



Ledbury Estate

Weekly newsletter

26 April 2019

Bromyard House Pilot

This week, as part of the pilot works on Bromyard House, a digger was brought in to dig some trial pits. No, Tony Robinson and Time Team were not in Peckham to do an archaeological dig; these trial pits were dug to allow Arup the structural engineers to carry out checks to the foundations of Bromyard House.



In addition core drilling was undertaken inside the block to test the make up and thickness of the foundations.



These checks are all part of the work that Arup is undertaking to finalise the drawings and specification of works required to strengthen the blocks.

More investigation works will be taking place over the next few weeks. If you have any concerns, please do not hesitate to come in and speak to a member of the Ledbury Team.

Ledbury TRA's St George's Day Party

The Ledbury TRA once again excelled themselves with the party that they held this week for the Over 60s on St George's Day.

The entertainment was provided by Natalie Ward, who sang a range of songs from the 50s, 60s and 70s, as well as a rousing rendition of Land of Hope and Glory, which everyone joined in on.



The TRA would like to thank Engie for their donation and Gill from the Silverlock TRA who made a fabulous looking and tasty St George's Day cake (pictured below).



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
08/05/2019	11:00-12:00
22/05/2019	11:00-12:00
12/06/2019	11:00-12:00

In addition there will be a public Ward Panel Meeting on 28 May 2019 at the Ledbury TRA Hall for any resident of the Old Kent Road area at 7pm. At that meeting, the Your local Safer Neighbourhood Team will be available to discuss any concerns or problems that you

have that affect you or your local community. 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

- 169 empty properties

- 2 offers made and accepted and awaiting move in date.
- 0 households in 1st position and viewing pending.
- 0 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 191 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

