



# Ledbury Estate

## Weekly newsletter

7 June 2019



## Bromyard House

At this week's Ledbury Resident Project Group, the residents received an update on the progress of the works that Arup are undertaking and the surveys that are being carried out to prepare for the 81 new infill homes that are planned for between the Towers.

Arup are exploring the work required to strengthen the blocks. As part of this they are digging another trial pit at Bromyard House (as pictured below) so that they can complete their investigations into the foundations.



The Ledbury Resident Project Group also received reports on the surveys that have been completed. The reports that have been completed so far are:

- Sound Insulation Report – This shows that the sound insulation is poor and that the works to the blocks need to include sound insulation to bring them up to modern standards
- CCTV survey of the drains – This identifies where the pipes need to be cleaned through and where work is

necessary to repair cracks or displaced joints.

- Survey of utilities around the blocks – This identifies the location of the gas, electric, water, telephone and sewer pipes around the Towers.

As part of the surveys, the drilling rig taking samples of the make up of the soil around the Towers continued its work this week. This is an important requirement for the architects who will be designing the new homes. Below, the rig is pictured outside Skenfrith House. The final report on the soil findings will be reported to the Resident Project Group.



## Fire Drills

To coincide with the six monthly Fire Alarm Maintenance Servicing / Testing visits, we will be carrying out fire drills next week as follows:

- **Sarnsfield House** – Wednesday 12 June 2019 at 9.30 to 12.30pm
- **Skenfrith House** – Wednesday 12 June 2019 at 1.30pm to 4.30pm
- **Peterchurch House** – Thursday 20 June 2019 at 9.30 to 12.30pm

As usual during the fire drills we will be knocking on the doors prior to the drill commencing to remind residents that it will be taking place, so that residents are not unduly alarmed.

As part of the fire alarm servicing, the Ledbury Team will be arranging with residents access in to at least half of the homes in the occupied Towers.

## Filming in the Ledbury Towers

On the evening of either Tuesday 11 June 2019 or 12 June 2019 between 9pm and 11pm we have given permission to film an advert that has been approved by the Southwark Film Unit, in return for the film makers making a donation to the Ledbury TRA.



The film has to be at night as the actors are supposed to be looking at Halley's comet from the roads on the estate and from a vacant flat in

the Towers.

The real Halley's comet was last seen from Earth in 1986 and it is not projected to return until 2061, so it will be a CGI projection.

The actors and film crew will be aware that any noise has to be kept to a minimum. They will report to the Ledbury Team at the Ledbury TRA Hall before they commence filming.

## Sylvan Grove Scaffolding

Scaffolding has gone up at Sylvan Grove to deal with balcony drainage.

Queries regarding Sylvan Grove should be addressed to your Resident Services Officer Obie Ebanks. You can contact him at **obie.ebanks@southwark.gov.uk** or on **020 7525 4198**

## Gentle Exercise for the Over 60s

Draper Together a registered charity based close to the Elephant & Castle have organised free gentle physical exercise classes for Southwark Residents over 60.

It is being held at Draper Hall on the corner of Hampton Street and Newington Butts, London SE17 3AN. It starts on Thursday 13 June, 2019 from 11am to 12noon, and every Thursday after that.

To book a place, please contact: **info@drapertogether.org**

## Got an idea for a social enterprise?

Big Local South Bermondsey is working with UnLtd to support enterprising ideas. Have you got an idea for a social enterprise business that will benefit your community? Then the Big Local wants to hear from you!

To find out more, they are holding community information events on:

- 18 June, 2019, from 11am to 1pm



- 10 July, 2019, from 6pm to 8pm

For more information you can contact the Big Local Works at:

- [info@biglocalworks.org](mailto:info@biglocalworks.org)
- 020 7237 5221
- 4 Market Place, London SE16 3UQ

### 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](mailto: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](mailto: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](mailto: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](mailto: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 this issue.

### 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 Local Ward Panel for the Old Kent Road area met at the Ledbury TRA Hall last week, as pictured below.



The next meeting will be in three months time to discuss any concerns or problems that you have that affect you or your local community. At the meeting the police requested that any crime must be reported if it is an emergency to **999**, and for non emergencies to **101**.

The team can also be contacted by emailing **oldkentroad.snt@met.police.uk** or by telephone on **020 8721 2436**, or they can be tweeted at **@MPSOldKentRoad**

### 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](http://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 161 tenanted households in to new homes, and 12 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](mailto:mike.tyrrell@southwark.gov.uk)



**Olive Green – Resident Services Manager**

[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)



**Hema Vashi – RSO for Bromyard**

Tel: 07852 766058

[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

Tel: 07984 144224

[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)



**Sharon Burrell – RSO for Sarnsfield**

Tel: 07432 738774

[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)



**Modupe Somoye – RSO for Peterchurch**

Tel: 07903 281390

[modupe.somoye@southwark.gov.uk](mailto: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](mailto:cheryl.russell@southwark.gov.uk)



**Tony Hunter – Head of Engineering**

[tony.hunter@southwark.gov.uk](mailto:tony.hunter@southwark.gov.uk)



**Abigail Buckingham – Design and Delivery Manager**

[abigail.buckingham@southwark.gov.uk](mailto:abigail.buckingham@southwark.gov.uk)



**Sharon Shadbolt – Project Manager**

[sharon.shadbolt@southwark.gov.uk](mailto:sharon.shadbolt@southwark.gov.uk)



**Kim Hooper – Communications**

[kim.hooper@southwark.gov.uk](mailto:kim.hooper@southwark.gov.uk)



**Gary Wallace – Homeowners Operations**

[gary.wallace9@southwark.gov.uk](mailto:gary.wallace9@southwark.gov.uk)



**Ricky Bellot – Housing Applications**

[ricky.bellot@southwark.gov.uk](mailto:ricky.bellot@southwark.gov.uk)

