



# Tustin Estate newsletter

January 2020

Welcome to the latest edition of the Tustin Estate monthly newsletter from Southwark Council, regarding the future of the low rise homes and the public places 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.

## Drop In Session

**Wednesday 5 February 2019**

**Pilgrims Way School  
7 to 9pm**

Your chance to look at the latest options that have been developed for the estate and your homes; and speak and give further feedback to the architects from Common Grounds on the content.

**and**

Your chance to see the results of the Stock Condition Survey and speak to the team from Hunters who undertook the survey.

## All Residents Welcome

If you miss this event you can come to the weekly drop events at the new Tustin Community Hall to see the displays.

## Weekly Opportunity to speak to the Architects

Common Grounds are available every **Thursday afternoon between 3pm and 6.30pm at the new Tustin Community Centre** (under Windermere Point - access is gained off Ilderton Road through the white hoardings at the back of the Afrikico Bar).

We want to hear your views and feedback on the options on what you like and don't like; and your alternative suggestions.

Common Grounds can be contacted on **020 7703 3555** or email them at: **commongrounds@dsdha.co.uk**.

## Estate Based Repairs Team for Tustin

In response to the concerns that residents have raised about repairs, from Monday 27 January 2020 we will be opening a repairs surgery for the estate.

Staff will be taking repairs orders for operatives to carry out works.



The repairs surgery will be open Monday to Fridays from 11am to 1pm. It will be based at the new Tustin Community Centre (accessed off Ilderton Road through the white hoardings at the back of the Afrikico Bar.)

You can also continue to phone the Repairs Helpline on **0800 952 4444**.

## Your chance to visit some other estates that have had new homes provided

Common Grounds have arranged two visits to take Tustin residents who are interested to see other estates which have had new homes built.

This is a good way for residents to see how new homes might fit into the options being developed for Tustin Estate. It is a good opportunity to help residents understand what could and could not work on Tustin.

The two visits are:

- New Homes in Southwark - Saturday 8 February 2020 between 12noon and 4pm.
- New Homes in Camden, Kensington and Hackney - Saturday 15 February 2020 between 12noon and 4pm.

To book a place by Friday 31 January 2020 email common grounds at [commongrounds@dsdha.co.uk](mailto:commongrounds@dsdha.co.uk) or call in to the Tustin Community Centre on Thursdays on Thursdays between 3pm and 6.30pm.

## Stock Condition Survey Results

One of the options for the Tustin Estate is for the blocks to simply be maintained for the next 30 years. This option does not include any refurbishment.



In order to work out the costs for maintaining the blocks for the next 30 years, Hunters have been surveying all the communal areas and 30% of the tenanted properties. Thank you so much to those of you who gave them access to your home.

The results of the surveys will be on show at the drop in events on Wednesday 5 February 2020 at Pilgrims Way School and on Thursday 6

February 2020 at the new Tustin Community Centre.

## Further One-To-One Visits

The one-to-one visits to every home that were carried out last year will be repeated until residents have made a decision about the future of their homes.



The aim of the visits are to ensure everyone is aware of the consultation, and has seen and commented on the emerging options.

## 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 new Tustin Community Centre.

The date for the party for older folks to celebrate the new Tustin Community Centre opening is still to be announced.

## The Tustin Webpage

The newsletters, minutes of the Resident Project Group, the presentations at the drop-in events and the response to the Tustin Community Association

“manifesto” can be found on our dedicated webpage at [www.southwark.gov.uk/Tustin](http://www.southwark.gov.uk/Tustin)

## 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](mailto:neal.purvis1@btinternet.com).

## 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](mailto:tustin@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](mailto:neal.purvis1@btinternet.com).

## Local Police Sessions

The Tustin Estate is covered by the Old Kent Road Ward Police Team. PC Twinkal Sharma, PC Adrian Moroz and PCSO Felix Adeyanju will be holding hour-long contact sessions in the nearby Ledbury TRA Hall, Pencraig Way, London SE15 1SH (next to Kwik Fit on the Old Kent Road) so residents can meet with the local Old Kent Road Ward Police team.

The next sessions are:

- 28 January 2020 - 1pm to 2pm
- 4 February 2020 - 12noon to 1pm

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](mailto:oldkentroad.snt@met.police.uk) or by telephone on **020 8721 2436**, or they can be tweeted at [@MPSOldkentRoad](https://twitter.com/MPSOldkentRoad).

## Check Your Washing Machine

Over the last few years there have been issues with tumble dryers catching fire. Just before Christmas it was announced that there are now issues with some washing machines.

A faulty door locking system in Indesit and Hotpoint washing machines creates a fire risk as a result of overheating.

So if your washing machine was made between 2014 and 2018 please check it. You will need the model number.

Then call Whirlpool, who make the washing machines, on **0800 151 0905** or visit **[www.whirlpool.co.uk](http://www.whirlpool.co.uk)**.



If Whirlpool confirms that your washing machine is affected by the warning, you must unplug it immediately, and stop using it.

## Tustin Diary Dates for the next few months

<b>Diary Date</b>	<b>What's the event?</b>	<b>Where is it?</b>
<b>Wednesday 5 February 2020 between 7pm and 9pm</b>	Drop in event to look at the latest display boards for the 4 options; and give further feedback to the architects from Common Grounds. In addition you can see the results of the Stock Condition Survey and speak to the team from Hunters who undertook the survey.	Pilgrims Way Primary School
<b>Thursday 6 February 2020 anytime between 3pm and 6.30pm</b>	Drop in event to look at the latest display boards for the 4 options; and give further feedback to the architects from Common Grounds. In addition you can see the results of the Stock Condition Survey and speak to the team from Hunters who undertook the survey.	Tustin Community Centre, which is under Windermere Point and access is gained off Ilderton Road.
<b>Monday 17 February 2020 anytime between 10am and 12noon</b>	Coffee Morning for all residents 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.	805; the restaurant at 805 Old Kent Road (under Bowness House)
<b>Monday 2 March 2020 at 7pm</b>	Public meeting for the architects to present the options to all residents that have been drawn up.	Pilgrim's Way Primary School.
<b>Thursday 5 March 2020 anytime between 3pm and 6.30pm.</b>	Drop in event to for the architects Common Grounds to respond to your questions, observations and alternative suggestions on the options that are on display.	Tustin Community Centre, which is under Windermere Point and access is gained off Ilderton Road.
<b>Monday 16 March 2020 anytime between 10am and 12noon</b>	Coffee Morning for all residents 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.	805; the restaurant at 805 Old Kent Road (under Bowness House).