



Ledbury Estate

Weekly newsletter

15 February 2019

Bromyard Pilot Works

The first vacant flats in Sarnsfield House for the tenants and leaseholders from Bromyard House to use on a temporary basis are now ready. Last week residents from the Ledbury Resident Project Group visited the properties.

They have been completed to a very high standard as you can see from the photograph below:



Once the nine remaining residents of Bromyard House have moved, the full pilot works to Bromyard can begin.

Communal Lighting Upgrades

The Cleaner Greener Safer funded LED communal lighting installation across the estate is progressing well. We expect the lighting work will be completed on time by Friday 15 February or even before this.

Many thanks to residents who have had to put up with the noise of drilling into walls. The new

lighting in Pencraig Way can be seen pictured here:



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

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 telephone 020 7525 3667.

Ledbury TRA

At this week's General Meeting of the Ledbury TRA, the following updates were given:

- Cllr Leo Pollak on the Old Kent Road Regeneration Area
- Mike Tyrrell on the progress of the pilot works at Bromyard House
- Smith & Byford on them taking over as the heating contractors for Southwark Council.

Ledbury resident, Alex Hedge reported on the success of the "Cleaner, Safer, Greener" bid that residents had put in for additional bike lockers on the estate. As soon as we have news on the works, we will let residents know through the newsletter.

New Rent Arrears Legal Advice Sessions

Southwark Law Centre and Southwark Group of Tenant Organisations have arranged for legal advice sessions on the last Wednesday every

month as follows:

- 27 February, 2019 - 10am to 1pm
- 27 March, 2019 - 10am to 1pm

They are being held at the Bells Gardens Community Centre, 19 Buller Close, Peckham, London SE15 6UJ.

This is a new partnership between Southwark Law Centre and Southwark Group of Tenant Organisations to support tenants who have rent arrears.

The sessions will be able to help residents to check and apply for benefits, challenge overpayments, negotiate repayments, and prevent eviction.

Free Construction Training

If you're not in education, training or employment, but are interested in construction, you could get FREE training from the Construction Youth Trust.



If you are aged 16-18 you could get :

- Level 1 Health and Safety

- A 5 year Green CSCS Card
- Basic practical skills

There will be an assessment day on Monday 11 March, 2019 between 8.45am and 11am. You must attend the Assessment Day to be considered for this programme.

The course will run over two weeks as follows:

- Week 1: Monday 18 March to Thursday 21 March (9am to 3.30pm)
- Week 2: Monday 25 March to Thursday 28 March (9am to 3.30pm)

It will be held at the Bermondsey Training Centre, Drummond Road, London SE16. The entrance gate is on Clements Road.

If you want to get involved, Get in contact with Wendy on **020 7232 1734** or by email at **wendy.heller@constructionyouth.org.uk**

Ledbury on Film

A short animation film from the Rainbow Collective about food bank usage, made in collaboration with children from the Ledbury and Lindley estates, has been nominated for two prizes in the Into Film Awards (Best Animation and 'Audience Choice Award').

The children have been invited to join celebrities attending the red carpet awards event at the Leicester Square Odeon on Monday 4 March, 2019.

Voting is open now for the 'Audience Choice Award' via twitter and Facebook shares. If you are interested in finding out more, you can visit: **www.intofilm.org/news-and-views/articles/into-film-awards-2019-nominees**

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.

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.

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**

Local police sessions

PC Twinkal Sharma and PCSO Felix Adeyanju will be holding hour-long contact sessions in the Ledbury TRA Hall so residents can meet with the local Old Kent Road Ward Police team.

Date	TIME
20/02/2019	11:00-12:00
06/03/2019	11:00-12:00

The team can also be contacted by email **oldkentroad.snt@met.police.uk**

On Wednesday 27 February 2019, at 7pm, the Old Kent Road Ward Panel will be holding their next quarterly meeting. It is open to all residents.

The meeting will be held on the Bonamy Estate at The Links, 353 Rotherhithe New Road, London SE16 3HR.

This is an opportunity to meet your SNT, a group of Metropolitan Police Officers dedicated to serving your community. The team is made up of officers based in our area (or ward), supported by additional officers from the wider area.

The SNT works closely with local authorities, community leaders and residents to decide their policing priorities for the area. This helps them to find useful, long-term solutions to local problems, while maintaining their wider focus on reducing crime across London.

The Ward Panel meetings are therefore a good way of not only meeting the SNT but also an opportunity for residents to highlight their concerns.

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.

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

- 165 empty properties
- 2 offers made and accepted and awaiting move in dates.

- 2 households in 1st position and viewing pending.
- 0 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.

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

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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

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Sharon Shadbolt – Project Manager

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Kim Hooper – Communications

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Gary Wallace – Homeowners Operations

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Ricky Bellot – Housing Applications

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