



Ledbury Estate

Weekly newsletter

22 February 2019

Bromyard Pilot Works

The pilot works at Bromyard House started with the soft stripping out of the empty flats on the ground, first, seventh, eighth, twelfth and thirteenth floors. Now that has been done, the soft strip has now been extended to the remaining empty flats.

The first vacant flat in Skenfrith House, for a tenant from Bromyard House to use on a temporary basis, is now ready. Like the others in Sarnsfield House that are being used to temporarily rehouse Bromyard residents, it also has been completed to a very high standard as you can see from the photograph below:



The residents have had their own choices of finishes, in respect of floor covering, wall tiles and wall colours.

Once the nine remaining residents of Bromyard House have moved, the full pilot works to Bromyard House can begin.

Electrical Repairs

Ledbury Estate Resident Project Group has raised questions about how the council makes sure residents' electrics are safe. The council make electrical safety checks before any empty home is let to a new tenant. There is a

programme of electrical checks and inspections for the landlords' electrical supplies. Where these checks identify safety issues there is a council budget to resolve them.

Electric fittings inside leaseholder and freeholders homes are the responsibility of the freeholder or leaseholder.

Electrics in tenants' homes are the responsibility of the council.

Where there are internal works, such as kitchen and bathroom renewal, the electrics are checked, and are upgraded where this is needed. There is no regular check on tenants' internal electrics.

If any tenant is concerned that some of their electrics are not working, or may not be safe, they should report it immediately to the council's Repair Contact Centre on 0800 952 444 or by email on the Council website here www.southwark.gov.uk/housing/repairs

Ledbury Bike Stores

In last week's newsletter we reported on the announcement at the Ledbury TRA General Meeting on the bid Ledbury resident, Alex Hedge made for additional bike stores on the estate to the Cleaner, Greener, Safer fund.

The funding agreed is £13,000 for the financial year 2019/20. Further consultation will take place in the new financial year on the locations. As soon as we have news on the consultation, we will let residents know through the newsletter.

Are you worried about domestic abuse?

The Solace Advocacy and Support Service (SASS) is a service available to women and men aged 16 or over who live in Southwark.

Abuse can be physical, sexual, emotional or financial abuse that takes place within an intimate or family relationship. Abuse can include neglect, controlling behaviour, forced marriage, honour based violence or female genital mutilation.

If you are being abused, remember you are not alone. SASS can help you by providing advice and support with:

- Improving your safety
- Housing and homelessness
- Finances and welfare benefits
- Access to legal services
- Parenting and children
- Emotional support
- Making your home safer

SASS also provide a service for men, women and young people using violence within an intimate or family relationship.

You can call SASS **020 7593 1290** or email **southwark@solacewomensaid.org**

For more information visit **www.solacewomensaid.org**

If you are in immediate danger please call the police on 999.

Monthly Estate Walkabout

Thank you very much to those residents who turned up for this month's estate inspections. The next estate Inspections with your Resident Service Officer and the Communal Repairs Officer will be on Tuesday 12 March 2019.

All residents are welcome to join the walkabouts, which starts at the Ledbury TRA Hall as follows:

- Low Rise Blocks – 10am
- Ledbury Towers – 11am

Podium Lighting

Jeannette Mason, the Chair of the TRA has arranged for the team carrying out the CGS works to reinstate the lighting on the Podium area at the rear of Sarnsfield House.

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.

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.

Local police sessions

PC Twinkal Sharma, PC Adrian Moroz 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
06/03/2019	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.

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

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

- 166 empty properties
- 3 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.

- 187 offers refused following viewing/second thoughts after bidding cycle.

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

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 – Head of Accommodation & Support

cheryl.russell@southwark.gov.uk



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

gary.wallace9@southwark.gov.uk



Ricky Bellot – Housing Applications

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