



# Ladbury Towers

## Weekly newsletter

23 March 2018

## Sylvan Grove Update

The good news that Sylvan Grove is ready came through last week.

By now, remaining tenants in the towers will have received their invitation to book a slot at one of the four open days that are being held in the week after Easter:

- Tuesday 3 April 2018
- Wednesday 4 April 2018
- Thursday 5 April 2018
- Saturday 7 April 2018

Bidding will start in the week commencing 9 April 2018 as follows:

- 12 -15 April 2018 – Advert for ground floor properties
- 19 – 22 April 2018 – Advert for first floor properties
- 26 – 29 April 2018 – Advert for second and third floor properties.
- 10 - 13 May 2018 – Advert for fourth to seventh floor properties

Only tenants from the Ledbury Towers will be able to bid for the general needs properties. In the week that the properties will be advertised, Ledbury Tenants will be sent a booklet with the details of all the properties that can be bid for.

On the day that the properties are advertised, Resident Services Officers will be telephoning residents to remind residents to bid.

We have now displayed the property layouts for the new homes at Sylvan Grove at the Ledbury TRA hall. Council officers will also be available to answer questions you may have regarding the homes.

## Council Tax at Sylvan Grove

Earlier this month we published the Council Tax information for Sylvan Grove. This was based on the charges for 2017/18. As it is now confirmed that residents will be moving in from next month onwards, the figures for 2018/19 are:

- One Bedroomed Properties – Council Tax Band C - £1,181.82 per year or £118.18 per month if you pay over ten months.
- Two Bedroomed Properties – Council Tax Band D - £1,329.54 per year or £132.95 per month if you pay over ten months.
- Three Bedroomed Properties – Council Tax Band E - £1,624.99 per year or £162.50 per month if you pay over ten months.

Of course these figures will be discounted by 25% if you live on your own or you are in receipt of Council Tax Reduction (formerly known as Council Tax Benefit).

## Bidding reminder

We would just like to take this opportunity to remind tenants that they must place a bid for their desired property within the bidding cycle.

A shortlist of successful applicants will be generated in accordance with our Allocations Scheme, which prioritises households first by their priority band, then the number of priority stars and then the qualification date placed within the priority band.

Following the close of the bidding cycles, we will contact the successful applicants and book a viewing date within 5 days. We request tenants keep this in mind to ensure they are available to attend the viewings.

If you are not shortlisted during a bidding cycle, you will be contacted and advised of the

upcoming bidding cycle and the possibility of placing a bid.

### St George's Fish and Chip Dinner

This year's Ledbury TRA fish and chips dinner for the over 60s will be held in the same week as St George's Day so it will have a St George's Day theme.

It will be held on Wednesday 25<sup>th</sup> April 2018 at Christ Church, 678-680 Old Kent Road, London SE15 1JF from 12noon to 4pm. There will be a live band playing 60s music, fish and chips, drinks and most important of all, good company.

If you are over 60 and want to attend, please return the form accompanying this newsletter by Wednesday 18<sup>th</sup> April to the staff in the TRA Hall.

### Filming on Sunday

On Sunday (after you have put the clocks forward a hour) if you see a horse being ridden across the podium at the back of Pencraig Way towards Sarnsfield House, you will not be dreaming.

This is being filmed for a local film company who are making a short film. Permission has been given on the basis that they make a donation to the Ledbury TRA.

The film company have assured us that they will not make a disturbance and that they will clean up after the horse!

Should you have any concerns the Producer is Fiona Lamptey and she has advised us that she can be contacted at [info@fruittreemedia.co.uk](mailto:info@fruittreemedia.co.uk) or on 07930 629744.

### Local police sessions

PC Moroz, the Dedicated Ward Officer (DWO) for the Livesey Ward will be holding occasional hour-long contact sessions in the Ledbury TRA Hall so residents can meet with their local PCs.

The Ledbury Team has now received a full schedule of contact sessions for the next few months. Please see below:

Date	TIME
28/03/2018	11.00-12.00
04/04/2018	11.00-12.00
11/04/2018	11.00-12.00
24/04/2018	11.00-12.00
02/05/2018	11.00-12.00
09/05/2018	11.00-12.00
15/05/2018	11.00-12.00
23/05/2018	19.00-20.00
29/05/2018	11.00-12.00
06/06/2018	11.00-12.00
13/06/2018	11.00-12.00
19/06/2018	11.00-12.00
27/06/2018	11.00-12.00

### 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 bought into the buildings.

### 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 on the back pages of the 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.

### Housing updates:

We know not all residents want to move from the blocks. Some people have enjoyed living on the estate for a number of years and wish to continue to do. They are hoping that the option to strengthen the blocks will be chosen, so that they can remain. Whilst that is the case there is no pressure for anyone to move.

For those that wish to move, you still retain Band One priority, despite the heating and hot water situation being resolved. We will do everything we can within our team to support you to move.

### Offers

- 68 empty properties
- 9 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing pending.
- 4 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 104 offers refused following viewing/second thoughts after bidding cycle.

### 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)

### 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

With the heating and hot water works now complete our colleagues from other teams have returned to their substantive roles, leaving just the Resident Services Team fulltime and Housing Applications Team part time based at Ledbury.

Therefore staff that are permanently based on Ledbury are:



**Mike Tyrrell – Director of Ledbury Estate.**

[mike.tyrrell@southwark.gov.uk](mailto:mike.tyrrell@southwark.gov.uk)



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

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**Ricky Bellot – Housing Applications**

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**Sharon Burrell – RSO for Sarnsfield**

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**Olive Green – Resident Services Manager**

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**Modupe Somoye – RSO for Peterchurch**

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**Hema Vashi – RSO for Sylvan Grove**

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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 – Area Manager  
Central

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Tony Hunter – Head of  
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Abigail Buckingham – Design  
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Sharon Shadbolt – Project  
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Kim Hooper – Communications

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Gary Wallace – Homeowners  
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