



Ledbury Estate

Weekly newsletter

29 March 2019

Fire Risk Assessments

The necessary works that were identified in the recent Fire Risk Assessments are continuing this week. The assessments have been published on the Ledbury webpage.

Below you will see the work being undertaken to one of the communal landings at Sarnsfield House.



A further update will be given at the next Resident Project Group on Tuesday 2nd April 2019.

The full Fire Risk Assessments can be found on the Ledbury webpage at www.southwark.gov.uk/Ledbury.

Sumner Road

The successful bidders for the new homes in Blossom Court in Sumner Road have started to receive their letters inviting them to viewings.

If you receive an offer please note that there may be outstanding works being undertaken at the time of viewing. If you have any concerns, please do not hesitate to drop in to see one of the Ledbury Team who are based in the Ledbury TRA Hall.

Monthly Estate Walkabout

The next Estate Inspections with your Resident Service Officer and the Communal Repairs Officer will be on Wednesday 3 April, 2019.

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

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

Sylvan Grove.

Unbelievably it is coming up to the first anniversary since residents from the Ledbury Towers started moving over to their new homes at Sylvan Grove.



This means that the defects liability period comes to an end as of 31 March 2019, as it is a year since the Council bought the homes from Hyde Housing association. As a result all repairs now have to be reported through to Southwark Council's contact centre by calling **0800 952 4444**.

Collecting Easter Eggs for Southwark Food Bank

The Ledbury Team are collecting Easter Eggs for Southwark Food Bank for the next 2 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.

Resident Services Officer for the Ledbury Low Rise properties

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.

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

Rochelle holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm.

Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove.

You can contact him on **020 7525 4198** or obie.ebanks@southwark.gov.uk.

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**.

Resident Services Officer for Churchyard Row

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 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 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 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
03/04/2019	11:00-12:00
10/04/2019	11:00-12:00
17/04/2019	11:00-12:00
24/04/2019	11:00-12:00

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

7-A-Side Football Tournament 2019

The police alongside other partners including Southwark Council are holding a 7 a side tournament for two age ranges at Burgess Park on Saturday 4th May 2019.

The age ranges are:

- 13-14 years
- 15-16 years

Entry costs £25 per team. To enter please contact Michael.A.Wallace@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
- 1 offer made and accepted and awaiting move in date.
- 1 household in 1st position and viewing pending.
- 0 household finished within 2nd and 3rd

positions and awaiting confirmation of viewing results from 1st applicants.

- 190 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

tony.hunter@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

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Gary Wallace – Homeowners Operations

gary.wallace9@southwark.gov.uk



Ricky Bellot – Housing Applications

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