



Ledbury Estate

Weekly newsletter

15 March 2019

Bromyard Pilot Works

The pilot works at Bromyard House are in progress. The soft strip out of the remaining void flats in Bromyard House should be completed within the next two weeks.

There are further works ongoing to remove the floor surfaces which are only being undertaken where properties adjacent are unoccupied.

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

This may include additional asbestos testing 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 exposure.

Residents will be informed in advance if this is necessary and any testing would only be undertaken in locations where no access is needed by residents or their visitors.

Fire Safety Work

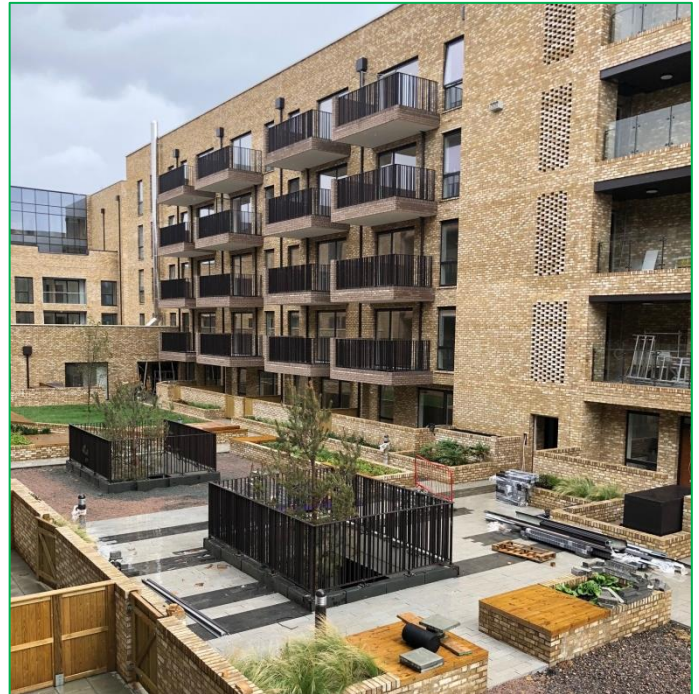
Work to improve front door to a vacant flat in Skenfrith House for the tenants and leaseholders from Bromyard House was completed this Wednesday.



We are pleased with the standard of work carried out by the operative Dean Woodham from PRB (pictured above).

Sumner Road update

We have now completed 50% of the lettings of the newly developed properties at Sumner Road (Blossom Court) to the residents of the local area.



The remaining properties will therefore be advertised during the bidding cycle of 21 to 24 March, 2019.

Ledbury tenants will be able to register their interest during this bidding cycle. The remaining properties include 1, 2 and 3 bedroom homes.

For further information regarding the property specification please visit our Homesearch bidding website.

Collecting Easter Eggs for Southwark Food Bank

The Ledbury Team are collecting Easter Eggs for Southwark Food Bank for the next 4 weeks. There will be a box in the Ledbury TRA Hall where all contributions can be placed.

The donations will be taken to the Southwark Foodbank at Pecan, 121a Peckham High

Street, Peckham, London SE15 5SE on Wednesday 17 April, 2019.



If you are interested in donating essential food items, these are the items that Pecan is currently requesting:

- Tinned Meat (pork and non-pork)
- Rice Pudding
- Tinned Fruit
- Toiletries (regular sized toothpaste, toothbrushes, shower gel, deodorant, shaving foam, disposable razors)
- Cooking sauces/Pasta Sauce
- Milk (UHT/Long Life/Whole Milk)
- Cereals

Pecan is advising that they do not need donations of the following items at this time:

- Baked beans
- Sanitary products
- Instant noodles
- Cuppa soup
- Baby Wipes
- Nappies

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.

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.

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

The team can also be contacted by email oldkentroad.snt@met.police.uk

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

- 168 empty properties
- 2 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing pending.
- 1 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 189 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



Gary Wallace – Homeowners Operations

gary.wallace9@southwark.gov.uk



Tony Hunter – Head of Engineering

tony.hunter@southwark.gov.uk



Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk



Abigail Buckingham – Design and Delivery Manager

abigail.buckingham@southwark.gov.uk



Sharon Shadbolt – Project Manager

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk

