



Ledbury Estate

Weekly newsletter

1 February 2019

Bromyard Pilot Works

Whatever the outcome of the pilot works, all the properties at Bromyard House will have to be soft stripped.

As a reminder this involves the removal of all the floor coverings, doors, architraves, kitchen units, bathroom fittings, toilet fittings, heating systems, asbestos in controlled conditions, and partition walls.

The soft strip has been completed in the pilot flats and in the week commencing Monday 18 February, 2019 the works will begin to strip out the rest of the vacant properties in the block.



This week, Cllr Stephanie Cryan, Cabinet Member for Housing Management and Modernisation, along with one of the local Ward Councillors, Richard Livingstone, visited the block to see the progress of the works (pictured).

As usual if anyone has any concerns, please do not hesitate to contact the Ledbury Team. Whilst the office is open 24 hours a day, there is at least one member of the Team on duty between 6am and 10pm.

Update: Ledbury Estate Communal Lighting Upgrade funded through Cleaner Greener Safer (CGS)

We have now been informed of the phased programme of the works for the LED lighting improvements, for the designated area on the estate by the contractor.

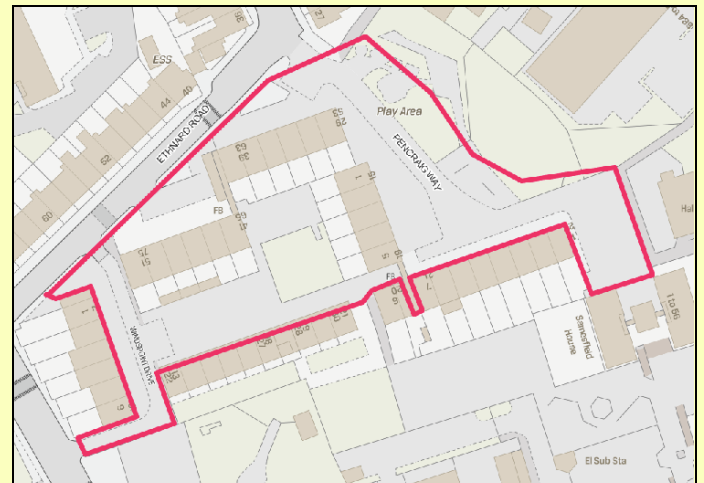
This was a result of the bid that the Ledbury TRA made for improved lighting for residents

These areas will be:

- Phase 1 – Pencraig Way - Week commencing 28 January 2019
- Phase 2 – Ethnard Road - Week commencing 4 February 2019
- Phase 3 – Windspoint Drive - Week commencing 11 February 2019

The works are planned to be completed by Friday 15 February, 2019 as long as the team doesn't have any issues during the works.

Drilling and some noise will be an inevitable part of the installation, so residents' patience will be greatly appreciated.



If you have any queries or questions about the lighting improvements you can contact the CGS Project Manager, Andy Newman, at andy.newman@southwark.gov.uk or call **0207 525 3667**.

The Ledbury TRA is now planning to make a similar bid for Credenhill House, Bird in Bush Road and Naylor Road.

New Community Space for the Old Kent Road

The Ledbury TRA is supporting the NLA, an independent organisation with a mission to bring people together to shape better cities.

The NLA is working with Southwark Council on the launch of a new community space on the Old Kent Road.

Their brief is to create a space for local residents, businesses, community groups and other partners to come together to share ideas, debate and engage in discussions around the future of the neighbourhood.

To raise awareness of the new space, they are creating an exhibition and programme of events that celebrates the area.

They are hosting two drop-in sessions on:

- Saturday 2 February, 10am to 1pm at East Street Library, 168-170 Old Kent Road SE1 5TY
- Thursday 7 February, 5pm to 8pm at Christ Church Peckham, 676-680 Old Kent Road SE15 1JF

They have asked that residents bring along your ideas and copies of any content you would like to share.

Do get in touch to let them know if you would like to participate or have any questions. They can be contacted by email amy.till@newlondonarchitecture.org or telephone: 020 7636 4044.

Supporting People with Cancer

The Ledbury TRA has been asked by the NHS Southwark Clinical Commissioning Group to publicise a survey for people who are living with or beyond cancer.

Their aim is to make it easier for people with cancer in Southwark to get the right support, in the place that best meets their needs. They want to hear from people who are living with or beyond cancer, their family, carers and local health professionals.

The survey will help them understand the support people need, where you want to receive it and how things can be improved.

The survey can be found at:
www.surveymonkey.co.uk/r/5TQKCWR

Please let them know what you think by completing a quick survey.

To request a paper copy of the survey, or for more information, please contact the Southwark Clinical Commissioning Group by email at: **souccg.southwark-ccg@nhs.net** or by calling **020 7525 7888**.

Resident Service Officers

Rochelle Ferguson is 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 Twinkal Sharma and PCSO Felix Adeyanju will be holding hour-long contact sessions in the Ledbury TRA Hall so residents can meet with the local Old Kent Road Ward Police team.

Date	TIME
06/02/2019	11:00-12:00
13/02/2019	11:00-12:00
20/02/2019	11:00-12:00
06/03/2019	11:00-12:00

The team can also be contacted by email **oldkentroad.snt@met.police.uk**

On Wednesday 27 February 2019, at 7pm the Old Kent Road Ward Panel will be holding their next quarterly meeting. It is open to all residents.

The meeting will be held on the Bonamy Estate at The Links, 353 Rotherhithe New Road, London SE16 3HR.

This is an opportunity to meet your SNT, a group of Metropolitan Police Officers dedicated to serving your community. The team is made up of officers based in our area (or ward), supported by additional officers from the wider area.

The SNT works closely with local authorities, community leaders and residents to decide their policing priorities for the area. This helps them to find useful, long-term solutions to local problems, while maintaining their wider focus on reducing crime across London.

The Ward Panel meetings are therefore a good way of not only meeting the SNT but also an opportunity for residents to highlight their concerns.

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

- 164 empty properties

- 2 offers made and accepted and awaiting move in dates.
- 0 households in 1st position and viewing pending.
- 0 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 186 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 now works on a part time basis and his days are flexible, depending on what meetings he needs to attend. If you want to see Mike, just arrange for your RSO to make an appointment with him, on the days he is working.

mike.tyrrell@southwark.gov.uk



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

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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 – Head of Accommodation & Support

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Tony Hunter – Head of Engineering

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Abigail Buckingham – Design and Delivery Manager

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Sharon Shadbolt – Project Manager

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Kim Hooper – Communications

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Gary Wallace – Homeowners Operations

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Ricky Bellot – Housing Applications

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