



# Ledbury Estate

## Weekly newsletter

01 March 2019

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## Bromyard Pilot Works

The pilot works at Bromyard House remain ongoing. This week the soft strip has been extended to the remaining empty flats.

Arup, the structural engineers who are over seeing the project, are working alongside Engie who are carrying out the works. As soon as the block is empty they will work to carry out the hard strip, which involves removing the plasterwork and the top layer of concrete from the floors. This will then allow Arup to finalise the designs for the strengthening works.



Any noisy work will only take place between 9am and 3pm. For example the drills being used to remove the old tiling from the walls of the flats as pictured above.

## Ledbury Towers Fire Risk Assessments

The latest Fire Risk Assessments are now available through our website at [www.southwark.gov.uk/Ledbury](http://www.southwark.gov.uk/Ledbury)

Landlords of tower blocks as tall as those on the Ledbury Estate have to carry out a Fire Risk Assessment of their blocks. We undertake FRAs to our tower blocks annually.

A Fire Risk Assessment (FRA) is a document to demonstrate the process of evaluating the factors that determine the hazard from fire, the likelihood that there will be a fire and the consequences to the building if one were to occur.

This assessment must be carried out by a Competent Person (someone who has sufficient training and experience or knowledge) and the Significant Findings recorded.

As with all housing providers Southwark Council is continuing to look at ways the FRA process can be improved due to ongoing changes in building regulations, new guidance and technical advances.

As a result risk assessments for the same building will vary over time to take into account these changes and an FRA published today may look somewhat different to an earlier version.

The latest document is always relevant and it remains 'live' until a new FRA is undertaken.

The FRA sets out separate recommendations for each of the Towers on the Ledbury Estate and each recommendation has a timetable for implementation.

The Resident Services Officers are now working through the recommendations for each of their blocks and are making sure that the actions required are being undertaken.

As the refurbishment works to Bromyard House will begin sometime this year - subject to the successful pilot works - and the block will not be occupied, a number of the recommendations from the FRA for Bromyard House will only be taken as part of the refurbishment works.

Some of the recommendations for Peterchurch House, Sarnsfield House and Skenfrith House will be carried out as part of the major refurbishment works as the local evacuation arrangements using a waking watch mitigate those risks.

## Monthly Estate Walkabout

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

## Friends of Southwark Park

Jeannette Mason, the Chair of the TRA has asked us to publicise the next Friends of Southwark Park General Meeting.

It will be held on Wednesday 13 March, 2019 at 7.00pm, at Mayflower Hall, 1 Neptune St, London SE16 7JP.

All users of the park are welcome.

## 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**

## 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](http://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

- 167 empty properties
- 3 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing

pending.

- 0 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 188 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](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

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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

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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

[sharon.shadbolt@southwark.gov.uk](mailto:sharon.shadbolt@southwark.gov.uk)



Kim Hooper – Communications

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Gary Wallace – Homeowners Operations

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Ricky Bellot – Housing Applications

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)

