



Ledbury Estate

Weekly newsletter

08 November 2019

Responses to the issues raised by the Ledbury Resident Project Group at the recent Cabinet Meeting on the Arup Report

As we reported in last week's newsletter, the council's Cabinet considered a report at its meeting on Tuesday 29 October. The Cabinet agreed that the recommendations that Arup have made to strengthen the blocks are costed, and the new costs along with the impact on resident's properties be included in a new options appraisal process.

At the meeting, the Cabinet heard from residents on the Ledbury Resident Project Group and they raised a number of questions that Councillor Kieron Williams, Cabinet Member for Housing Management & Modernisation agreed to ensure that the points were responded to.

The issues and responses were discussed at this week's Ledbury Project Group. The council's response to the 9 questions asked are as follows:

1. How long it will take to come to a decision on what will happen to the blocks based on the new information?

Response from Southwark Council

The costings from Calford Seaden will be ready by the end of November 2019. Therefore, the December 2019 Resident Project Group will have this information. At that meeting, we will be able to discuss a possible timeline for resident engagement which strikes the right balance between the time needed for full resident involvement without causing a concern about undue delays in getting to a decision about the future of residents' homes.

Once the Ledbury RPG has this information, officers will be discussing with residents at the RPG on how the consultation on the options will proceed.

2. Will the reopening of the option appraisal process only include the towers, and the red line boundary be unchanged from the one used in 2018?

Response from Southwark Council

The reopening of the options appraisal will only include the Towers and the red line boundary will be unchanged from the one used in 2018.

3. Is there a commitment that there will be at least as many Council homes at the end of this process on the site of Ledbury Towers and the rented homes will be Council Homes for Council Rent?

Response from Southwark Council

There are currently 203 council owned homes in the Ledbury Towers and it is our commitment that there will be at least 203 council rented homes at the end of this process. All council rented homes will continue to be at council rents on secure lifetime tenancies.

4. Will the costs for tenants (including those who take up the right to return) of the rent and service charges in any new homes be at the same rent and service charge as their Ledbury Towers homes?

Response from Southwark Council

This was one of the requests made at the recent public meeting and we undertook to investigate this. This will take some time to look into and you can be assured that we will respond to you on this issue before the consultation on the options appraisal process begins.

5. Does the right to stay on the estate for both tenants and leaseholders continue, and can we have an idea of Council Tax levels in any new homes?

Response from Southwark Council

This is a long standing commitment by the council that tenants and resident leaseholders who want to remain on the estate in a refurbished or new council home can. Nothing has changed with this promise. Ahead of the consultation on the options appraisal we will write to all tenants and resident leaseholders who have a right to return to reconfirm

this right will be retained whichever option is selected.

In respect of Council Tax levels, we will provide information on what the likely Council Tax levels would be as part of the consultation on the options appraisal process.

6. Will the offer to leaseholders take into account the likely loss of floor space as recommended in the Arup Report?

Response from Southwark Council

This was one of the requests made at the recent public meeting and we undertook to investigate this. This will take some time to look into and you can be assured that we will respond to you on this issue before the consultation on the options appraisal process begins.

7. Will the November 2024 end date on the Offer to Ledbury tenants from Councillor Cryan on 23 March 2018, with the Right to Return be extended when the Option Appraisal process is complete to protect all former Ledbury Towers tenants?

Response from Southwark Council

The current right to return date of November 2024 will be extended if the opening up of the options appraisal process extends, the date for which the final homes whether refurbished or new are ready for occupation. The intention of the right to return guarantee was to ensure that when refurbished (or now possibly new homes) are ready to let they will be made available to all those tenants with a right to return. This guarantee will remain in place until all the refurbished or new homes are let.

8. Will the Cabinet stand by Councillor Cryan's undertaking to refurbish the towers on Ledbury where it is clear this is resident's preference?

Response from Southwark Council

The council will work with residents to fully explore the option of refurbishing

the towers alongside other options. In looking at refurbishment we will consider with residents the practicality of doing the works Arup have identified, the value for money of refurbishment and the impact on the quality of the homes alongside other factors. As Councillor Williams stated at the public meeting, if the cost of refurbishing the blocks to give them a 50 year life span would be more than the cost of building new high quality replacement homes it would be unlikely that we could conclude this would be a reasonable option.

9. If there is any change to the option chosen, will any new homes built on Ledbury all be Council homes at Council Rents?

Response from Southwark Council

All options considered will include an increase in council homes (at council rents on secure lifetime tenancies) as well as sufficient homes for ownership to allow those resident leaseholders who wish to exercise their right to return to do so. The full tenure mix will be identified as part of the options appraisal.

This week's Ledbury Resident Project Group heard from Calford Seaden who are now working on costing the works recommended in the Arup report. Calford Seaden confirmed that they will have the costs in about three weeks time, this will then be available for the Ledbury Resident Project Group at their meeting on Tuesday 3 December 2019.

Arup were also present to respond to a range of queries that residents on the Ledbury Resident Project Group have raised on their report. Next week's newsletter will report on the questions raised and the responses Arup gave.

If you have any questions about the Arup report or any concerns, please do not hesitate to contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**.

The Southwark Group of Tenants Organisations are looking for unwanted gifts

The Southwark Group of Tenants Organisations are looking for unwanted gifts for their Christmas Bazaar.

If you have any donations please contact them at Bells Gardens Community Centre, 19 Buller Close, Peckham, London SE15 6UJ or Telephone **020 7639 6718** or email estela@sgto.co.uk .

Resident Services Officer for the Ledbury Low Rise properties

Rochelle Ferguson is the Resident Services Officer for the Ledbury Estate (not including the Towers). You can contact Rochelle on **020 7525 4833** and her email address is rochelle.ferguson@southwark.gov.uk

All repairs for the Ledbury Estate should be reported by calling **0800 952 4444**.

Rochelle holds a monthly surgery at the Ledbury TRA Hall on the fourth Wednesday of the month between 3pm and 5pm.

Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove.

You can contact him at obie.ebanks@southwark.gov.uk or on **020 7525 4198**.

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**.

Resident Services Officer for Churchyard Row

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact her at debbie.ming@southwark.gov.uk or on **020 7525 1165**.

As a reminder all repairs for Churchyard Row should be reported by calling **0800 952 4444** or for the first two years

to newhomes.defects@southwark.gov.uk

It would be helpful to the council that if you are reporting a repair by email you could include a photograph of what is wrong to help us work out if the problem is a defect or a repair.

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 in this 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 this issue.

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 brought into the buildings.

Local Police Sessions

PC Twinkal Sharma, PC Adrian Moroz and PCSO Felix Adeyanju will be holding hour-long contact sessions in the Ledbury TRA Hall so residents can meet with the local Old Kent Road Ward Police team.

Date	TIME
13/11/2019	12 noon to 1pm

20/11/2019 12 noon to 1pm
26/11/2019 11am to 12 noon

The police have requested that any crime must be reported if it is an emergency to **999**, and for non emergencies to **101**.

The team can also be contacted by emailing **oldkentroad.snt@met.police.uk** or by telephone on **020 8721 2436**, or they can be tweeted at **@MPSOldkentRoad**.

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**

Housing Updates

All residents in the tower blocks will have to leave their homes for a period while work is carried out, regardless of which future option is agreed upon.

All tenants 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 tenants 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.

There are **178 properties now empty** in the Towers, following the moves of 165 tenanted households in to new homes, and 13 leaseholders selling their properties back to the council. Of course those tenants who have moved retain the right to return.

No tenants are awaiting a date to move into their new home. No tenants are waiting to attend a viewing.

There have been **194 properties refused** by tenants who have had a viewing of a new home. Many of these have already received further offers and have already moved into their new homes. No one from the Ledbury Towers is suspended from bidding if a property is refused.

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 holds drop in sessions for residents in the TRA Hall on Thursdays - 2pm to 4pm.



Neal Purvis

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

You can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**. Please e-mail the team at **Ledburyhousingteam@southwark.gov.uk**

Staff that are permanently based on Ledbury are:



Mike Tyrrell – Director of Ledbury Estate.

Mike works on a part time basis and his days are flexible, depending on what meetings he needs to attend. If you want to see Mike, just arrange for your RSO to make an appointment with him on the days he is working.

mike.tyrrell@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 – Head of Accommodation & Support

cheryl.russell@southwark.gov.uk



Tony Hunter – Head of Engineering

tony.hunter@southwark.gov.uk

ricky.bellot@southwark.gov.uk



Abigail Buckingham – Design and Delivery Manager

abigail.buckingham@southwark.gov.uk



Sharon Shadbolt – Project Manager

sharon.shadbolt@southwark.gov.uk



Kim Hooper – Communications

kim.hooper@southwark.gov.uk



Gary Wallace – Homeowners Operations

gary.wallace9@southwark.gov.uk



Ricky Bellot – Housing Choice and Supply Manager