



# Ledbury Estate

## Newsletter

06 November 2020

## Ranking the Options Results – Overall

Thank you to everyone who took part in the ranking the options survey.

As a reminder the options were:

- **Option A** – strengthening the four towers.
- **Option B** – strengthening the four towers and building between 87 and 130 new homes.
- **Option C** – a mix of strengthening one or more of the towers; and the demolition of the others and replacing them with new homes.
- **Option D** – demolition of the four towers and replacement with new homes.

Below is a breakdown of the preference results, showing that a majority favoured Option D, demolition of the four towers and replacement with new homes. This option will be put forward for the Residents' Ballot in March 2021, and we will continue to speak to residents between now and then.

We can confirm 79% of those households who remain in the Towers took part in the survey and 47% of households eligible to vote overall took part.

By tenure, the turnout was:

- Tenanted households who remain living in the Towers – 75%
- Resident Leaseholder households – 88%
- Non Resident Leaseholder households – 70%
- Tenanted households who have moved from the Towers and have the right to return – 39%
- Resident Leaseholder households who have moved from Bromyard House temporarily and have the right to return – 100%

We have now received the results from Open Communities who oversaw the survey and the overall first preference results were:

- **Option A** – 13 votes – 14%
- **Option B** – 14 votes – 15%
- **Option C** – 10 votes – 11%
- **Option D** – 57 votes – 61%

Residents will be contacted again by the Ledbury Team over the next month on how they feel about the favoured option and on whether this gives them any concerns.

This option will then be put to residents in the 'yes' or 'no' ballot in March 2021. A Yes result will mean Option D is taken forward. A No result will mean the council will revert back to Option B - to strengthen the four towers and building between 87 and 130 new homes.

There are currently 3 versions of Option D. The first version replaces the towers with a low rise block on the site of Bromyard House; and the other three towers with low rise homes by Camelot School rising to an 18 storey tower on the Old Kent Road with a central courtyard garden.



The second version replaces the towers with a low rise block on the site of Bromyard House; and the other three towers with low rise homes

by Camelot School rising to an 20 storey Tower on the Old Kent Road with a street layout.



The third version simply replaces the four 14 storey towers with 18 storey towers, retaining all the existing open space around the blocks.



Further consultation will take place in the coming months on these versions.

A full breakdown on results by block and tenure is in the full report that was overseen by Open Communities which can be found on our dedicated webpage at [www.southwark.gov.uk/ledbury](http://www.southwark.gov.uk/ledbury).

## Peterchurch House Communal Fire Alarm

The work to rectify the fire alarm system at Peterchurch House is being completed this week. Thank you to all of those who are giving access to the contractors to your homes.

As a reminder until the works are completed later this week, we have gone back to arrangements we had in 2017, when we had fire wardens stationed on alternate floors in the block.

This means that if you live in Peterchurch House, in case of a fire, the communal alarm will not sound. Instead the fire wardens will knock on your door to evacuate the block. The wardens will remain until we are certain the issues with the alarm have been resolved later this week and it is back to full working order.

The fire wardens will be monitoring and checking the block, ensuring that communal areas are kept clear at all times, and they will be available to assist in an emergency.

In the event of any emergency in your property, please alert the fire wardens stationed in the block.

## Coronavirus and the Ledbury Team

From Thursday 5 November, England is moving into a new period of national restrictions, until Wednesday 2 December. This means that once again, we should all stay at home as much as possible and work from home if we can.

While this is hard for everyone, it is really important that we stick to the rules, so together we can reduce the number of people who are catching the virus, protect our families, friends and neighbours, and save lives.

The laws that the Government is introducing for this period mean you should only leave your home for specific purposes. These include to:

- Attend school, education or childcare
- Exercise outdoors or visit an outdoor public

place

- Attend medical appointments or for any medical concerns or emergencies, including a booked Covid-19 test, or avoid harm or injury (such as domestic abuse)
- Go to work if you cannot work from home
- Shop for basic necessities like food and medicine
- Visit members of your support bubble, care for vulnerable people, or volunteer

Many businesses, such as pubs, non-essential shops, cinemas, leisure centres, museums and hair and beauty salons, will be closed from Thursday. Full details of the restrictions, which are still emerging and will be voted on by Parliament this week, can be found at [www.gov.uk/coronavirus](http://www.gov.uk/coronavirus)

## Help us Keep Southwark Safe

If you think you have any of the COVID-19 symptoms you and anyone living with you should self isolate immediately and book a test by calling 119 or visiting [www.nhs.uk/coronavirus](http://www.nhs.uk/coronavirus).



Symptoms include:

- A high temperature
- A new, continuous cough
- A loss or change to your sense of taste or smell

If you have symptoms you and anyone you live with **must** stay at home and self-isolate until you get your results. It is now a legal requirement to self-isolate if you've had a positive test or if you've been told to self-isolate by the national test and trace service.

If you think self-isolating could be difficult for any reason support is available. Visit the council's website for more information

[www.southwark.gov.uk/coronavirus](http://www.southwark.gov.uk/coronavirus).

## Local Police Sessions

PC Imogen Thomas and PCSO Felix Adeyanju make up the local Old Kent Road Ward Police team. Their weekly drop in sessions at the Ledbury TRA Hall are suspended for now.

A ward panel meeting will be held on 19 November 2020 via zoom between 7pm and 9pm. The link can be provided by the team.

They have requested that any crime must be reported if it is an emergency to **999**, and for non-emergencies to **101**.

The team can also be contacted by emailing [oldkentroad.snt@met.police.uk](mailto:oldkentroad.snt@met.police.uk) or by telephone on **020 8721 2436**, or they can be tweeted at **@MPSOldkentRoad**

## Keep Your Distance!

People from different households should not mix indoors or outdoors. Keep two metres apart as much as possible. Keep wearing your masks and wash your hands for at least 20 seconds.

Thank you for keeping to the following rules when using the shared areas in the towers:

- Only one family should be in a lift at one time, so if you call the lift and someone is in it, do not get in. Wait for the lift to come to your floor again
- Keep behind the taped area in the lobby to remain two metres from the wardens
- When using the stairs if you hear someone else do not pass by them on the stairs, use the door to the landings to allow them to pass by to keep two metres from them.

Whilst we appreciate this may be frustrating for some residents it is for the safety and

wellbeing of everyone and it is important to keep down the spread of the virus, support our NHS and save lives.

### Housing update

All residents in the tower blocks will have to leave their homes for a period while work is carried out, regardless of which future option is agreed upon

All permanent 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 permanent 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.

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.

As of this week 166 tenanted households have moved in to new homes, and 15 leaseholders sold their properties back to the council. Of course those tenants who have moved retain the right to return.

There have been 200 properties refused by tenants who have had a viewing of a new home. Many of these have already received further offers and have already moved into their new homes. No permanent tenant from the Ledbury Towers is suspended from bidding if a property is refused.

### Resident Services Officer for the Ledbury low-rise properties

Charmain Bynoe is the Resident Services Officer for the Ledbury Estate (not including the Towers). You can contact Charmain on **07944 071576** and her email address is **charmain.bynoe@southwark.gov.uk**

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

Normally Charmain holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm. This is suspended for now due to the COVID-19 situation.

### Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove.

You can contact him on **07711 910754** or at **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 at **debbie.ming@southwark.gov.uk** or on **07932 333199**.

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.

### 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 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 this issue.

### 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)

### Independent Tenant and Leaseholder Advisor

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**

Whilst non-essential contact is halted, 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**. Please e-mail the team at [Ledburyhousingteam@southwark.gov.uk](mailto:Ledburyhousingteam@southwark.gov.uk)



**Mike Tyrrell – Director of Ledbury Estate.**

Mike 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**

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