



# Ladbury Towers

## Weekly newsletter

18 May 2018

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## Options appraisal

As part of the work Hunters are carrying out on the options appraisal, a training session was held this week for the members of the Resident Project Group.

The meeting heard from Mike Tyrrell who reiterated the news that was in last week's newsletter that the options appraisal process will **not** consider the demolition of the low rise blocks on the estate. This has been confirmed by Cllr Stephanie Cryan the Cabinet Member at Southwark Council responsible for housing.

The Resident Project Group discussed the approach to resident consultation on the options appraisal. As part of this they discussed the contents of a questionnaire that will be going to all households across the estate to get their views on issues such as refurbishment, parking and what improvements individual residents feel are required.

The questionnaire will also ask the residents of the low rise blocks their views on whether the blocks require refurbishment and whether or not they would be happy for the blocks to be extended.

Hunters produced a fleshed out a draft timetable for the Options Appraisal process as follows:

### Month 1 – May 2018

- Site visit - Existing Site analysis, opportunities, constraints and condition
- Review existing condition survey data
- Broad option principles agreed
- Establish resident consultation approach
- Develop initial high-level options for review

### Month 2 – June 2018

- Broad cost analysis begun
- Residents/stakeholders contacted and invited to consultation event
- Options developed for consultation event
- Consultation Event 1
- Residents' comments logged and

actioned where possible.

- 4 options selected for development
- Confirmation of what is included in the final refurbishment option

### Month 3 – July 2018

- Options and costs developed and refined
- Planners consulted on proposals
- Appraisal Report started
- Final options and costs reviewed and agreed
- Residents/stakeholders contacted and invited to consultation event
- Agreement on which social factors should be taken into account when considering the options

### Month 4 – August 2018

- Options developed for consultation event
- Consultation Event 2
- Residents' comments logged and actioned where possible.
- Delivery team meet – Final options and costs agreed
- Option Appraisal Report reviewed and amended

### Month 5 – September 2018

- Appraisal Report Issued

This timetable will allow the options appraisal report and the results of the consultation with residents to be taken to Southwark Council's Cabinet for a decision to be made.

Following last week's elections, yesterday the Council announced their timetable for Cabinet meetings for the rest of this year. The Cabinet meeting in September is on the 18th and the cabinet meeting in October is on the 30th.

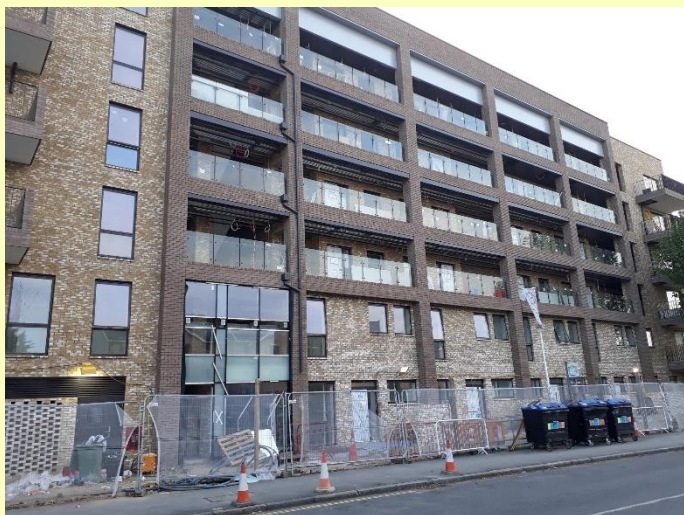
The 18th September 2018 will be too early if the final report is not ready until September. Therefore the final report together with residents' views will be under this timetable considered by the Cabinet at their meeting on 30<sup>th</sup> October 2018.

## More new build opportunities

Now that the moves to Sylvan Grove are underway, what other new build schemes will be coming available this year?

In **Sumner Road** on the North Peckham Estate, pictured below are 50 new homes for rent that are being built. 50% of the lettings will be ring fenced to the residents of the North Peckham estate, leaving 25 new homes being available for social rent to applicants on the council's rehousing register, of which Ledbury Tower residents have Band One Priority. The breakdown of the 25 homes is:

- 1 bed properties – 3
- 2 bed properties – 3
- 3 bed properties – 19



In **Churchyard Row** near to the Elephant & Castle, 79 new homes have been built by the Peabody Trust and bought by Southwark Council for letting as council tenancies at council rents. The breakdown of the 25 homes is:

- 1 bed properties – 27
- 2 bed properties – 35
- 3 bed properties – 17

That is all the information that we have at the moment on both schemes. We have requested more information such as rents, floor levels etc, so that we can let residents on the Ledbury know through the newsletter as to what will be coming up.

## Sylvan Grove update

The first residents to move into Sylvan Grove, moved this week. More will be moving over the next month, as so far 36 Ledbury households have accepted offers at Sylvan Grove.

This week, viewings have also commenced on the properties that have been advertised on the 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> Floors.

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 then finally by your tenancy date. When you bid, your position may change depending on other applicant's stars, application date or tenancy date.

If you need help with bidding or you think that your application can attract stars because you or someone else in your household are working or carrying out voluntary work for more than 16 hours a week, do not forget to come in to see the Ledbury Team for help.

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.

## Return to sender.....

No nothing to do with Elvis, but a message for those of you who have moved from the Ledbury Towers.

We have collected all the post that has been posted through the doors of those that have moved and invited people in to collect it. From now on we will be returning any post to the senders as residents have had ample chance to organise the redirection of their post which they can claim back the cost from Southwark Council.

## Boiler house hoardings

A group of residents have been working with Officers from the council on improving the look of the hoardings of the boiler houses on the towers.

The group have chosen an "always changing London skyline" theme and the style is modern contemporary cityscape where the artist will be including some iconic London buildings, as well as the 4 towers, an impression of the gas works from when it was functioning, and the Church before its steeple came down as set out below.



The work starts on the hoardings at Skenfrith House on Tuesday 29th May 2018.

### Problems with heating or hot water?

If you have any problems with your heating or hot water you can still report it to the housing staff at the TRA Hall on the Ledbury Estate.

The housing staff at the TRA Hall can be contacted on **020 7732 2886** or **020 7732 2757**. They will raise the job and arrange for an engineer to attend your property.

### Leaks and issues with radiators?

If you have a leak or problems with your radiator, you will need to contact the Southwark call centre on **0800 952 4444** or **020 7525 2600**.

They will give you a reference number, which will enable you to track the progression of the job raised.

## 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
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

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)

### Warning re bottled gas

It remains vitally important residents to 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.

## 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.

## 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

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

## 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)



Ricky Bellot – Housing Applications

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Olive Green – Resident Services Manager

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Hema Vashi – RSO for Bromyard

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Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

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Sharon Burrell – RSO for Sarnsfield

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Modupe Somoye – RSO for Peterchurch

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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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**Abigail Buckingham – Design and Delivery Manager**

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**Kim Hooper – Communications**

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**Gary Wallace – Homeowners Operations**

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