



Ledbury Estate

Weekly newsletter

5 April 2019

Fire Brigade Spot Checks

Last week we had a spot check from the Old Kent Road Fire Station's Blue Watch. Their visit covered all four of the Ledbury Towers and we are pleased to tell you that they found no issues of concern.



Once Bromyard House is empty they are keen to carry out a training exercise for their different Watches. They rarely get a chance to train in an empty block, and we are happy to arrange access for them.

Heating Options for the Refurbished Towers

The Ledbury Resident Project Group met this week and the main item of business was to consider a draft report from Calford Seaden on the options for the provision of heating and hot water to the Towers, once they have been strengthened and refurbished.

The Options are:

- **Option 1** – Heating and hot water provided from a nearby existing gas boiler house
- **Option 2** – Heating and hot water provided from a new gas boiler house located in one of the new blocks that will be built on the Estate.
- **Option 3** – Heating and hot water provided from electric heat pumps located on the roof of the new blocks that will be built on the Estate.
- **Option 4** – Heating and hot water

provided from a new individual electric combi boiler in each property.



Residents had a chance to question both Calford Seaden and Southwark Council Officers on the draft report. Questions included: whether the existing radiators would be used; comparable costs; concern on maintenance costs; and could blocks other than the Towers be connected to the new boiler houses.

St George's Day Dinner

As a reminder the Ledbury TRA will be holding its St George's 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 on the Ledbury Estate (this includes those that have moved).

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

If you have not yet booked your place at the

Dinner you have until 9th April 2019. Booking forms are available in the TRA Hall.

Collecting Easter Eggs for Southwark Food Bank

Thank you very much to all those who have dropped off Easter Eggs to add to the collection that the Ledbury Team are organising for the Southwark Food Bank. We have had so many donations.



There is still time to donate, as they 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).

You can contact Rochelle on **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
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
- 3 offers made and accepted and awaiting move in date.
- 1 households 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.

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

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.



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

