



Ledbury Estate

Monthly newsletter

11 May 2018

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.

Residents Project Group Update

The Resident Project Group for the Ledbury Estate met last week. The main item of Business was the introduction of Mark Baines and Graham Acus from Hunters who have been appointed to carry out the Options Appraisal for the Ledbury Estate.

Mark Baines explained that Hunters are a multi-disciplinary practice who have been operating for 60 years. They will be looking at the refurbishment options that have already been developed, Infill options and demolition options.

So what does an options appraisal process entail? It means that the work that they carry out over the next 5 months should result in a final report that is expected as a minimum to contain the following:

- A general description of the options
- Diagrammatic drawings
- Overall assessment of each option to include pros and cons
- Assessment of the impact and consequences to the council
- Assessment of the impact and consequences to residents, the local community and other community groups
- Financial and sustainability assessment of each option using the council's agreed model
- Planning permissions including any requirements for environmental impact statements
- Sustainability considerations
- Value management
- Whole life costs with an estimate assessment of costs
- Time frames, phasing options and key mile stones
- Risks
- Potential legal issues
- Technical constraints
- Indicative 3D Massing studies i.e models showing the heights and z of any proposals
- Indicative parking proposals
- Indicative amenity space calculations
- Density calculations

- Mix and tenure plans including unit sizes and floor levels
- Layer plans indicating mix and tenure locations i.e. floor plans of any proposals
- Identification of local priorities that could be met and delivered alongside the development

The meeting received a revised timetable from Hunters and so over the next 5 months residents can expect the following:

- May 1018 - A training workshop for the members of the Resident Project Group on options appraisals
- May through to July 2018 – The options appraisal work will be undertaken, and Hunters will be working with the Resident Project Group who will consider the format of presentation to all residents
- July 2018 – The Resident Project Group will consider the options that will be put to all residents and former residents for consultation
- July and August 2018 – Resident consultation on the Options
- August 2018 – Presentation of final options report to the Resident Project Group
- September or October 2018 – Final options appraisal report to Cabinet

As usual we will update residents with any news on their work through the newsletter.

Sylvan Grove

So far 30 tenants from the Ledbury Towers have accepted offers at the new block of flats in Sylvan Grove that the Council have bought for Ledbury tenants.

There are 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 on Thursday for the one, two and three bedroomed flats on the fourth, fifth, sixth and seventh floors. 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.

Police Drop In Session.

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.

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

Ledbury webpage

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

The Ledbury Team

There is a dedicated team working out of the Ledbury TRA Hall to help residents in the four towers. The team is led by Mike Tyrrell.



Mike Tyrrell – Director of Ledbury Estate.

mike.tyrrell@southwark.gov.uk

Independent Tenant and Leaseholder Advisors

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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.