



# Ladbury Towers

## Weekly newsletter

11 May 2018

## Scope for Options Appraisal

Following on from the Ledbury Resident Project Group meeting last week, residents asked for clarification on the scope of the Options Appraisal process for the whole of the Ledbury Estate.

We can confirm that the Options Appraisal process includes the whole of the Ledbury Estate - **not** to consider the demolition of the low rise blocks, but to consider infill options, which means looking at the estate to see if there is anywhere to consider building new properties to help pay towards the works to the Towers.

The Options Appraisal process is concentrating on the Towers, to develop options that could include the refurbishment options that have already been developed and demolition options.

The rest of the estate is **not** being considered as part of any demolition options.

In the event of any demolition of the Towers, the council has made an absolute commitment that as a minimum there will be no reduction in the number of council owned homes on the estate and that any replacement homes will not be reduced in size.

Please be assured that the council will be consulting with all residents as the options appraisal process moves forwards. We are continuing to meet with your Residents Project Group (RPG) and will be discussing methods of wider consultation with them.

The RPG was involved in the selection of the options appraisal consultants and we will continue to be open with regards to the whole process by publishing progress with Hunters on the website.

## Sylvan Grove Update

So far 30 tenants from the Ledbury Towers have accepted offers at Sylvan Grove, with plenty more viewings lined up over the next week for the 18 two bedroomed flats we have on the second and third floors.

The final adverts went out this Thursday for the one, two and three bedroomed flats on the fourth, fifth, sixth and seventh floors.

The bidding opened at 12.01am on Thursday 10 May 2018 and closes at 11.59pm on Sunday 13 May 2018.

This week those who have accepted the ground floor maisonettes have been coming in to formally sign for their new tenancies, and arrange their moving dates.

For those of you moving to Sylvan Grove your Resident Services Officer will be Andrew Johnson.

He can be contacted on 020 7525 2534 or 07535 541329.

## Heat detectors

Last week we had an incident in one of the blocks where a resident was concerned that a burning pot on the stove did not set off the alarm in the kitchen.

In your home you have a number of automatic fire detectors. In the kitchen you have a heat detector that is linked to smoke detectors throughout the flat (in the hallway, living room and bedrooms).

This will go off when there is an actual fire in the kitchen but only when the temperature reaches around 60 degrees Celsius. Smoke will not set it off.

When it is triggered it will also set off the smoke

detectors in the flat. This system is just for your home only and is not linked to the blocks communal fire alarm.

In addition to this we recently installed a similar heat detector that is linked to the blocks communal fire alarm in the inner hallway of your home.

### 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
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:

This autumn the council will be making a decision on the future of the Ledbury Towers.

Whatever decision is taken, all residents in the tower blocks will have to leave their homes for a period – either while major strengthening and refurbishment works are carried out, or for demolition and rebuild.

At the moment residents are under no pressure to move as any works are unlikely to start until 2019, and all residents will have the right to return to the estate.

## Offers

- 78 empty properties
- 34 offers made and accepted and awaiting move in dates.
- 13 households in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 112 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:



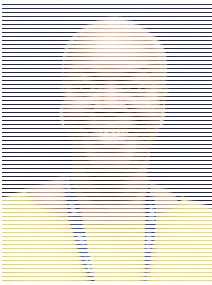
Mike Tyrrell – Director of Ledbury Estate.

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Ricky Bellot – Housing Applications

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Olive Green – Resident Services Manager

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Hema Vashi – RSO for Sylvan Grove

Tel: 07852 766058

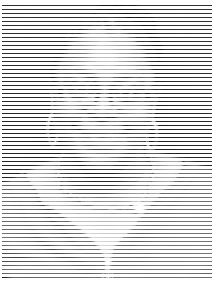
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The following staff are no longer permanently based on Ledbury, but are still supporting the Ledbury Team to ensure that residents concerns are responded to swiftly:



Cheryl Russell – Area Manager Central

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Tony Hunter – Head of Engineering

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