



Ledbury Estate

Weekly newsletter

11 January 2019

Bromyard Pilot Works Update

This week the Resident Project Group met and received an update on the preliminary works at Bromyard House.

Works have recommenced this week after the Christmas break and as you can see from the pictures below the first phase (inside of individual properties, the second phase will eventually include the communal areas) of soft stripping out of the properties, to allow the work to commence on the hard stripping, is nearly complete to the first 16 properties.



A further 8 are due to start once residents in surrounding properties are rehoused.

The soft stripping 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 hard stripping involves removing the removal of the plaster on the walls and ceilings and the top layer of the concrete floors. This will take place following consideration of the prices that are due on 16 January 2019 from Engie.

All this work needs to be completed before Arup, the structural engineers are able to design the pilot works that need to be undertaken.

Monthly Estate Walkabout

The next estate walkabout with your Resident Service Officer and the Communal Repairs Officer will be on Monday 14 January 2019.

All residents are welcome to join the walkabout which starts at 11am from the Ledbury TRA Hall.

Bromyard Tree

In late autumn last year a tree was removed from the Ledbury Street side of Bromyard House.

We have been advised that it was removed because it had died. We have been assured though that a replacement tree is included in the 2019/20 tree planting programme.

Old Kent Road Forum

Southwark Council has set up a Forum for the Old Kent Road area given the amount of regeneration that will be undertaken over the next decade.

All local residents are invited to attend. The Forum is held from 11am to 1pm on Saturdays at Christ Church Peckham, 670-680 Old Kent Road, SE15 1JF and the dates and themes for the future Forums are:

- 19 January 2019 - Theme: Open Space
- 16 February 2019 - Theme: How developer contributions and the Community Infrastructure Levy (CIL) can address local needs
- 16 March 2019 - Theme: Building for the Future - Design Quality

In addition there is a website dedicated to the Old Kent Road opportunity area. All the

information around the future of the Old Kent Road can now be found in one place.

From the latest planning applications and dates for consultation events, to stories from the people who live in the area, the website will keep local residents and businesses informed about all the latest news and changes going on around them.

The website can be found at **www.oldkentroad.org.uk**

Ledbury TRA

The Ledbury TRA has set dates for the 2019 meetings as follows:

- Monday 11 February - General Meeting
- Monday 11 March - Committee Meeting
- Monday 8 April - Committee Meeting
- Monday 13 May - Committee Meeting
- Monday 10 June - Committee Meeting
- Monday 8 July - Annual General Meeting
- Monday 9 September - Committee Meeting
- Monday 14 October - Committee Meeting
- Monday 11 November - Committee Meeting
- Monday 9 December - Committee Meeting

These meetings are subject to change.

Any queries can be addressed to the Chair, Jeanette Mason, on 0797621160 or by email to jnttmason@gmail.com

The secretary is Sue Slaughter and she can be contacted emailed on s.slaughter@talktalk.net

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.

Old Kent Road Ward Panel meeting

The Old Kent Road Safer Neighbourhood Team (SNT) will be holding their next quarterly meeting on Wednesday 27 February 2019 at 7pm. 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.

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
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

- 163 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.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

