



# Ladbury Towers

## Weekly newsletter

14 September 2018

## Fire Brigade Spot Checks

This week we have had three visits from the London Fire Brigade as part of their regular spot checks on the Towers.

This week the visits have been to Bromyard House, Skenfrith House and Peterchurch House.

They were happy with what they found in the blocks, the information that we have in each block and also the responses of the fire wardens.

## Consultation on the Options Appraisal

Thank you to everyone who has sent in their responses to our consultation on the Options Appraisal.

So far we have received 52 responses to the consultation that closed on Sunday 9 September.

We know that many current and former residents have a view about the future of the blocks, and given this lower than expected response rate, we have decided to briefly extend the consultation to ensure we capture as many views as possible.

We have asked Open Communities to reach out to residents who have not responded to make it as easy as possible for them to have their say, should they wish to do so.

Once we have confirmed that everyone who wants to be involved in the discussion has had the chance to have their say, we will compile and share the results.

## Churchyard Row

The moves into Churchyard Row started this week. Six Ledbury Towers residents are moving to Churchyard Row over the next two weeks.

## Film Night on the Ledbury

Just a reminder that as part of the Peckham and Nunhead Free Film Festival there will be an outdoor screening on Saturday 15 September, 2018 on the green space on the corner of Commercial Way and Ledbury Street behind Bromyard House.

The screening will be run by Electric Pedals who organise bike powered screenings where members of the audience have to pedal bicycles to create the power for the screening to happen.

The film will be a children's film called "Coco" which is a fairly recent release. The film will start around 8.30pm as the light goes down and finish around 10.15pm.

## Estate Walkabout

There will be an estate walkabout around each of the Towers on Wednesday 19 September between 11am and 1pm.

If you have time to join us to check out cleaning, communal repairs and other communal area issue, please let your Resident Services Officer know.

## Local police sessions

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

Date	TIME
19/09/2018	11.00 - 12.00
26/09/2018	11.00 - 12.00
03/10/2018	18.00 - 19.00
09/10/2018	11.00 - 12.00
17/10/2018	11.00 - 12.00
24/10/2018	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.

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 residents 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.

### Offers

- 150 empty properties
- 6 offers made and accepted and awaiting move in dates.
- 1 household in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 176 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)



Mike Tyrrell – Director of Ledbury Estate.

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

## 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.



Ricky Bellot – Housing Applications

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



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 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.

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:



Olive Green – Resident Services Manager

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



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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