



Ledbury Estate

Weekly newsletter

31 May 2019

Cllr Kieron Williams visits Ledbury

In his first week as the Cabinet Member for Housing Management & Modernisation, Cllr Kieron Williams visited Ledbury to look at the work that was going on at Bromyard House.



After the visit to Bromyard House Cllr Williams met some residents from the TRA. Cllr Williams reassured the residents that there is no change in the way that the council is dealing with the emergency situation at the Ledbury Towers.

Like the residents present, Cllr Williams is looking forward to hearing the results of the work that Arup are undertaking at Bromyard House and assured residents that they will be shared with them.

Cllr Williams will be speaking at the Ledbury TRA Annual General Meeting on Monday 8 July 2019.

Estate Wide Surveys

Whilst the work at Bromyard goes on, the ground surveys around the Towers are

continuing. These surveys are part of the process for preparing for the 81 new infill homes that are planned for between the Towers.

The process involves drilling into the ground to provide core samples of the make up of the soil. This is an important requirement for the architects who will be designing the new homes.



The designs of the new homes will be subject to further consultation with residents in the autumn.

Heating Charges for Sylvan Grove Residents

Residents of Sylvan Grove have not been recharged anything for their heating and hot water since they moved in in 2018. This is soon to change.

Regulations brought in by the government in 2014 requires the council, when supplying heating and hot water from a district heating system, to:

- Fit meters to measure the amount of

heating and hot water that is consumed in each residential dwelling in this block.

- Ensure that temperature control devices are installed to enable you have control of your consumption of heating and hot water from the district heating system.
- Ensure that the meter accurately measures, memorises and displays your consumption of heating or hot water.

The aim is to allow you to be aware, and therefore give you control over, the level of your actual consumption of the heating and hot water that is supplied through the District Heating System.



We will be writing to you soon to advise you about this in more detail and to let you know when you are required to pay for your actual consumption on a pre-payment basis. Should you need any further information or clarification, please do not hesitate to contact Obie Ebanks, the Resident Services Officer for Sylvan Grove on **020 7525 4198** or **obie.ebanks@southwark.gov.uk**.

75th Anniversary of D DAY at King George's Field Park

The Friends of Southwark Park are pleased to announce their free concert to commemorate D-DAY 75 which will be held in King George's Field Park on Saturday 8 June from 2:30pm until 7pm.

Linda Watts will be entertaining the crowd along with DJ Freddie.

The Friends of Southwark Park want to point

out that the concert has been made possible by the kind and generous support of United St Saviour Charity, Southwark Council, British Land PLC, A & E Elkins & Engie.

The concert is free and in particular Friends of Southwark Park wish to encourage elderly members of the community and their family / carers to attend.

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 at **obie.ebanks@southwark.gov.uk** or on **020 7525 4198**.

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 at **debbie.ming@southwark.gov.uk** or on **020 7525 1165**.

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

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.

There are **173 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.

There have been **191 properties refused** by tenants who have had a viewing of a new home. Many of these have already received further offers and have already moved into their new homes. No one from the Ledbury Towers is suspended from bidding if a property is refused.

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

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