



Ledbury Estate

Weekly newsletter

18 January 2019

Bromyard Pilot Works

As reported in last week's newsletter, the soft stripping of the pilot flats that involves the removal of all the floor coverings, doors, architraves, kitchen units, bathroom fittings, toilet fittings, heating systems, asbestos in controlled conditions, and partition walls, has been ongoing and is due to finish this week.



Pictured are residents from the Resident Project Group who visited three of the flats this week to look at the work so far.

Surveys

Over the next few weeks, you will see surveyors carrying out topographical surveys on the Estate where the new build homes are proposed to be built. They will not need to gain access to any homes.

Therefore as usual do not allow anyone into your home and if you have a concern about bogus callers do not hesitate to give the Ledbury Team a ring on 020 7732 2886.

Monthly Estate Walkabout

Thank you very much to those residents who turned up for this month's estate inspections. We are sorry over the wrong time being advertised for the low rise Ledbury Estate Inspections.

The Estate Inspections with your Resident Service Officer and the Communal Repairs Officer will be on Monday 11 February 2019. All

residents are welcome to join the walkabouts which starts at the Ledbury TRA Hall as follows:

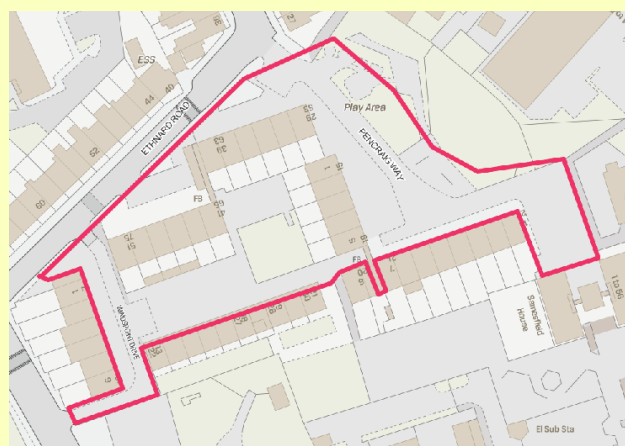
- Low Rise Blocks – 10am
- Ledbury Towers – 11am

The March inspections will be on Monday 11 March 2019.

Communal Lighting upgrade to part of the Ledbury Estate funded through Cleaner Greener Safer (CGS)

After a successful application to the Cleaner Greener Safer fund by the TRA, works will start shortly to improve lighting across some parts of the Ledbury Estate.

A limited amount of funds were allocated for lighting improvements and as part of the walkabout with community representatives and a site survey carried out in October, they looked particularly at the dark areas on the estate.



Outlined in red on the above map indicates where new LED lighting will be installed on the Ledbury Estate.

LED lighting is low maintenance and has a low energy consumption, but still gives a good high level of light output.

Works are expected to be carried out during late January 2019 and completed by the end of February 2019 (approx. 4 weeks work). Drilling and some noise will be an inevitable part of the installation, so residents' patience will be greatly appreciated.

If you have any queries or questions about the lighting improvements you can contact the CGS

Project Manager Andy Newman at
andy.newman@southwark.gov.uk or Tel: 020
7525 3667

Ledbury Resident Project Group – Volunteer Needed

As more residents move out of the tower blocks, some members of the Ledbury Resident Project Group (RPG) have stood down. There is now one space available on the RPG and we are looking for a volunteer. Any current or former tenants, or leaseholders, of Skenfrith, Bromyard, Sarnsfield and Peterchurch House, can apply.

The role of the RPG is to make sure the voice of residents is taken into account in discussions with the Council about the future of the estate. In the next few months the RPG will be looking closely at the specification for the pilot flats in Bromyard, and the results of the structural engineers' tests on the pilot flats when they have been strengthened. We will also begin looking at the design for the new build homes next to the Ledbury Towers.

The RPG meet Council staff and consultants regularly and make sure the interests of all Ledbury residents are heard. If you would like to be involved in the Resident Project Group please contact Neal Purvis by Monday 28 January.

If you want to know more about the work of the Resident Project Group you can contact Neal from Open Communities on Freephone 0800 073 1051 or email enquiries@opencommunities.org.

Bromyard Trees

We have heard from Southwark Council's Arboricultural Officer and he is planting two new trees on the Ledbury Street side of Bromyard House.

The new trees will be a *Betula Utilis Jacquemontii* and a *Quercus Robur*. Of course green fingered residents would already know that this means a Himalayan Birch Tree and the Common Oak tree.

Free Tennis Coaching for Youngsters

With the news over the weekend of Sir Andy Murray's impending retirement, we need a new British tennis star to take over.

Through POISE the Big Local have arranged free coaching for local youngsters on Fridays after school. So come and have a go whether you are a total beginner or want to improve your skills with their coach Denis.

It starts on Friday 18 January 2019 at the Avondale Community Hall, Avondale Square Old Kent Road, London, SE1 5PD

There are two sessions:

- Group 1 – 6 to 10 Year olds – 4 to 5pm
- Group 2 – 11 to 14 year olds – 5.15 to 6.15pm

Call Denis on 07931 681664 to book, or just turn up.

Ledbury TRA

The Ledbury TRA has set dates for the 2019 meetings as follows:

- Monday 11 February - General Meeting
- Monday 11 March - Committee Meeting
- Monday 8 April - Committee Meeting
- Monday 13 May - Committee Meeting
- Monday 10 June - Committee Meeting
- Monday 8 July - Annual General Meeting
- Monday 9 September - Committee Meeting
- Monday 14 October - Committee Meeting
- Monday 11 November - Committee Meeting
- Monday 9 December - Committee Meeting

These meetings are subject to change.

Any queries can be addressed to the Chair, Jeanette Mason, on 07976 211610 or by email to jnttmason@gmail.com

The secretary is Sue Slaughter and she can be contacted emailed on s.slaughter@talktalk.net

Resident Service Officers

Rochelle Ferguson is the Resident Services Officer for the Ledbury Estate (not including the Towers).

If you need to contact Rochelle her number is **020 7525 4833** and her email address is **rochelle.ferguson@southwark.gov.uk**

Rochelle holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm.

Obie Ebanks is the Resident Services Officer for Sylvan Grove. You can contact him on **020 7525 4198** or **obie.ebanks@southwark.gov.uk**

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact her on **020 7525 1165** or **debbie.ming@southwark.gov.uk**

As a reminder all repairs for Sylvan Grove and Churchyard Row should be reported by calling **0800 952 4444** or for the first two years to **newhomes.defects@southwark.gov.uk** It would be helpful to the council that if you are reporting a repair by email you could include a photograph of what is wrong to help us work out if the problem is a defect or a repair.

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
22/01/2019	11:00-12:00
30/01/2019	11:00-12:00
06/02/2019	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 brought 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:

All residents in the tower blocks will have to leave their homes for a period whilst major strengthening and refurbishment works are carried out. For those that do not want to leave the Estate, they will have the opportunity to move into one of the empty homes in the Towers temporarily while their blocks are completed. For those who want to move from the Towers, they will continue to have priority to move.

All tenants 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 tenants 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

- 164 empty properties
- 2 offers made and accepted and awaiting move in dates.
- 0 households in 1st position and viewing pending.
- 2 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 186 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

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 complete our colleagues from other teams have returned to their substantive roles, leaving just the Resident Services Team fulltime.

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:



Mike Tyrrell – Director of Ledbury Estate.

Mike now works on a part time basis and his days are flexible, depending on what meetings he needs to attend. If you want to see Mike, just arrange for your RSO to make an appointment with him, on the days he is working.

mike.tyrrell@southwark.gov.uk



Olive Green – Resident Services Manager

olive.green@southwark.gov.uk



Hema Vashi – RSO for Bromyard

Tel: 07852 766058

hema.vashi@southwark.gov.uk



Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith

Tel: 07984 144224

sabdat.ibn-ibrahim@southwark.gov.uk



Sharon Burrell – RSO for Sarnsfield

Tel: 07432 738774

sharon.burrell@southwark.gov.uk



Modupe Somoye – RSO for Peterchurch

Tel: 07903 281390

modupe.somoye@southwark.gov.uk

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 – Head of Accommodation & Support

cheryl.russell@southwark.gov.uk



Tony Hunter – Head of Engineering

tony.hunter@southwark.gov.uk



Abigail Buckingham – Design and Delivery Manager

abigail.buckingham@southwark.gov.uk



**Sharon Shadbolt – Project
Manager**

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



**Gary Wallace – Homeowners
Operations**

gary.wallace9@southwark.gov.uk



**Ricky Bellot – Housing
Applications**

ricky.bellot@southwark.gov.uk

