



Ledbury Estate

Weekly newsletter

7 December 2018

Bromyard House - Pilot Works begin next week

Following on from the decision to refurbish the blocks, the initial phase of the pilots will start week commencing Monday 10th December 2018.

The initial phase will involve stripping all coverings including the top coat of concrete to the flooring of the vacant flats on the ground, first, seventh, eighth, twelfth and thirteenth floors. The work will be noisy and therefore we will not be carrying out this to any empty homes that are directly above or below occupied flats.

Similar preliminary works will be carried out to parts of the communal areas on the seventh and eighth floors; therefore the lift will not be accessible to these floors.

Following the initial phases of the pilots there will be a review phase, and then Arup will progress to the detailed design of the strengthening works.

Fire Drills

To coincide with the six monthly Fire Alarm Maintenance Servicing / Testing visits, we will be carrying out fire drills next week as follows:

- Sarnsfield House – Tuesday 11 December 2018 at 10.30am
- Skenfrith House – Tuesday 11 December 2018 at 1.30pm
- Peterchurch House – Wednesday 12 December 2018 at 10.30am
- Bromyard House – Wednesday 12 December 2018 at 1.30pm

As usual during the fire drills we will be knocking on the doors prior to the drill commencing to remind residents that it will be taking place, so that residents are not unduly alarmed.

Foodbank Reminder

Wow, what a lovely community we have here at Ledbury. The collection for the Southwark Foodbank at the Ledbury TRA Hall grows on a daily basis with the donations from staff and residents. In addition there have been substantial donations from 1st Ace (the company that provides the Fire Wardens) and the Ledbury TRA.



If you want to join the team in donating, 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.

Ledbury TRA

The Ledbury TRA has asked us to remind people that they have not been able to organise a Christmas Party this year as they have only just held the event for pensioners. They are planning one for 2019.

They have asked us to let you know that they had some presents left over from last year's party and that these have been donated to Pecan, who are collecting toys to distribute to those in need in Peckham.

In addition the TRA have received a £50 Marks & Spencer voucher as part of their recent Housing Heroes award, and have used it to buy food and toiletries to add to the collection for the Southwark Foodbank that is in the TRA Hall.

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
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

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

- 162 empty properties
- 3 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.

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

