



# Ladbury Towers

## Weekly newsletter

29 June 2018

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## Message from Cllr Cryan, Cabinet Member for Housing Management and Modernisation

Recently there have been a number of articles in the media about housing blocks across the country that are now facing the same situation as the Ledbury Estate was last year.

Different councils are handling these situations in different ways and there are a lot of rumours and incorrect information being shared.

I would therefore like to take this opportunity to re-confirm that Southwark Council's preference for the four Ledbury Towers is to complete works to strengthen them and allow people to continue living in their homes.

This is why we are currently consulting on the Options Appraisal that includes the four refurbishment options.

We have also included the option of demolition, but in this case we have pledged that the Towers will be replaced with council housing and definitely not private homes.

It is essential that we seek the views of the residents and former residents of the Towers so please don't forget you have until this Sunday, 1 July, to return the completed questionnaire.

You can post the questionnaires back in the prepaid envelope provided, to Open Communities, or you can fill it in through the on-line survey on

**[www.surveymonkey.co.uk/r/ledburytowers](http://www.surveymonkey.co.uk/r/ledburytowers)** or by posting into the box located in the Ledbury TRA Hall.

Thank you



## Sylvan Grove update

We have successfully completed the final round of Sylvan Grove property adverts for the homes exclusively available for the Ledbury tenants.

This has resulted in further households expressing an interest.

The viewings are now taking place to confirm a sign up. This will take the total to 57 households from the Ledbury moving to Sylvan Grove.

Not all the units have been let to Ledbury residents so we'll update you in the coming weeks to let you know the next steps for the remaining Sylvan Grove properties.

## Problems with heating or hot water?

If you have any problems with your heating or hot water you can still report it to the housing staff at the TRA Hall on the Ledbury Estate.

The housing staff at the TRA Hall can be contacted on **020 7732 2886** or **020 7732 2757**. They will raise the job and arrange for an engineer to attend your property.

## Leaks and issues with radiators?

If you have a leak or problems with your radiator, you will need to contact the Southwark call centre on **0800 952 4444** or **020 7525 2600**.

They will give you a reference number, which will enable you to track the progression of the job raised.

## 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
04/07/2018	11.00- 12.00

11/07/2018	11.00-1 2.00
18/07/2018	11.00- 12.00
25/07 2018	18.00- 19.00
31/07/2018	11.00- 12.00
08/08/2018	11.00- 12.00
15/08/2018	11.00- 12.00
22/08/2018	11.00 –12.00
29/08/2018	18.00- 19.00

### 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 bought 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:

This autumn the council will be making a decision on the future of the Ledbury Towers.

Whatever decision is taken, all residents in the tower blocks will have to leave their homes for a period – either while major strengthening and refurbishment works are carried out, or for demolition and rebuild.

At the moment residents are under no pressure to move as any works are unlikely to start until 2019, and all residents 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 residents 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

- 120 empty properties
- 23 offers made and accepted and awaiting move in dates.
- 7 households in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 155 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](http://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 and Housing Applications Team part time based at Ledbury.

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



Ricky Bellot – Housing Applications

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

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**Sharon Burrell – RSO for Sarnsfield**

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**Modupe Somoye – RSO for Peterchurch**

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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 – Area Manager Central**

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**Tony Hunter – Head of Engineering**

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**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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