



Ladbury Towers

Weekly newsletter

24 August 2018

Options Appraisal Consultation

The consultation on the options that have been developed for the future of the Ledbury Towers starts this weekend. The consultation will last two weeks.

There are four options:

- A: A basic refurbishment of the towers to meet health and safety essential standards, paid for from the Housing Revenue Account.
- B: A higher standard of refurbishment of the towers, plus building new homes around them for local, overcrowded families and other local residents in housing need. The additional refurbishment expenditure and the cost of the new council homes being partly met from the sale of new homes and partly from the Housing Revenue Account.
- C: A mixture of refurbishment to the higher standard, and demolition of some, but not all, towers with a replacement of new homes for local overcrowded families and other local residents in housing need. The additional refurbishment expenditure and the cost of the new council homes being partly met from the sale of new homes.
- D: Demolition of all four towers, and replacement with new homes. The additional cost of the new council homes, being partly met from the sale of new homes.

All current residents, former tenants with the right to return and non-resident leaseholders will receive a questionnaire, which needs to be completed and returned to Open Communities by Sunday 9 September, 2018, in the prepaid envelope provided or completed online, or dropped into the box in the Ledbury TRA Hall.

The views from the questionnaire will then be reported to the councillors making the decision.

There is a display in the Ledbury TRA Hall on

the four options over the next two weeks. Staff from Hunters will also be available at the Hall from 2pm until 8pm on the following days to discuss the options, and answer any questions you may have:

- Thursday 30 August, 2018
- Thursday 6 September, 2018

Bogus Callers

We had an incident on the estate this week where someone was trying to gain access to a property after 6pm to fit a smart meter to a property that already had a smart meter.

The police have been advised. Please do not allow callers into your home without asking for ID.

If you have a concern, please ring the Ledbury Team on 020 7732 2886 for help and advice.

Churchyard Row

The Ledbury tenants who have bid for the properties at Churchyard Row have now had their viewings arranged for the week commencing 29 August 2018.

Once we are aware which homes that have accepted we will then be writing to leaseholders to let them know which properties are available. They will then have an opportunity to express an interest in one.

Sumner Road

Just a reminder that the as the new homes at Sumner Road are part of an estate, 50% of the new homes will be prioritised for residents in housing need on that estate.

The rest of the properties will be advertised through Homesearch and of course as Ledbury tenants have Band One priority they will be able to bid for them.

Overall in the development there are 50 homes

at social rents as follows:

- 1 Bed – 6 flats
- 2 Bed – 6 flats
- 3 Bed – 22 flats and 16 maisonettes

Clarification on Right to Return

At a recent meeting of the Resident Project Group there were issues raised with regard to the Right to Return. The Right to Return will affect tenants and leaseholders differently. These have been reported on previously but the residents on the Resident Project Group asked that they be set out in the newsletter.

Tenants

Ledbury Towers tenants who have moved since 11 August, 2017 have the Right to Return to refurbished or new homes on the Ledbury Estate when the works are completed, until 23 November 2024. This means that if a refurbishment option is chosen, when your block has been refurbished you will be written to inviting you to come and view your original home, and if you want to you have the option of returning to it. If you refuse the offer or do not respond to the offer then the Right to Return ends as the property will then be advertised through the normal Homesearch process.

If a new build option is chosen, we will be consulting with the existing and former tenants of the Towers on the plans for the new homes. You will therefore know what kind of homes will be built. First priority for the new homes will be for those who have remained in the Ledbury Towers residents and those with a Right to Return.

Resident Leaseholders

If the blocks are to be refurbished, we would look at phasing the works so that vacant homes in the Ledbury Towers could be used to temporarily rehouse leaseholders who wish to remain, whilst works are carried out to their home. If the option chosen is a new build

option, resident leaseholders who do not wish to move from the site would have options to move to new accommodation on the footprint of Ledbury Towers. This may mean a period in temporary accommodation depending on which design is chosen.

Film Night on the Ledbury

As part of the Peckham and Nunhead Free Film Festival there will be an outdoor screening on Saturday 15 September, 2018 on the green space on the corner of Commercial Way and Ledbury Street behind Bromyard House.

The screening will be run by Electric Pedals who organise bike powered screenings where members of the audience have to pedal bicycles to create the power for the screening to happen.

The film will be a children's film called "Coco" which is a fairly recent release. The film will start around 8.30pm as the light goes down and finish around 10.15pm.

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**. Depending on the problem, they will contact either Southwark Council's Contact Centre or Engie (formerly known as Keepmoat) on your behalf to get the job raised and in turn they will 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
29/08/2018	18.00 - 19.00
15/08/2018	11.00 - 12.00
22/08/2018	11.00 - 12.00
29/08/2018	18.00 - 19.00
04/09/2018	11.00 - 12.00
12/09/2018	11.00 - 12.00
19/09/2018	11.00 - 12.00
26/09/2018	11.00 - 12.00
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

- 144 empty properties

- 8 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.
- 170 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 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



Ricky Bellot – Housing Applications

ricky.bellot@southwark.gov.uk



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
Operations**

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