



Ledbury Estate

Weekly newsletter

24 May 2019

Bromyard Update

The investigation work at Bromyard House is continuing, overseen by structural engineers. This week a new trial pit is being dug at Bromyard House as part of the detailed analysis of the make up of Bromyard House.



Once the pit is dug, Arup will undertake a scan on the foundations so they can identify all the materials that make up the foundations. Internally, the breaking up of the floors in 3 of the 6 flats that Arup are looking at, has been completed. This week they commenced work on the 4th flat.

As soon as the last resident of Bromyard House has moved out, the temporary boilers that were installed in October 2017 will be removed.

The area will be used as the site compound for the works to Bromyard House. Therefore the hoardings with the murals will remain, as they will act as the boundary for the site compound.

New Cabinet Member for Housing

This week there have been changes to Southwark Council's Cabinet. Cllr Stephanie Cryan has been given the role of Cabinet member responsible for Jobs, Business and Innovation.



Therefore we have a new Cabinet Member for Housing Management & Modernisation, Cllr Kieron Williams, who is pictured to the left.

Over the coming weeks Cllr Williams will be briefed

on a whole raft of housing issues including the Ledbury Towers. We are looking forward to him coming down to the Ledbury Estate, with his initial visit planned for today.

Ledbury Tenants Meeting Dates

The upcoming meeting dates for the rest of this year's Ledbury TRA meetings are as follows (Meeting dates are subject to change):

- Monday 10 June – Committee
- Monday 8 July – Annual General Meeting
- Monday 12 August – Committee
- Monday 9 September – Committee
- Monday 14 October – Committee
- Monday 11 November – Committee
- Monday 9 December – Committee

The meetings are all held at the Ledbury TRA Hall, Pencraig Way, Peckham, London Se15 1SH.

For more information email the Chair, Jeanette Mason on jnttmason@gmail.com or the Secretary, Sue Slaughter on s.slaughter@talktalk.net

Southwark Heritage Centre

Southwark Council is going to open a new library and heritage centre on the Walworth Road.



We want to encourage lots of new people to this unique place and we need to hear your bright ideas for what could be done and how you would like to use the space.

Find out more and complete the full consultation at www.southwark.gov.uk/WL&SHC.

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
12/06/2019	12:00-13:00
26/06/2019	12:00-13:00
09/07/2019	12:00-13:00
24/07/2019	12:00-13:00

In addition there will be a public Ward Panel Meeting on Wednesday 29 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

- There are 172 properties now empty in the Towers, following the moves of tenants in to new homes, and some leaseholders selling their properties back to the council. Of course those tenants who have moved retain the right to return.
- 3 tenants have been made offers of accommodation that they have bid for and they are awaiting moving dates to move into their new homes. No one is currently awaiting a viewing.
- 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

