



Ledbury Estate

Weekly newsletter

8 February 2019

Bromyard Pilot Works

The works to improve the vacant flats in Sarnsfield House for the tenants and leaseholders from Bromyard House to use on a temporary basis are coming to an end shortly.

On Monday this week, Jeanette Mason from the Ledbury TRA went and inspected one of the flats. She was pleasantly surprised at the high finish to the homes. Jeanette (pictured below with Mike Tyrrell, the Director for Ledbury checking one of the details in the kitchen) said "If this is the finish on a temporary flat, the residents who choose to return to the refurbished blocks will be really pleased with the standard."



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

Topographical Works

As a reminder, the surveyors are still on the estate carrying out surveys to locate the services are that will supply the new build homes that are proposed to be built.

They will not need to gain access to any homes.

Therefore as usual do not allow anyone into your home and if you have a concern about bogus callers do not hesitate to give the Ledbury Team a ring on 020 7732 2886.



Ledbury Resident Project Group

The Ledbury Resident Project Group met on Tuesday this week.

Residents received an update on the progress of preparing 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.

Livesey Exchange

On 25 January, 2019 Southwark Council's Cabinet approved a new lease for the Livesey Exchange to develop and run a new space on the Old Kent Road.

This new community hub will provide retail and affordable business and community spaces to support local businesses, event and meeting space, and training for local people.



**LEDDBURY TENANTS AND
RESIDENTS ASSOCIATION**

GENERAL MEETING
7PM 11TH FEBRUARY 2019
(LEDBURY TRA HALL)

AGENDA

Introductions and Welcome

Chair's Report
Cleaner Greener Safer

Treasurer's Report

Call for more TRA Committee members?

Smith and Byford
- LBS heating and gas contractors

Update on progress at Ledbury Estate
- Mike Tyrrell

Proposed developments in Old Kent Road
Area Action Plan
- Councillor Leo Pollak

Questions from Residents

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.

Local police sessions

PC Twinkal Sharma 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
13/02/2019	11:00-12:00
20/02/2019	11:00-12:00
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.

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

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.

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.

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

- 164 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.
- 186 offers refused following viewing/second thoughts after bidding cycle.

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

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

kim.hooper@southwark.gov.uk



Gary Wallace – Homeowners Operations

gary.wallace9@southwark.gov.uk



Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk

