



Ladbury Towers

Weekly newsletter

28 September 2018

Changes to council repairs

Tenants' repairs are currently carried out by Mears in the south of the borough and by the council in the north.

From 1 October all tenants' home repairs will be carried out by the council (excluding repairs to the fabric of the building such as external walls and windows, front doors and the roof).

These changes will help us achieve our ambition for Southwark to have the best repairs service in the country, quick to respond and to fix problems to a high standard.

We cannot promise improvements overnight, and as with any change we expect that in the first few months after the council takes over the repairs we may have a few teething problems.

We would ask for your patience and understanding while we use those early weeks to iron out any challenges related to such a complex shift of people and systems.

Our aim initially is to keep to the response times published in the tenants' handbook, which we know will be an improvement on the service some residents have received.

Fire Brigade Spot checks

Over the weekend we had two more spot checks from the London Fire Brigade. This time it was Skenfrith House and Peterchurch House.

As on some of the previous occasions the focus was on the response of the fire wardens.

They were pleased with their responses on what action that needs to be taken should a fire break out.

Fire Safety information packs

This week we delivered Fire Safety Information Packs to all households.

They set out what to do in case of a fire breaking out on your block, the escape routes and what to do and, just as importantly, what not to do.

Please ensure that you read it and keep it handy to have a look at now and again to refresh your knowledge of it.



Ledbury TRA Peace Party

In November 2018 it will be 100 years since the end of the First World War. In 1918 all over the Country Peace Parties were held to celebrate the end of the War.

In 2018 to mark the 100th anniversary the Ledbury TRA will be holding their own Peace Party for the pensioners living on the Ledbury Estate, including those who have moved from the Towers in the last year. There will be a two course meal, a free raffle and live entertainment.

It will be held between 12 noon and 4pm on Wednesday 21 November 2018 at Christ Church, 676-680 Old Kent Road, Peckham,

London SE15 1JF.

If you would like to attend, please complete the form that has come with this newsletter and hand it in to the Ledbury Team at the TRA Hall and they will ensure that it gets to the TRA to book your place.

Music Video filming

On Friday 5 October, 2018, between 9am and 9pm, a music video will be filmed on the estate.

Permission has been granted on the basis that a donation is made to the Ledbury TRA.

They want scenes of the band playing in the middle of an estate. It will be an artist called Ray BLK and her band.

Ray BLK is a British singer and songwriter who grew up in London.

She won BBC's sound of 2017 and is a rising star with a beautiful voice.

She is a great role model for kids and it would be a positive experience for the estate.

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
03/10/2018	18.00 - 19.00
09/10/2018	11.00 - 12.00
17/10/2018	11.00 - 12.00
24/10/2018	11.00 - 12.00

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

- 152 empty properties
- 5 offers made and accepted and awaiting move in dates.
- 2 households in 1st position and viewing pending.
- 1 household finished within 2nd and 3rd positions and awaiting confirmation of viewing results from 1st applicants.
- 176 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

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

Independent Tenant and Leaseholder Advisors

The Tenants and Residents' Association and



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

sabdat.ibn-ibrahim@southwark.gov.uk



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 – 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
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**Ricky Bellot – Housing
Applications**

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