

Resolution Date: 10th October 2017

Resolution Title: Ledbury Estates Housing Campaign

This Branch notes with grave concern the plight of over 600 residents within 224 flats of the Ledbury estate, Southwark. The residents have been informed by structural engineers that their homes are unsafe for habitation due to large cracks and faulty gas installation. Residents have no heating, with no confirmation of when it will be installed. Residents have been complaining over cracks for 20 years and have directly contacted the fire services for assistance after Grenfell.

Despite assurances from the council that their housing blocks were safe, residents have been informed that the blocks fail to meet building regulations that were introduced after the collapse of Ronan point in 1968.

Although residents will be awarded priority status for re-housing, there is an insufficient number of homes within the borough, and they are now forced to bid against each other for re-housing. Residents have been offered temporary housing in hotels and bed and breakfast accommodation, which often lacks adequate space and even the most basic cooking facilities.

Despite all the above, residents have been expected to pay full rent.

We support the Residents' demands for:

- The provision of fan heaters to all homes, and an upgrade to the electrical supply to support the use of fan heaters. Funds should be provided to cover heating costs, and a permanent heating system must be installed.
- Temporary accommodation must be made available to all resident if they want it (not hostels or bed and breakfast accommodation), with agreement that they will have local council housing and or right to return at the same rents on the estate when it is made safe or rebuilt, or to be rehoused somewhere that suits them locally.
- Communication with tenants and leaseholders must be regular, transparent and honest from Southwark, and must be sensitive to those who have specific needs eg because they are disabled or speak English as second language.

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- Southwark must speed up the 'band one' re-housing process so that residents can join the 'Homesearch' system quickly, and be re-housed in council homes at the earliest possible opportunities, avoiding unacceptable delays.
- An immediate rent freeze and/or agreed compensation

We resolve:

- a) To mobilise workers and the wider community to support this campaign, attending local protests and lobbies of councillors and MPS.
- b) To support the campaign with a donation of £200 and other support as may be agreed.
- c) To support trade union and community campaigns for adequate provision of safe, accessible, affordable and secure council housing.