



# Ledbury Estate

## Weekly newsletter

14 December 2018

## Bromyard House - Pilot Works

The preliminary works to Bromyard House to allow the pilot works to go ahead, commenced on Monday this week.

As we reported last week, the works will consist of stripping each of the 16 flats that are being worked on back to the concrete panels. The flats that have been chosen have no one living above or below them to minimise disruption to those residents who remain in the blocks.

This will be noisy work, and as such, whilst operatives will be in the properties from 7am to 7pm Monday to Saturday, they will only be allowed to carry out any noisy work between 9am and 4.30pm.

These are only the preliminary works to allow Arup to finalise the specification for the pilot works.

## Recycled Furniture

A number of residents who moved left some usable goods that can be reused. Therefore in clearing the properties at Bromyard House for the pilot works, Engie are working in partnership with the Ledbury Team to recycle usable goods residents who moved out of the Towers no longer want. Items such as cookers and large furniture where labelled fire retardant will be taken to the Old Kent Road branch of British Heart Foundation.

You can also donate unwanted electrical goods and furniture directly by contacting the BHF through their website: [bhf.org.uk](http://bhf.org.uk) or telephone 020 7160 6200. All collections are free.

## Fire Alarm Tests

The planned six monthly Fire Alarm test and servicing visits went ahead this week on Tuesday and Wednesday. We would like to thank all those residents who were in and

followed the instructions in respect of the evacuation. No issues were identified with the alarms.

## What to do in an evacuation

The fire alarm tests worked well, but it is also a useful opportunity to remind residents what would happen in the event of a fire in one of the Towers.

Therefore if there is a fire in your home:

- evacuate and then call the fire brigade when safe to do so
- tell the nearest fire warden and if the communal alarm has not been activated they will set the block alarm off
- The fire will also cause the automated communal alarm to go off and as soon as it does, the main fire warden will call the fire brigade. It does not matter how
- many times the fire brigade are called, as we need to ensure that they are on site

## If the communal alarm goes off in your home:

- No one will knock on your door to tell you to evacuate
- The fact that the fire alarm has gone off means that you have to evacuate to the evacuation area for your block as is stated on your block fire action notices
- The wardens are only there to help evacuate the vulnerable residents who need help
- At the evacuation area, there will be an officer from the Ledbury Team coordinating the evacuation. If it is cold or rainy and it is safe to do so, they will move people to the Ledbury TRA Hall

The fire brigade will be given details of the vulnerable residents when they arrive but given the time it may take the brigade to arrive we will be assisting you out. Their priority will be to fight the fire.

Finally, over the Christmas holidays a number

of you will have more visitors than usual. Please ensure that your visitors know about the evacuation procedures. If you have a visitor with mobility issues, please inform the main fire warden for your block.

**Southwark Foodbank**

Thank you all for the contributions to Southwark Foodbank that are being collected at the TRA Hall. After last week’s large contribution from the Ledbury TRA, we received another large contribution from Engie (who are working on Bromyard House) this week.



The contributions are being taken to Southwark Foodbank in time for Christmas on Friday 14 December 2018.

**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
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](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.

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)



**Olive Green – Resident Services Manager**

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



**Hema Vashi – RSO for Bromyard**

Tel: 07852 766058

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



**Sharon Burrell – RSO for Sarnsfield**

Tel: 07432 738774

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



**Modupe Somoye – RSO for Peterchurch**

Tel: 07903 281390

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



Tony Hunter – Head of  
Engineering

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



Abigail Buckingham – Design  
and Delivery Manager

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



Sharon Shadbolt – Project  
Manager

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



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)



Ricky Bellot – Housing  
Applications

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

