



Tustin Estate newsletter

Welcome

Welcome to the October 2019 edition of the Tustin Estate monthly newsletter from Southwark Council, regarding the future of the low rise homes on the Tustin Estate.

Between now and the Summer of 2020 residents of the blocks and houses, the school and the businesses on the estate will be engaged with as part of the consultation on options ranging from doing nothing, refurbishing the blocks and houses, infilling with a new block, extending the blocks, or knocking some or all of the blocks and houses down and replacing them with new homes.

Common Grounds has been appointed as the architects to work with residents

Thank you so much to the residents who attended the drop in session on Tuesday 1 October to meet the three shortlisted architects, one of which will be working with residents to draw up options for the low-rise homes on the estate.



The three shortlisted architects were:

- Common Grounds
- Karakusevic Carson Architects
- Stitch Architects

The three were later interviewed by a panel of four residents; as well as a business representative, a representative from the school, Neal Purvis, the Independent Tenant and

Leaseholder Advisor and two Southwark Council officers.

The interview panel was given the feedback from the residents to help them make their decision. After some deliberation, the panel chose to appoint Common Grounds. This is a collective led by architects DSDHA, including Kennedy Woods, Hayhurst & Co, and Resolve.

Therefore Common Grounds will work with residents from now until around Spring to draw up options for the low rise homes and the open space on the estate. Residents are key to helping to decide what the future Tustin Estate looks like. As a reminder the options will be:

- maintaining the blocks only,
- refurbishing the blocks,
- infilling with a new block, extending the blocks, or
- knocking some or all of the blocks down and replacing them with new homes.

This work will be taking into consideration the condition of the individual blocks, and comparing the costs of the options, as well as looking at the wider estate, its places for play, rest and moving around.

Now that the architects have been appointed, on Thursday 24 October 2019 at 801 Old Kent Road (under Bowness House) between 2pm and

5.30pm there will be a drop-in session to meet the team from Common Grounds.

This will give you a chance to let the architects know your views and share ideas on what you would like the options to include. At the moment no work has been done on the options and therefore this will be your opportunity to shape them.

If you want to contact Common Grounds, they can be contacted at **commongrounds@dshda.co.uk**. They will shortly be setting up a base on the estate so that you can speak to them face to face on a one to one basis.

As the options are developed there will be plenty of opportunities for everyone to get involved. This will be through more drop-in events with Common Grounds, the architects, to comment on the options and feed back on what you like and don't like and make alternative suggestions.

On the last page of the newsletters are dates for the drop-in events. Please put them in your diaries now.

One to One Visits

Southwark Council officers are visiting all the low-rise homes on the Tustin Estate. Our aim is to visit every home on an appointment basis; but where no contact has been made through email or the telephone, a home visit will be carried out.



The officer visiting will be completing a questionnaire. The aim of the questionnaire is:

- To make sure every household is aware of the consultation.
- To find out what people like or dislike about their home, block and estate to aid the architects working up the options.
- To find out the needs of residents so that the options deals with those requirements.

After the interview, the resident will be written to with a copy of their questionnaire, to give them an opportunity to feed back any other additional issues which were not discussed during the visit. Any resident who raises any concerns will have a written response on those concerns.

As at 15 October 2019, we have visited 43% of the homes.

If you missed the phone calls that have been made to make an appointment with you, please ring **020 7732 2886** and we will be happy to make an appointment with you.

Coffee Mornings

Whilst the consultation is going on over the next 9 months, we will be holding a monthly coffee morning on the third Monday of each month. The first one will be on Monday 21 October 2019 between 10am and 12noon at 805, the restaurant under Bowness House on the Old Kent Road.

This will be a chance to meet the officers and architects working on the estate to ask any questions you have; as well as a chance to simply sit down and meet your neighbours. Please come and join us for coffee (or tea), and of course cake.

Repairs

Southwark will continue to carry out repairs on the estate while this consultation is taking place. If you have any repairs issues please phone the Repairs Helpline on **0800 952 4444**.

Tustin Community Association

The Tenants & Residents group for the Tustin Estate is called the Tustin Community Association (TCA). They have been established for many years and work on behalf of residents on many issues.

They meet on the third Thursday of each month at 7pm in the office on the upper ground floor level of Grasmere Point.

The Chair is Andrew Eke. You can contact the TCA through Neal Purvis on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**.

The Tustin Webpage

Don't forget! The newsletters, minutes of the Resident Project Group and the response to the Tustin Community Association "manifesto" can be found on our dedicated webpage at **www.southwark.gov.uk/Tustin**

Contacting Southwark about this Project

The project team working with the community on any plans for the low rise homes on the estate can be contacted on **020 7732 2886** or email **tustin@southwark.gov.uk**.

The Independent Tenant and Homeowner Advisor

Neal Purvis from Open Communities, pictured below, is the Independent Tenant and Homeowner Advisor.



You can speak to Neal, or council officers, if you have any questions. Neal can be contacted Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**.

Resident Service Officer for the Tustin Estate

Andrew Johnson is the Resident Services Officer for the Tustin Estate. You can contact him at **andrew.johnson@southwark.gov.uk** or on **020 7525 2534**.

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

Local Police Sessions for the Old Kent Road Area

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
22/10/2019	11am to 12 noon
29/10/2019	12noon to 1pm
06/11/2019	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**.

Brimmington Park Consultation

Did you take part in the Brimmington Park consultation or want to find out what is happening?

The updated plans will be on display in the park at a drop in event from 4 to 7pm on Monday 11 November 2019 at Brimmington Park. Please come along.

Public Toilet Consultation

Southwark are asking residents to have their say on whether you think there should be more public toilets in the Borough. A public consultation exercise is open until 17 December 2019, so don't get caught short, read on and take part on the consultation in respect of the location and types of toilets. :

To give your feedback by 17 December 2019, visit:

www.southwark.gov.uk/publictoilets, or email:

publictoilets@southwark.gov.uk

or write to us at: Freepost RSCT-BHXK-SCAJ, Highways Division, Floor 3, Hub 2, Southwark Council, PO BOX 64529. London SE1P 5LX.

Tustin Diary Dates for the next four months

Monday 21 October 2019

Coffee Morning for all residents at 805; the restaurant at 805 Old Kent Road (under Bowness House) between 10am and 12noon.

Thursday 24 October 2019

Drop in event for all residents, to meet the architects Common Grounds, who have been appointed to meet residents to develop the initial options and the eventual preferred option at 801 Old Kent Road (under Bowness House) between 2pm and 5.30pm.

Monday 18 November 2019

Coffee Morning for all residents at 805; the restaurant at 805 Old Kent Road (under Bowness House) between 10am and 12noon.

Tuesday 26 November 2019

Public meeting for the architects to present the emerging ideas for the initial options and priorities that have been drawn up to all residents at Pilgrims Way Primary School at 7pm.

Thursday 28 November 2019

Drop in event for the architects Common Grounds to be able to answer questions on the emerging ideas for the initial ideas that are on display and for residents to make observations and alternative suggestions to be considered between 2pm and 5:30. The location will hopefully be in the newly formed Common Grounds Hub, the location of which will be advised of shortly.

Thursday 5 December 2019

Afternoon tea event for pensioners between 2pm and 4pm. The location will hopefully be in the shortly to be opened the newly formed Common Grounds Hub, the location of which will be advised of shortly

Monday 16 December 2019

Coffee Morning for all residents at 805; the restaurant at 805 Old Kent Road (under Bowness House) between 10am and 12noon.

Monday 20 January 2020

Coffee Morning for all residents at 805; the restaurant at 805 Old Kent Road (under Bowness House) between 10am and 12noon.