



# Ledbury Estate

## Weekly newsletter

19 December 2018

## Bromyard Pilot Works Update

The preliminary works to Bromyard House to allow the pilot works to go ahead, continue this week. The work being undertaken by Engie at the moment is removing the screed, which is the top layer of concrete. Arup the structural engineers have a surveyor working full time on site with Engie. These works are due to be completed in Mid February, to then allow for Arup to finalise the specification for the pilot works.

The project is being managed by Paul Thomas on behalf of the Council and he can be contacted on [paul.thomas2@southwark.gov.uk](mailto:paul.thomas2@southwark.gov.uk)

## Visitors over Christmas

A number of you will be having visitors over Christmas.

If you live in one of the Ledbury Towers, 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.

## A Big Thank You

The wonderful donations made by Ledbury Residents, the staff in the Ledbury Team, the Ledbury TRA, Engie and 1st Ace have now all been delivered to the Southwark Foodbank at Pecan.



Thank you very much to every single one of you who donated, every donation makes a big difference.

## Christmas Opening Hours

As we offer a 24 hours a day, 7 days a week service, the Ledbury Team are open all over the Christmas period to deal with any queries that the residents of the Towers have.

As well as working to support the remaining residents, the team are on hand to also carry out the regular checks of all the communal areas and work with the Fire Wardens just like they do every day of the year.

There will be no Ledbury newsletter during the Christmas period. The next newsletter will be delivered the week ending Friday 11 Jan.

The Ledbury Team all very much enjoy the relationship that we have with the residents of the Towers, and we have all really appreciated the support we have had from you all during 2018.

We would therefore like to take this opportunity to wish every one a very Happy Christmas and a healthy 2019.



## Health & Nutrition Training at the Big Local

The Big Local Works in the Blue have asked us to let you all know about a new training course that they are running in the New Year in partnership with the Learning Curve Group.

The course can help you gain a level 2 award in health and nutrition and learn how insufficient nutrition can lead to a variety of health-threatening conditions and why understanding the benefits of a balanced diet and the role of nutrition in the prevention and treatment of disease is fundamental.

Anyone unemployed, or on benefits or on a low income can apply to do the course.

The course runs for 12 hours a week at the Big Local Works, 4 Market Place, Southwark Park Road, London SE16 3UQ. An induction session has been organised for 8 January 2019. The course starts on 15 January 2019 and finishes on 1 March 2019.

For more information contact Douglas Case on 07458 005107 or [douglas.case@learningcurvegroup.co.uk](mailto:douglas.case@learningcurvegroup.co.uk)

### 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](mailto: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](mailto: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](mailto: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](mailto: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
02/01/2019	11:00 -12:00
09/01/2019	11:00 -12:00
16/01/2019	18:00 -19:00
22/01/2019	11:00-12:00
30/01/2019	11:00-12:00
06/02/2019	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
- 2 offers made and accepted and awaiting move in dates.
- 2 households in 1st position and viewing

pending.

- 0 households finished within 2nd and 3<sup>rd</sup> positions and awaiting confirmation of viewing results from 1st applicants.
- 183 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)



**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)

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)



**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)



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)

