



# Ledbury Estate

## Weekly newsletter

3 May 2019

## Bromyard House Pilot

Next week, Concrete Repairs Limited (CRL), a specialist concrete repairs and engineering solutions company, start working at Bromyard House alongside Arup and Engie. They will be on site for four weeks.

They will be opening up the areas in the wall panels and floor slabs that have been identified by Arup and the BRE. These are the areas that they require further information on.



The outcome of these investigations and the continuing work on the foundations that are pictured above will be used by Arup to finalise their specification of the works that are required to strengthen the block.

More investigation works will be taking place over the next few weeks. If you have any concerns, please do not hesitate to come in and speak to a member of the Ledbury Team.

## New Community Space for the Old Kent Road

A new kind of community space opened last month at 231 Old Kent Road. The council has created a place where residents, businesses and community groups can share ideas and engage in discussion about the future of the area.

It is open Tuesday to Sunday from 10am-5pm (8pm on Thursdays).

For more information about the space, or the Old Kent Road regeneration plans, visit the website at [www.oldkentroad.org.uk](http://www.oldkentroad.org.uk)

## Home Library Service

The home library service is free for Southwark residents who are not able to get to their local library. Once a month, library staff will deliver library items straight to your home.

Who is this service for?

- Adults and children with disabilities
- Older people
- Carers
- People who cannot access the library independently

The home library service offers

- Fiction and non fiction
- Books in large print
- Audio books
- Children's books and DVDs
- Books in other languages
- CD and DVDs
- Local history publications
- Information specific to older people and people with disabilities.

If you think that you or a relative could benefit from this service, please contact the Home Library Service at:

Home Library Service  
Peckham Library  
122 Peckham Hill Street  
London SE15 5JR

Or email  
**southwark.libraries@southwark.gov.uk**

One of the library staff will get in touch with you to discuss how they can help you.

### Resident Services Officer for the Ledbury Low Rise properties

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

You can contact Rochelle on **020 7525 4833** and her email address is **rochelle.ferguson@southwark.gov.uk**

All repairs for the Ledbury Estate should be reported by calling **0800 952 4444**.

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

### Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove.

You can contact him on **020 7525 4198** or **obie.ebanks@southwark.gov.uk**

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**.

### Resident Services Officer for Churchyard Row

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 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 in this 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.

### 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.

### Local Police Sessions

PC Twinkal Sharma, PC Adrian Moroz 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
08/05/2019	11:00-12:00
22/05/2019	11:00-12:00
12/06/2019	11:00-12:00

In addition there will be a public Ward Panel Meeting on 28 May 2019 at the Ledbury TRA Hall for any resident of the Old Kent Road area at 7pm. At that meeting, the Your local Safer Neighbourhood Team will be available to discuss any concerns or problems that you have that affect you or your local community. The team can also be contacted by email [oldkentroad.snt@met.police.uk](mailto:oldkentroad.snt@met.police.uk)

### 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)

### 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

- 172 empty properties
- 2 offers made and accepted and awaiting move in date.
- 0 households in 1st position and viewing pending.
- 0 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 191 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

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



**Olive Green – Resident Services Manager**

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



**Hema Vashi – RSO for Bromyard**

Tel: 07852 766058

[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)



**Sabdat (Sabi) Ibn-Ibrahim – RSO for Skenfrith**

Tel: 07984 144224

[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)



**Sharon Burrell – RSO for Sarnsfield**

Tel: 07432 738774

[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)



**Modupe Somoye – RSO for Peterchurch**

Tel: 07903 281390

[modupe.somoye@southwark.gov.uk](mailto: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](mailto:cheryl.russell@southwark.gov.uk)



**Tony Hunter – Head of Engineering**

[tony.hunter@southwark.gov.uk](mailto:tony.hunter@southwark.gov.uk)



Abigail Buckingham – Design and Delivery Manager

[abigail.buckingham@southwark.gov.uk](mailto:abigail.buckingham@southwark.gov.uk)



Sharon Shadbolt – Project Manager

[sharon.shadbolt@southwark.gov.uk](mailto:sharon.shadbolt@southwark.gov.uk)



Kim Hooper – Communications

[kim.hooper@southwark.gov.uk](mailto:kim.hooper@southwark.gov.uk)



Gary Wallace – Homeowners Operations

[gary.wallace9@southwark.gov.uk](mailto:gary.wallace9@southwark.gov.uk)



Ricky Bellot – Housing Applications

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

