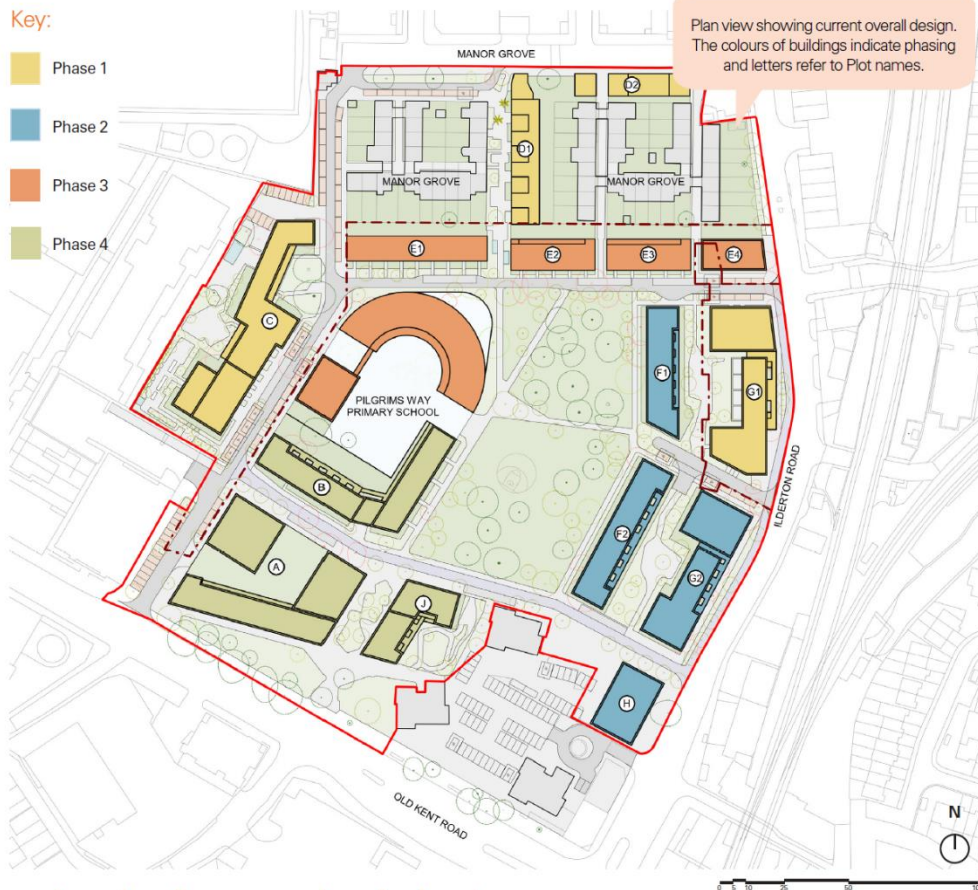


Key:

- Phase 1
- Phase 2
- Phase 3
- Phase 4



Tustin Estate newsletter

June 2022

Welcome to the latest edition of the Tustin Estate monthly newsletter from Southwark Council.

The residents of the Tustin Estate have voted for the demolition and rebuild of Bowness House, Heversham House, Hillbeck Close and Kentmere House, and the refurbishment of the council houses on Manor Grove.

Visit to new council homes

Do you want to see newly built council homes? There will be a visit to the Goschen Estate in Camberwell near Burgess Park on **Thursday 23 June 4pm-6pm**. We will arrange transport from 801 Old Kent Road. Email **Cat.Janman@southwark.gov.uk** if you would like to attend.

Drop-in sessions

As the weather warms up, some of the drop-in sessions will move outside.

On the first Thursday of each month there will be a drop-in at 801 Old Kent Road where the teams working on the estate will be available for any queries. On the fourth Thursday of each month there will be a drop-in session outside around the estate focusing on construction & design, as well as council staff in 801 Old Kent Road for any other queries.

The drop-ins will take place from **3pm to 7pm**. The next drop-in sessions will be on **23 June 2022** and **7 July 2022**.

You can find details of all the drop-in sessions at the back of this newsletter.

New Homes on Tustin

Tenants and resident leaseholders in Hillbeck Close, Kentmere House, Heversham House and Bowness House

will be able to the new homes that will be built on the Tustin Estate.

It is proposed that later in the autumn this year, tenants and resident leaseholders will choose from a booklet the home they would like to move into. This booklet will show the layout and the size of the property and state the rent and council tax.

If tenants or resident leaseholders choose a home in Phases 2, 3 and 4, they will have to move to a temporary new home in Phase 1, which will be chosen from those left over after those who have chosen a permanent home in phase 1.

The current proposals for the phases are:

- Phase 1 – Begins autumn 2022 and completes spring 2025
- Phase 2 – Begins summer 2025 and completes early 2028
- Phase 3 – Begins summer 2026 and completes late 2028
- Phase 4 – Begins late 2027 and completes summer 2030

The offer document states:

- Tenants and resident leaseholders will be guaranteed a newly built council home.
- Tenants and resident leaseholders will be pre-allocated a home based on prioritisation of housing need, medical need, how long you have lived on the estate.
- If you are currently on the ground floor, have a garden or both we will work to allocate you a home on a like for like basis meaning if you

have a garden we will look to allocate you a home with a garden.

Surveys

In preparation for the start of construction later this year, ground investigations are taking place between 14 June 2022 and 15 July 2022. Archaeological surveys will begin in July.

Parking

In line with the offer document promises and the Tustin manifesto, all existing Tustin Estate residents who have an estate permit will be entitled to a permit once the new homes are built.

The existing car parking spaces around Bowness House, Heversham House, Hillbeck Close, Kentmere House and Manor Grove will be re-provided in the new development so that those who have a parking permit at present will be able to park near to their home in the new parking areas that will be provided.

Planning application for the new homes

You can view the planning application for the new homes on the Tustin Estate online. Go to www.southwark.gov.uk and put 'planning' into the search box. Up will come the option **Planning Register: search, view and comment on planning applications** and then just put the word **Tustin** in.

The application is due to be considered by the council's Planning Committee on 19 July 2022.

The model of the new homes and the latest designs are always on display at the Drop-in sessions.

Hillbeck Close re-housing

Phase 1 requires the residents of Hillbeck Close to be rehoused either temporarily or permanently. So far, there are nine empty properties with three more tenants waiting to view a new home.

Apprenticeship opportunities at Southwark Council

Apprenticeships are a great way to start your career and offer the opportunity to work in a wide range of fields. They give you the chance to earn while you learn new skills, build work experience and get a qualification.

As an apprentice you can expect to:

- have a contract of employment, with the same rights as full-time employees
- get time to study for a qualification related to your role
- learn trade specific skills
- earn a wage and get holiday pay
- receive training and mentoring

Southwark Council has a number of apprenticeship opportunities. Please visit www.southwark.gov.uk/jobs-and-careers/apprenticeships/become-an-apprentice.

Paid work experience opportunity on the nearby Ledbury Estate!

Southwark Council appointed Karakusevic Carson Architects in summer 2021 to lead a design team to develop proposals for new homes and estate improvements for the nearby Ledbury Estate. As part of this project, Karakusevic Carson Architects have an opportunity for a paid work experience role for a local, young resident looking to gain some experience in video production, photography and media. The role is for 10 weeks on a part-time basis (2 day per week) and will be paid at National Minimum Wage. KCA anticipate the role will commence in late June, and will involve providing support and assistance to the team on filming days and in the planning and organisation of the public exhibition.

If you are between the ages of 16-20 and would like to apply for the paid work experience opportunity, get in touch with Hajir by email (h.kheder@karakusevic-carson.com) and provide a cover letter and CV with your application.

Booking no longer required at the Household Waste Centre

A number of you like to make use of the Household Waste Reuse and Recycling Centre at 43 Devon Street, London SE15 1AL, which is just off the Old Kent Road.



During the pandemic it was necessary to make an appointment to visit with your old furniture and other bits and pieces.

An appointment is now no longer necessary if you are travelling by foot, bike or car – vans still need to book a permit via the Council's website. It is open every day between 8.30am and 4.30pm.

Tustin Community Association

The Tenants and Residents' group for the Tustin Estate is called the Tustin Community Association (TCA). It has been established for many years and works on behalf of residents on many issues. The group meet on the third Thursday of each month at 6pm by Zoom.

Andrew Eke is Chair of the Tustin Community Association. The contact details for the TCA are:

- Telephone: **07464 867736**
- Email: **tustintca02@hotmail.com**
- Address: Residents Hall, Windermere Point, London SE15 1DY

Repairs

The blocks that are due for demolition are still maintained by the council. All repairs for all the blocks on the Tustin Estate should be reported by calling **0800 952 4444**.

The Tustin Resident Project Group

The Tustin Resident Project Group meets monthly and oversees the project from a resident perspective working with Southwark Council. We are keen for more people to get involved. If you are interested in joining the group, please contact Neal Purvis on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**

Local police sessions

The next Local Ward Panel for the Old Kent Road area will be on Thursday 7 July 2022 at 7pm at the Ledbury TRA Hall, Pencraig Way, London SE15 1SH.

The local Old Kent Road Ward Police team have requested that any crime be reported, if it is an emergency, to **999** and for non-emergencies to **101**.

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

Resident Services Officer

Andrew Johnson is the Resident Services Officer for the Tustin Estate.

You can contact Andrew on **07535 541329** and his email address is **andrew.johnson@southwark.gov.uk**

The Independent Tenant and Homeowner Advisor



Neal Purvis from Open Communities is the Independent Tenant and Homeowner Advisor. If you have any questions contact Neal

on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**

Contacting Southwark about this project

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

Help to prevent spreading COVID-19 and protect yourself

- Get vaccinated
- Let fresh air in if meeting indoors
- If you have COVID-19, try to stay at home and avoid contact with other people
- Wear a face covering, in crowded and enclosed spaces
- Take a test if you have symptoms
- Wash your hands or use sanitiser

Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
Thursday 16 June 2022 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 23 June 2022 3pm to 7pm	Tustin Drop-in	Find out about parking and construction of Building G1 in the car park in front of Heversham Any other queries at 801 Old Kent Road
Thursday 7 July 2022 3pm to 7pm	Tustin Drop-in	801 Old Kent Road
Thursday 14 July 2022 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Neal Purvis the Independent Tenant and Homeowner Advisor at neal.purvis1@btinternet.com .
Thursday 21 July 2022 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 28 July 2022 3pm to 7pm	Tustin Drop-in	Find out about construction of Building C (Hillbeck & Ullswater) behind Bowness House Any other queries at 801 Old Kent Road
Thursday 4 August 2022 3pm to 7pm	Tustin Drop-in	801 Old Kent Road
Thursday 11 August 2022 starting at 6pm	Tustin Resident Project Group	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 18 August 2022 starting at 6pm	Tustin Community Association Meeting	This will be held on Zoom and details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .