role in the Options Study.

The last part of the pilots will be dependant on the findings of the initial stages. This in essence will be the detailed design of the strengthening and supports for the whole building.

Cllr Pollak explained that he was the cabinet member responsible for new build housing on council estates. He welcomed the opportunities offered by the Ledbury programme.

He advised the meeting that the council had adopted a number of principles around new build and these were published as adopted cabinet policies.

Among those principles was that development should fit in with existing estates in nature, character and scale. It was also a commitment that new builds should have a minimum of 50% affordable homes – homes let at council rents.

Ledbury TRA

The Ledbury TRA would like to thank Hunters, The Shaw Corporation and Urban Provincial for the donations that they gave to the TRA for The Peace Party. The TRA have had such good feedback from all those Ledbury pensioners that attended the party. A good time was had by all.



Southwark Foodbank

The Ledbury Team has set up a collection point under the Christmas tree in the Ledbury TRA Hall for food donations to the Southwark Foodbank.

If you want to join the team in donating. More basic food items are always needed, such as coffee, tea, sugar, long life milk and juice,

breakfast cereals, pasta, tinned products (fruit, vegetables, beans, fish and meat), biscuits, snacks, pasta sauces, rice, and treats.

Toiletries such as toothbrushes, toothpaste and sanitary items are welcome. The Foodbank also needs toys, nappies, baby wipes and baby food.

The donations will be taken to the Southwark Foodbank at Pecan, 121a Peckham High Street, Peckham, London SE15 5SE on Friday 14 December 2018.

In addition the Southwark food bank is appealing for monetary donations to help fund its Christmas campaign, and to keep the food bank running into the new year.

Their target goal overall is £15,000. The Ledbury Action Group has set a target of £500 to help support them in reaching their goal. They have opened a JustGiving page, in collaboration with the Foodbank a www.justgiving.com/fundraising/Peckhamfoodbank

All the funds raised go directly to the Southwark Foodbank and they are reminding people to remember to tick the 'GiftAid' box when they donate, as it increases the amount the charity gets.

Rainbow Collective is also holding some 'Films For Food' film screening events in the run up to Christmas.

These film screenings are free entry, attendees are just asked to bring a bag of non-perishable food to be donated to the Southwark Foodbank.

The first screening is 'Nae Pasaran', on Saturday 1 December at 6.30pm at The Green Community Centre, Nunhead.

Details can be found at www.facebook.com/events/204811827128076/

Blue Christmas at The Blue

We have been asked to let everyone know that on Sunday 2 December 2018 between 12noon and 5pm the annual Christmas Market will take place in The Blue.

It is a free event for all the family and includes a stall selling knitted and crocheted goods, run by Mary Murdoch from the Bonamy TRA, and all the proceeds go to charity.

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

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

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

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

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
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
09/01/2019	11:00 -12:00
16/01/2019	18:00 -19:00

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

