



Ledbury Estate

Weekly newsletter

12 April 2019

Bromyard House Pilot

On Monday the works to remove the floor screed (the top layer of concrete on the floor) on the first five flats at Bromyard House began. Further properties will also be worked on after the remaining residents from Bromyard House move to their temporary homes.

This will allow Arups to commence the work they need to carry out to finalise the drawings and specification of works required to strengthen the blocks.

This means that before we start the works to refurbish Bromyard House, we will be carrying out stringent testing of the new design solution we will be using on the block.

New Build Homes

Back in October 2018, the council's Cabinet choose Option B for the future of the Ledbury Towers. This was the option favoured most by residents in the consultation that had been undertaken.

Under that option, the four high rise blocks will be refurbished, and new homes built on land next to the blocks – at least half of which will be council homes – to help finance the refurbishment costs.

Work is now starting over the next few weeks to help prepare for the new homes. Drainage surveys have begun this week, to check their locations and also to look at how the drains on the estate can be used for the new infill homes.

From Monday next week there will be two weeks of soil surveys carried out. These are to help with the new infill properties that have been proposed. These works will be more noticeable as the work will be done by soil sampling rigs.

Items in the towers' communal areas

Every evening, and throughout the night, the staff in the Ledbury Team based at the TRA Hall, undertake patrols of each of the towers to make a number of checks, one of which is to ensure that there is nothing stored in the

communal areas.

This is because if there was to be a fire, they may be an obstacle to an evacuation if the area is full of smoke.

Therefore please do not store anything in the communal areas because if anything is found during the patrol, it will be removed.

Sarnsfield House – Bin Chamber

We have had reports that over weekend that drug users have been using the bin chamber at Sarnsfield House.



As there are not many residents remaining in Sarnsfield House, we have arranged for a new lock to be fitted as pictured above to, lock the bin chamber. If you need to use it, the Fire Wardens will have a key.

Help To Claim

Citizens Advice Southwark has a new Universal Credit support service.

They have trained advisers who can support anyone who needs help in the early stages of their Universal Credit claim – from the application through to the first full payment

Support is available online, over the phone and face to face. Their website is:

citizensadvice-southwark.org.uk/Helptoclaim or you can call them on 0800 144 8 444. Calls are free and lines are open 8am to 6pm, Monday to Friday.

Our voice. our future

POSITIVE FUTURES

WHAT'S YOUR BIG IDEA?

Southwark Council's Positive Futures Fund gives grants to projects that offer inspiring opportunities for young people in Southwark. If you have an exciting and innovative project in mind, that you will deliver with and for young people, please get in touch and find out whether we can help you make it a reality.

About the fund

- You can apply for funding of up to £15,000 for 1-year projects and up to £50,000 for 2.5-year projects.
- Young people will be part of the panel that makes funding decisions.
- Successful submissions will have young people actively involved in their delivery.

What will be funded

The successful projects will:

- Involve and engage young people
- Prevent young people getting into trouble
- Improve young people's health and wellbeing
- Be innovative
- Have a measurable impact

Submission deadlines

Phase 1 grants for 1-year projects	Open now	Apply by 3 May 2019
Phase 2 grants for 2.5-year projects	Applications open 26 June 2019	Apply by 21 August 2019

For detailed criteria visit www.southwark.gov.uk/positivefutures

 @fb_southwark  facebook.com/southwarkcouncil



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
24/04/2019	11:00-12:00
08/05/2019	11:00-12:00
22/05/2019	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
- 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

The Ledbury Team

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

