



# Ledbury Estate

## Weekly newsletter

25 January 2019

## Bromyard Pilot Works



This week the works started on refurbishing the temporary flats at Sarnsfield House and Skenfrith House that the remaining residents at Bromyard House will be moving to temporarily to allow the pilot works at Bromyard House to take place. The works (as pictured above and below) to refurbish the temporary accommodation are due to take 15 days to complete.



Once the remaining residents from Bromyard have moved, it will take about two months for the hard stripping of the pilot flats to be completed. This involves removing the plaster off the ceilings and wall, and the top layer of concrete from the floors. If there are any delays on this we will update you.

After that it will take about two months for Arup to complete the design work for the pilots and then the actual pilot works can begin. We think this will all be completed by July. This however depends on access to the properties and what is found in the flats.

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.

## Fire Brigade Checks

We had a Fire Brigade spot check on Sunday 20 January 2019 - the first spot check we have had for a few months.

This time they visited all four blocks, and we were pleased to hear that they had no concerns.

## Surveys

As a reminder over the next few weeks, you will see surveyors carrying out surveys on the Estate where the new build homes are proposed to be built. They will not need to gain access to any homes.

Therefore as usual do not allow anyone into your home and if you have a concern about bogus callers do not hesitate to give the Ledbury Team a ring on 020 7732 2886.

## Ledbury TRA

The Ledbury TRA have arranged a general meeting for all residents of the Estate on Monday 11 February 2019 at 7pm.

Cllr Leo Pollak the Cabinet Member for Social

Regeneration, Great Estates and New Council Homes will be present to talk about regeneration in the Old Kent Road area.

Please put this date in your diaries along with the Annual General meeting which will be on Monday 8 July 2019.

Any queries can be addressed to the Chair, Jeanette Mason, on 07976 211610 or by email to [jnttmason@gmail.com](mailto:jnttmason@gmail.com).

The secretary is Sue Slaughter and she can be contacted emailed on [s.slaughter@talktalk.net](mailto:s.slaughter@talktalk.net).

### Painting works to the Ledbury Play Area

You may have noticed that the fencing of the Ledbury Play Area has had a fresh coat of paint as pictured above. Many thanks to the Ledbury TRA and the developers of the Ruby Triangle on the other side of the Old Kent Road for making this happen.



### Free Tennis Coaching for Youngsters

Through POISE the Big Local have arranged free coaching for local youngsters on Fridays after school. So come and have a go whether you are a total beginner or want to improve your skills with their coach Denis.

It started on Friday 18 January 2019 at the Avondale Community Hall, Avondale Square Old Kent Road, London, SE1 5PD. It is still not too late to join.

There are two sessions:

- Group 1 – 6 to 10 Year olds – 4 to 5pm
- Group 2 – 11 to 14 year olds – 5.15 to 6.15pm

Call Denis on 07931 681664 to book, or just turn up.

### 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](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
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

- 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 3<sup>rd</sup> 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](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 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](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 – Head of Accommodation & Support**

[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)

