



Ladbury Towers

Weekly newsletter

24 November 2017

Arup report – next steps

All residents should now have received their copy of the Arup report summary that was hand delivered this week. The full report, and summary, is available online on the council's Ledbury webpage – www.southwark.gov.uk/ledbury

The good news is that the buildings are safe, but some work does need to take place to strengthen the structures so they can withstand more impact and reduce any risk of collapse in the event of, for example, a gas explosion.

Because we have taken steps to remove the gas supply, the main risk of an explosion has gone. However the report advises these works still need to take place and it is highly likely that residents will have to move out at least temporarily.

No decision is likely to be made within the next six months as the outcomes from the report now have to be costed alongside other works, such as permanent compartmentation work, and dealing with the issues residents have identified with leaks from pipes in the kitchens, bathrooms and toilets.

The next steps will be to work with the Resident Project Team to agree the works that need to be costed. This will then be consulted on with all residents to see if there are any other issues they think may need to be included. Any works that are identified will then be fully costed so that options can be drawn up.

Once all the options are drawn up in consultation with the Resident Project Team, further consultation will take place with all residents to get their feedback. The council believes that the future of the estate can only be decided with resident input.

Once we have been through the processes and actions outlined above, the options can then be considered by the council alongside the clear views of residents on each of the options

In the meantime all tenants remain on Band one and we will continue to work with tenants and leaseholders to support them throughout.

All tenants have been guaranteed the Right to Return to the estate in the event they do have to move out, and this remains.

If you have any further queries on the Arup Report, there will a drop in session on Thursday 30th November 2017 between 2pm and 5pm where staff from Arup will be available.

Warning re bottled gas

One thing that was clear from the Arup Report is that it remains really 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.

New Fire Detection System - update

On Wednesday we carried out a number of drills across all four tower blocks to further test the new fire detection system.

Members of staff were joined by contractors who installed the system and the manufacturers as they tried to find the cause of the intermittent signal problem and come up with a solution.

We would like to thank all our residents for their co-operation and patience during the drills.

Following the tests this week the manufacturer is working on a software resolution update that will fix the problem of the signal. Once they have undertaken this work there will be further testing next week. We will write to you to keep you informed of dates and times when we have them.

The fire wardens will remain on duty until we are satisfied the new system works and we are ready to go live.

Multi-trade handy person

Keepmoat will have a multi-trade handy person on site until Christmas who will be able to respond to minor repair issues.

Please initially contact our resident services team at the Ledbury TRA Hall if you have any repair issues to report.

Customer Satisfaction

Over the next few weeks we will be asking you if you are happy with the heating works carried out and any follow up making good.

We would urge you to complete the forms when they come round as it is really important for us to know how you feel about both the council and the contractors' performance.

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.

TRA Children's Christmas Party - Reminder



The Ledbury Tenants and Residents Association will be holding their annual Children's Christmas Party on Saturday 2 December, 12noon to 4pm at Christ Church.

Last week we posted a form to fill in if you have children aged 0 to 10 who would like a present from Santa.

The deadline to return forms is this **Saturday 25 November**. You can send completed forms back to the address given or drop them into the council officers at the TRA Hall.

Housing updates:

We have successfully registered all 175 households on our system,

We know not all residents want to move from the blocks. Some people have enjoyed living on the estate for a number of years and wish to continue to do. Whilst we are working out the options for the next steps there is no pressure for anyone to move.

For those that wish to move, you still retain Band One priority. We will do everything we can within our team to support you to move.

Offers

- 33 households moved
- 22 offers made and accepted and awaiting move in dates.
- 10 households in 1st position and viewing pending.
- 6 households finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 54 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 will be holding drop in sessions for residents in the TRA Hall on Thursdays - 2pm to 4pm and 5pm to 7pm.

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 major works now complete the Ledbury Team is working closely with residents to co-ordinate services.

We want to keep you informed of progress as it happens, but also hear from you about the work taking place.



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RSOs

