



# Ledbury Estate

## Weekly newsletter

08 March 2019

## Bromyard Pilot Works

The pilot works at Bromyard House remain on going.

The strip out of the remaining flats in Bromyard House should be completed within the next five weeks.

This will include asbestos removal under controlled conditions, requiring operatives to be in protective suits and cleaning facilities for the operatives will be located outside Bromyard House.

Please note the operatives in the protective suits will be confined to the controlled areas to reduce the risk of contamination.



The Bromyard House ground floor and foundation investigation works are on going.

The remaining investigation works at Bromyard House will start three weeks from the date of instruction. Instruction will be issued to Engie following approval by Southwark Council.

## Ledbury Resident Project Group

The Ledbury Resident Project Group met on Tuesday this week.

Residents received an update on the progress of the preparation of the empty properties at Bromyard House for the pilot works.

A progress report was also given about the appointment of Hunters, as architects for the

new build homes that are planned for the Estate.

The recent Fire Risk Assessments that have been published for each of the Towers was discussed.

An update was given on the Ledbury TRA General Meeting that was held on 12 February 2019 and the work undertaken since to draw up a list of suggested improvements for the Estate.

## St George's Day Dinner

The Ledbury TRA will be holding its St Georges Dinner on Tuesday 23 April 2019 from 12noon to 4pm at. Christ Church, 676-680 Old Kent Road, London SE15 1JF for the Over 60s.



There will be a live singer playing 60s to modern era music plus sausage, mash, onions and peas, drinks and, most important of all, good company.

Pictured below are the residents enjoying last year's Peace Party that the Ledbury TRA organised.



If you would like to attend, forms are available in the TRA Hall to book your place. The forms need to be returned by Tuesday 9 April 2019 to the TRA Hall to guarantee your dinner.

### Ethnard Road Break In

There was a recent break in at Ethnard Road where the burglars gained access through the front door.

Please be careful and make sure that all your doors and windows are locked.

If you have any concerns do not hesitate to come into the TRA Hall and speak to one of the team.

### Free Yoga Classes

The Ledbury TRA have asked to let everyone on the Estate know that free yoga classes have been organised at the Rennie & Manor TRA Hall, Galleywall Road, Bermondsey SE16 3PB.

They will be held on:

- Sunday 10 March 2019 – 10am to 11am
- Sunday 24 March 2019 – 10am to 11am
- Sunday 7 March 2019 – 10am to 11am
- Sunday 21 April 2019 – 10am to 11am

These are open classes, and are suitable for beginners.

Anyone under 16 will need to be accompanied by an adult –so bring a mum, dad or older friend along to the class.

To make sure everyone feels comfortable, the organisers will not be allowing people into the hall during class unless they are taking part.

### 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

### 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
13/03/2019	11:00-12:00
20/03/2019	11:00-12:00

The team can also be contacted by email [oldkentroad.snt@met.police.uk](mailto: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
- 2 offers made and accepted and awaiting move in dates.
- 0 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

[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)

