

**Ledbury Towers option Appraisal
Resident Questionnaire Number 1 Results
Jun-18**

Date issued: 15.06.2018

Number of questionnaires issued: 217

Returns:		%
Southwark Council tenant in one of the towers	19	46.3
Resident Leaseholder in one of the towers	8	19.5
Non- resident leaseholder from one of the towers	2	4.9
Moved from the towers but may return	9	22.0
Moved from the towers but no intention to return	3	7.3
	41	100

Number	Question	Total												
1	Would you like to see the Tower Blocks retained with no loss of Council Homes?	40												
	<table border="1"> <tr> <td>yes</td> <td>30</td> <td>No</td> <td>5</td> <td>Maybe</td> <td>5</td> </tr> <tr> <td>%</td> <td>75</td> <td>%</td> <td>12.5</td> <td>%</td> <td>12.5</td> </tr> </table>		yes	30	No	5	Maybe	5	%	75	%	12.5	%	12.5
	yes		30	No	5	Maybe	5							
%	75	%	12.5	%	12.5									
2	Would you be happy to go back and live in the blocks if they were refurbished?	40												
	<table border="1"> <tr> <td>yes</td> <td>25</td> <td>No</td> <td>7</td> <td>Maybe</td> <td>8</td> </tr> <tr> <td>%</td> <td>62.5</td> <td>%</td> <td>17.5</td> <td>%</td> <td>20</td> </tr> </table>		yes	25	No	7	Maybe	8	%	62.5	%	17.5	%	20
	yes		25	No	7	Maybe	8							
%	62.5	%	17.5	%	20									
	Please provide reasons for your answer:													
	I would like to demolish this tower and build new council housing.	1												
	I would prefer the ledbury estate, won't be no loss of council homes for the residents who want to return after refurbishment.	2												
	Because I used to live on the last floor and I use to use the lift up to the 12th floor and take stairs and at times both lifts used to break down and I have to use the stairs.	3												
	I believe the tower block [REDACTED] provides good social accommodation albeit it could be updated/refurbished. I am a non-resident leaseholder so question 2 does not apply to me.	4												
	I have been a resident here as a council tenant since the 70s. The only problems over the years was the water. Since the last refurb the block has become sager. No gas supply so the danger of explosion and fire has been averted. This is like a family home. My children were born here, I am not in the mood to move anywhere else.	5												

Too many council homes are being lost and too few are being replaced and the term 'affordable housing' is not affordable for the everyday person earning less than £20k a year. London needs council homes at council rents. The ledbury estate and land is a high valued commodity at the moment due to the bakerloo line tube extension and I fear the estate will be lost to developers and residents priced out of the area.	6
It is a very strong building and have lived happily in the tower, safe and secured.	7
The towers would be very nice to live in if there were no issues regularly. Very safe, good community and spacious living space.	8
I have lived at [REDACTED] since Nov [REDACTED] aged [REDACTED] years. I am now 73 and have roots here, especially my church community and neighbours. I have no desire at this time in my life to live anywhere else or should I say what's left of my life! Many elderly are moved from their comfort zone and as a consequence they don't last long.	9
We have been very happy living here, but now that we are moving to a brand new flat in Sylvas Grove, do not want the hassle of moving back!	10
Lighting was poor, lifts were always breaking down and I've got a disability and was living on the [REDACTED] floor, if the lifts were out I was stuck in the flat.	11
The tower blocks are built nicely with green areas and trees surrounding the blocks. Each flat in the blocks are good size flats and have a good design layout including the facade of the building. It would be a shame to demolish them.	12
That's a good plan to demolish and rebuild new homes.	13
I love my estate and the demise of tenants is destroying the ledbury community that has formed. If this could be regained again this would be nice for the community. Also this location is really convenient. The homes are spacious and good for quality of life compared to new builds standards.	14
Tower blocks must remain the property of tenants at Ledbury estate, not private. Tenants don't need tower buildings. We need houses with enough space for kids.	15

3

I have lived in [REDACTED] for [REDACTED] years and apart from flooding in the kitchen and bathroom and toilet we have had no problems. This is a peaceful estate with a good community spirit and I would like to live here for as long as possible. It is also very central for my commute to work.	16
There is the need of more council homes first, but in my case I really love the towers, the place where they are located, I love my house. I would be really happy to live here if they were refurbished.	17
Because I like the structures and layout of the block tower I am living in and I feel happy to continue to live here.	18
Blank	19
Because of the safety of the tower blocks	20
If the blocks are strengthened and refurbished properly then they should be retained for council use. Plus, as has been shown there is a severe shortage of social housing, so absolutely these towers needs to remain. As to whether I would move back, this depends on how long any works take to complete and how well I adjust to new location.	21
Council homes are better than housing association. Also have met good neighbours within a year and I have lived in the block we like family.	22
The towers are not fit for people to dwell in, considering the numerous problems attached to these blocks.	23
[REDACTED] I am purposely abstaining from indicating any preference on this survey, in order that the views of the estate are heard, most importantly.	24
Needs refurbishment, there were lots of leaks, would be better refurbished - my first home.	25
There's a lack of social housing in london, its very expensive to afford to live now in Southwark so the towers or land should remain council. Yes I would be happy if rent is affordable as it had been my home over 20 years and my first home.	26
I have lived in the area for more than 13 years and I would always like to live here.	27

My 2 year old and 6 months old enjoy every minute of it, living in this tower. I've met and made good friends and good people for god sake try all the best to make the towers stronger, I'm happy in this tower and praying to god I return back to live here	28
Having lived here happily for almost 46 years, it would be a heartbreaking to have to leave.	29
If the towers were rebuilt and we can return to a similar flat on the footprint of the estate we will be satisfied. The council have already assured us there will be no loss of council homes. If refurbished to the same standard or better we would be happy to return.	30
Transport links are excellent, the flats are very spacious and have a lot of storage. I also have many medical conditions so it would be very difficult to change GPs.	31
I have been living at the block for years and would like to continue to remain in [REDACTED].	32
The interiors of these flats are beautiful. The design and layout are spacious, light and elegant. Modern buildings are simply not made with the same consideration for the people who live in them, at least not outside of the luxury bracket. Nevertheless, these flats are not mortgageable, and i am not sure that i want to live here for the rest of my life. I would like a garden. the buy back offer from the Council may be a good opportunity to move and to purchase a property that is more suitable. In addition, i am not sure i would handle living in temporary accommodation for a year or more. The 6+ months of disruption last year was stressful enough - i like to have my place as i want it, including the decoration.	33
I have lived in the flat for [REDACTED] years, and I love it and want it to stay	34
I have lived here for [REDACTED] years and have been very happy. I feel part of the community and I am located for all local amenities and transport.	35
I do believe that there is no way to refurbish and can get all the necessary facilities back e.g gas supply.	36

<p>Refurbishing the towers will not take away the anxiety and fear when we found out that the towers were unsafe for human habitation. Our lives were compromised by Southwark Council for well over 40 years (either knowingly or not). So, it would be height of irresponsibility for us to return to these blocks with our children knowing the history of neglect by the council after several complaints of flooding, gaps between panels, gas leakages etc. Thw towers are nearly 50 years old and building experts have pointed out flaws in the experimental design and build of the towers. In addition, the towers have aged with decayed concrete and rusted bolts, so any strengthening works will only delay the inevitable of human casualties and potential loss of lives in the near future. I don't want my family to be part of this story. Grenfell tower disaster is still fresh in our minds and conscience. If the council decides to keep the towers, then they should consider displaying health warning outside each block stating the history of neglect so that tenants/leaseholders will know what they are letting themselves into. In effect they should state that 'you live here at your own risk'</p>	37
If properly done	38
Blank	39
Blank	40
Blank	41
What improvements, if any, might change your mind?	
To build new council housing	1
The improvements might change my mind when they demolish the towers and rebuild as a new home	2
None	3
N/A	4
None	5
Blank	6
Improvement of Fire Safety	7
Blank	8
Blank	9
None	10
No sky cables hanging down in front of windows like what I was getting when I was living there and the bin shoots need update cos people were dumping rubbish out side the blocks.	11
Just needs strengthening, maybe service pipes might need replacing and water pipes in flats for heating radiators.	12

4

Better living standards.	13
Better CCTV and Security prevalence. A nicer park space that discourages unsocial loiterers.	14
No more towers, to improve landmarks (ledbury land very poor and neglected).	15
None	16
One of the improvements that comes to my mind is to make the tower more accessible for vehicles, especially for ambulances, firefighters, lorries and all of them need access to roof.	17
I don't think to change my mind if I have to leave temporarily for any job to be done as if there might be any refurbishment, I would like to come seek the tower block continue to live.	18
Blank	19
Blank	20
Better security, CCTV is used badly in some cases, but used properly i.e as a means to combat anti-social behaviour, then I see that as an improvement. Video linked intercoms so that we can see who is trying to enter the buildings. Replace the lifts as they are old and unreliable. Upgrade the communal aerial to include satellite reception which would eliminate the need for individual dishes. Provision of means to charge electric cars as this seems to be the way cars are going and would act as an incentive for residents to change.	21
New council homes, large rooms, storages, play area for our kids.	22
Blank	23
ABSTAIN	24
Fi the leaks. Need kitchens and bathrooms renewed. Stop rain in the communal area. Improve cleaning in the blocks.	25
Corridors, lifts, stairs, water penetration in the flats, the green to be improved, more trees/flowers	26
Blank	27
Honestly am not too familiar with under ground garages. Please try to keep the towers for the people who want to return and enjoy living on this beautiful tower and keep it simple, don't demolish it.	28
Perhaps having sprinklers. Otherwise I am happy living here	29

	If demolished and rebuilt we would need a guarantee that we could remain as leaseholders. If the new flats were more expensive than the current ones we would have to see an option for shared equity in place on the estate before we could agree.	30	
	None	31	
	Blank	32	
	Following on from what I said before, if the flats were mortgageable and if I could have some outside space, eg a balcony, window boxes and a community garden in which I could grow some veg.	33	
	Blank	34	
	Blank	35	
	Get all necessary facilities back e.g gas supply.	36	
	No amount of improvement will reassure us. Only demolition and rebuilding to modern standards will bury the shameful neglect of residents all these decades.	37	
	Make sure it passes health and safety test.	38	
	Blank	39	
	Blank	40	
	Blank	41	
5	Would you be happy for the underground garages to be removed or would you like to see these used for parking if more security measures were added?	40	
	Keep it 24		Demolish it 16
	% 60		% 40
	What would you like to see in place of these garages if they were removed (for example: more housing, play areas, landscaping, private gardens, allotments, community use)?		
	I would like to see underground garage to be some housing and save play areas.	1	
	I would like more housing, play areas and private gardens.	2	
	Blank	3	
	N/A	4	
	More community use or landscaping.	5	
	Community use/private gardens.	6	
	More housing or community use.	7	
	More housing.	8	
	More housing and private gardens.	9	
	More play areas - this is the one thing that has been lacking on this estate.	10	
	More play areas and private gardens.	11	

6

Landscaping, planting trees for the community use.	12
Community use	13
Blank	14
I would like to see all of the above, especially landscaping and private gardens.	15
Play areas or allotments or workshops or landscaping and a green area where adults can sit and relax. The underground garages have not been used since before I lived here and should be put to better use.	16
I would like to see something of community use.	17
Play areas would be nice.	18
Blank	19
More housing.	20
With addressing the primary issue, that being security, I am not sure any of these ideas will work. I would prefer them to remain as garages but with improved security as the need for parking is high.	21
All of the above	22
Blank	23
ABSTAIN	24
Car park, play area, gardens.	25
More housing or play areas for children.	26
Play areas.	27
More housing, play areas, landscaping, private gardens, allotments, community use.	28
If not garages, community use.	29
More housing, play areas, green spaces.	30
Landscaping	31
Blank	32
To be honest I can't really envisage what the options might be. I would certainly be enthusiastic about gardens and other outdoor community space. It would be nice to have places to meet neighbours in. We have a lot of outdoor space but there is no where to sit, not much in the way of flowers and plants to look at. I would also like to see some of the space used for workshops. It brings the wider community into the estate and is interesting. It would be great to have arts and crafts facilities and courses on the estate. I'd like to see the estate become a place of interest to people who don't live here. One of the few positives to come out of the past year is that it has become less isolated a place.	33
It all seems very good	34
Community spaces and private gardens	35
Landscaping	36

Mixed use social/private housing on the upper floors, community space on the ground floor and workshops in the basement.	37
Let it remain the same	38
Landscaping, gardens for community use	39
Allotments and council housing	40
Landscaping or allotments. It would be good if some garage could be kept or built but not underground as I do not think any amount of security measures could make me feel safe in an underground car park.	41
What improvements would you like to see around the towers? (for example: more local shops, workshop units, more green space, more childrens play areas, outdoor sports areas, better lighting, more CCTV, better pedestrian routes etc)?	
More green, for children, out door sports areas and better lighting.	1
The improvements I would like to see around the towers are children's play areas - more CCTV and better lighting.	2
Blank	3
N/A	4
Preferably workshop units there art eenough local shops within five minutes walk of the tower blocks. Workshop units to train young people in trade like mechanics.	5
Local shops/CCTV/Green Space/More traffic speed control	6
Better lighting and more CCTV	7
Gym	8
Workshop units and better lighting/CCTV	9
More green space and improved lighting	10
Better lighting and more CCTV. Better pedestrian routes.	11
Maybe have flower beds on the concrete area	12
More shops, green space, sports areas	13
Better design social spaces i.e fixed table tennis/BBQ area/allotment spaces. Benches to sit and read.	14
More green space and children's play.	15
Better lighting, more CCTV, better pedestrian routes and more green space. I would also like to see more benches for adults to sit on with a good asthetic view. I wuld also like to see that a fie engine could have access to all part of the towers as this is not possible at the moment.	16

7

I would like to see more green spaces and better pedestrian routes. Of course my preferences do not exclude others. All of them would be nice to have, but we can't always get what we want in life.	17
More children's play areas and CCTV will be useful for the residents.	18
More shops, green space, sports area, better lighting, CCTV.	19
More CCTV, outdoor sports areas.	20
More choice of shops would be good, there is currently no shop selling veg/fruit. Encouraging a local pharmacy to move in would also be good. CCTV, used properly, would deter crime or at least help catch the perpetrators.	21
All of the above.	22
Blank	23
ABSTAIN	24
Stop kids driving motorbikes.	25
More children play areas, something nice for them, more green space, workshops or youth centre for the children of the community.	26
Outdoor sports area.	27
All of the above.	28
Better lighting and cctv, childrens play areas.	29
Better signage, CCTV, green spaces, play areas.	30
More green space, better lighting.	31
Better CCTV and lighting.	32
Rubbish chutes, remove them from street level. Find some way to stop people o their animals from pissing in the lifts. Better landscaping, more flowers, trees, plants - a wildlife garden? I'm grateful for the rose bushes but it could be btter. Gardens to sit in, work in, grown things in. Better use of outdoor space, there is so much of it! but nothing to do or look at? Fix the paving slabs, it's dangerous for elderly and disabled residents. No shops! workshop units, yes!	33
Better lighting and CCTV.	34
More green space, better security, lighting and CCTV.	35
More green space, better lighting and CCTV.	36
Workshop units.	37
Better lighting.	38
More green space, good lighting, sets for sitting outdoors.	39
Pedestrian and cycle routes through the estate.	40
More green space, better lighting.	41
Do you have any other comments or suggestions?	

No	1
The council must consider the rent and council tax reduction if they build new homes for the residents of ledbury.	2
Blank	3
Blank	4
It would be a disaster to demolish these tower blocks. They add beauty to this environment and also eases the housing crisis as the population of Peckham grows rapidly year in year out. Build on waste lands, not demolish and rebuild on existing sites.	5
Do not hand the land over to the developers!! Listen to the community.	6
Continue with the good work.	7
Blank	8
Blank	9
Blank	10
No	11
The roof top could be improved with flower beds, it doesn't have to be dramatic by knocking the garage down.	12
I moved out from the tower blocks but I'd like to return to a decent home.	13
Blank	14
Ledbury needs more maintenance 24/7. At the moment this area looks so disgusting.	15
I would like to see the flats refurbished with no flooding in the rooms. I think that it is vital that we have sprinkler system in the communal hallways should there be a fire. We need door entry systems that work and are clearly marked. Carpark and good lighting on the whole estate and clean working lifts.	16
I do really hope that our thoughts are heard, that these questionnaires are of good use and not just something to make us hoping in something that has just been decided. That said I hope to see ledbury estate with at least some of the things I mentioned.	17
I will be happy for any refurbishment and if possible allowing the residents to stay in during the improvement work.	18
Blank	19
Blank	20

In above questions I have mentioned CCTV If this is implemented please ensure it is HD and also equipped with infra red abilities. Improvements to tower blocks should also include work to eliminate the periodic flooding that happened. Research should be undertaken into how to cater for car owners thinking of going electric and how to deliver this. Perhaps the underground garages could be made 'EV' only?	21
Blank	22
Blank	23
ABSTAIN	24
Blank	25
Just keep social housing affordable!! Maintain community where children can thrive, we need clubs or more activities or playground.	26
Improve security on the estate like putting a guardian in place.	27
Please consider the people who want to return and how many happy memories from these towers starting with me, am happy here am moving because I have no choice.	28
Having lived here so long I'm happy and feel safe here.	29
Not at the moment	30
None	31
No	32
Please listen to our comments and suggestions. If you do decide to knock them down, please build something as beautiful. In particular, please keep the 3/4 length windows in the living room, they are the best feature of the flats! Also, give us balconies please. Connecting all the floors to the street. and maybe a cat flay system? I would like a cat.	33
I hope it all goes well and I can return to my house	34
Blank	35
I suggest demolish the tower and rebuild it.	36
No	37
Keep the building, don't knock it down	38
Blank	39
No loss of council homes if towers are demolished	40
One of the best things about the flats is the large windows and panoramic views. Therefore, whilst I would be happy for additional housing to be built nearby, it is important that this does not block any existing property's view.	41