



Ledbury Estate newsletter

21 January 2022

YOU'RE INVITED! FINAL PUBLIC EXHIBITION



What this event is all about

This exhibition will showcase the final design proposals for the Ledbury Estate before submitting the planning application. Members of the project team will be available to answer your questions, walk you through the latest design updates and discuss how feedback from past events has been taken into account. Come take a look at new images with our proposals for new homes, estate landscape and community amenities. We would love to hear what you think!

26 January 2022

6 - 8 PM

Online: Zoom

Meeting ID: 446 371 1060

This session will give an overview of design proposals and focus on specific building elements (e.g. balconies, windows, winter gardens)



29 January 2022

12 - 4 PM

In-person: Open space
outside Ledbury
Estate TRA Hall

Refreshments available for attendees!

If you are unable to attend the event please contact the Ledbury team for more information by calling 020 7732 2757 or 020 7732 2886.



Karakusevic
Carson
Architects



Please note: COVID-secure measures will be in place during the event. If you are feeling unwell or experiencing symptoms please do not attend

Rubbish thrown from windows

The cleaners for the estate have a hard enough job to keep the estate clean, let alone clearing up after ignorant residents who think it is ok to dispose of their rubbish by simply throwing it out of their windows.

Recently, as well as throwing out cigarette ends could cause a fire, we have found sanitary towels and soiled nappies. Please keep our estate tidy. Any resident found disposing of their rubbish in this way will have action taken against them, as it contravenes the tenancy agreement.

Weekly fire alarm tests

Just a reminder that the fire alarms are tested every Friday in the three occupied towers, Peterchurch House, Sarnsfield House and Skenfrith House.

Site Investigations

In order to build the new homes on the site of the Ledbury Towers, a number of site investigations have to be undertaken, this will include an archaeological survey.

The excavation will mean that there will be several trial pits and bore holes. The works are expected to start at the end of February and beginning of March.

Peckham Pantry

Peckham Pantry is a membership scheme that will make your money go further.

Members of Peckham Pantry pay £4.50 per shop, which gives access to fresh fruit and veg and store cupboard favourites – to the value of £15.



Based at St. Luke's Church, Chandler Way, and 49-52 Peckham Park Road, the Peckham Pantry is a joint initiative between St. Luke's, Pecan and Your Local Pantry.

For further information on scheme membership – or on volunteering to help us out – please contact Temi Okudiya on either pantry@pecan.org.uk or **020 7277 7075**.

Mail order deliveries – keeping corridors clear

Please remember that corridors must be kept clear at all times. If you are shopping online you should ensure that

there is someone at home to take in your parcels as they must not be left on the communal landings.

Warning about bottled gas

It remains vitally important residents do not bring any bottled gas or gas appliances into the tower blocks as 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.

Local police sessions

The local Old Kent Road Ward Police team have requested that any crime be reported, if it is an emergency, to **999** and for non-emergencies to **101**.

The team can also be contacted by telephone on **020 8721 2436**, emailing oldkentroad.snt@met.police.uk or

they can be tweeted at **@MPSOldkentRoad**

Housing update

All residents in the tower blocks will have to leave their homes while their blocks are demolished and the new homes are built. All permanent tenants 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 permanent 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.

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.

We have 184 permanent empty homes as many tenanted households have moved into new homes, and 16 leaseholders sold their properties back to the council. Of course those tenants who have moved retain the right to return.

207 properties were initially refused by tenants who had viewings. However many of these have already received further offers and many residents have already moved into their new homes. No permanent tenant from the Ledbury

Towers will be suspended from bidding if they choose to refuse a property.

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 in this 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 this issue.

Resident Services Officer for the Ledbury low-rise properties

Nmah Kamara is the Resident Services Officer for the Ledbury Estate (not including the Towers). You can contact Nmah on **07547 664161** and her email

address is

nmah.kamara@southwark.gov.uk

All repairs should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

Resident Services Officer for the Ledbury temporary accommodation properties

Sophie Hopper is the Resident Services Officer for the Temporary Accommodation properties in the Ledbury Towers. You can contact Sophie on **020 7525 0682** and her email address is

sophie.hopper2@southwark.gov.uk

All repairs should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**

Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove. You can contact Obie on **07711 910754** or at **obie.ebanks@southwark.gov.uk**

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

Resident Services Officer for Churchyard Row

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact Debbie at

debbie.ming@southwark.gov.uk or on **07932 333199**.

As a reminder all repairs for Churchyard Row should be reported by calling 0800 952 4444. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

The Ledbury webpage

Don't forget! Everything we have issued to residents, including these newsletters and answers to frequently asked questions, are uploaded to our website at **www.southwark.gov.uk/Ledbury**

Ledbury Towers repairs

All repairs for the Ledbury Towers should be reported by calling **0800 952 4444**.

Repairs can also be reported by email at **repairs@southwark.gov.uk**

The Independent Tenant and Homeowner Advisor

Neal Purvis from Open Communities is the Independent Tenant and Homeowner Advisor. If you have any questions contact Neal on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**



COVID-19 update

COVID-19 rates in Southwark remain extremely high so everyone should remain cautious and follow the latest advice.

- Wash hands regularly and wear face coverings in public places including shops, public transport, community centres and faith premises.
- Meet family and friends in well-ventilated areas where possible, such as outdoors or indoors with windows open. You are at a higher risk if you are in an enclosed or crowded space, or there is limited fresh air.
- Download the NHS COVID-19 app. Keep your Bluetooth and contact tracing on to stay informed in case you come into contact with a positive case.

The government has announced that England is still in Plan B of the COVID-19 response until 27 January. Until then the following still apply:

- face coverings are required by law in indoor places such as shops and on public transport and other more public settings, including theatres and cinemas, unless you are exempt
- people who are fully vaccinated who have had close contact with someone with COVID-19 can take daily lateral flow tests for seven days, instead of self-isolating (if you're not fully vaccinated, have symptoms or test positive you still need to self-isolate)
- the NHS COVID Pass is needed in some venues, including nightclubs. People will be able to demonstrate proof of full vaccination via the app. Proof of a negative lateral flow test will also be accepted.

From Wednesday 19 January, people no longer need to work from home. From 27 January, face coverings will still be mandatory on all TfL services including the tube.

This guidance is correct at the time of publication. For the most up to date information go to

www.gov.uk/coronavirus

Get your COVID-19 vaccination

Over 197,000 people registered with a Southwark GP have received a first dose of the vaccine. You can:

- Book online using the NHS national booking service or call 119 free of charge (ages 12 and above)
- Contact your GP (ages 12 and above)
- Use a walk-in clinic in Southwark if you are 12 or over
- Take part in the school-based vaccination programme (ages 12 to 15)

Find out more at

www.southwark.gov.uk/covidvaccine

Vaccines for 12 to 15-year olds

If you have questions about vaccinations for this age group then read the FAQs and advice at

www.selondonccg.nhs.uk (search for: vaccinating 12-15 year olds).

Booster vaccinations

If you have had your second dose at least three months ago, you can have a booster jab if you are:

- Living in a residential care home for older adults
- Aged 16 or over

- A frontline health and social care worker
- Living or working in a care home
- Aged 16 or over with underlying health conditions that put you at higher risk of severe COVID-19
- Aged 16 or over and are a main carer for someone at high risk
- Aged 16 or over and live with someone more likely to get infections (such as someone with cancer or HIV)
- Pregnant and in one of the eligible groups above.

Take a lateral flow test at a community testing site

Take a rapid lateral flow test before meeting with family and friends or going to busy public places. Our testing sites at London Bridge station (St Thomas Street Exit) and 21-23 Bournemouth Road, Peckham have capacity and tests available. You can also order tests to be delivered to your home, or pick them up from a library or some pharmacies. Find out more at:

www.southwark.gov.uk/covidtestnosymptoms

Confirmation PCR tests end if you don't have symptoms

If you **don't** have COVID-19 symptoms you no longer need a PCR test to confirm a positive lateral flow. You must still self-isolate for up to 10 days (see 'Changes in number of day for self-isolation'). If you have symptoms you must still get a PCR test. Register the result of your lateral flow test whether it's negative or positive. If you need to apply for a Test and Trace Support payment, you still need to get a PCR test.

Testing if you are a close contact but test negative

If you are fully vaccinated and are told you have been in close contact with someone with COVID-19 you no longer need to get a PCR test. If you don't have symptoms, you can instead use a lateral flow test for 7 days. If you are not fully vaccinated (two doses of the vaccine) you must isolate for 10 days, even if you test negative on a lateral flow test. Find out more at: www.nhs.uk/coronavirus

Free tests if you have symptoms

It's essential that you get a PCR test as soon as possible if you have any of these symptoms:

- a high temperature
- a new, continuous cough
- a loss or change to your sense of smell or taste

Only leave your home to have a test. Find out more at

www.southwark.gov.uk/covidtestsymptoms or call NHS 119

Changes in number of days for self-isolation

If you have COVID-19 you must isolate. But if your lateral flow test is negative on both day five and six and you don't have a raised temperature, you can stop isolation. You should still try and reduce any risk to others e.g. minimise contact with people at higher risk. If you are still positive, keep testing until you have two

days in a row when you test negative before ending isolation.

Get support during COVID-19

Get support if you are under increased financial pressure due to COVID-19.

Find out more at

www.southwark.gov.uk/coronavirus-financialsupport.

Help is also available for vulnerable Southwark residents who can't leave the house due to COVID-19, and have no one to support them. Southwark Community Support Alliance can help with a range of things from delivering food or medicines to advice on childcare. Find out more at

www.southwark.gov.uk/coronavirus-gethelp or phone 020 7525 5000 and choose option 3.

The Ledbury Team

You can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**. Please e-mail the team at **Ledburyhousingteam@southwark.gov.uk**.



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