



Tustin Estate newsletter

February 2020

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

Between now and the summer of 2020 we will be engaging with residents of the blocks and houses, the school and the businesses as part of the consultation on various options for the future of the estate.

The options includes 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.

Public Meeting

Monday 2 March 2019

Pilgrims Way School
7pm to 9pm

Agenda

1. The architects will present the options that have been drawn up.
2. Residents have the opportunity to look at the displays and speak with both the architects from Common Grounds and Southwark Council Officers.

All Residents Welcome

If you miss this event you can see the displays at the weekly drop sessions at the new Tustin Community Hall. The displays are also available on the Tustin webpage at:
www.southwark.gov.uk/Tustin

Developing the options for the future of the estate are progressing well

Options for the future of the low rise homes on the Tustin Estate are being developed to improve the quality of life of the residents on the estate and to explore the possibility of providing additional council homes for Southwark residents.

This is in line with Southwark Council's Great Estates programme, which guarantees that every council estate is clean, safe and cared for. Southwark

Council is also committed to building 11,000 new council homes by 2043.

As a reminder, no decision has been made on the options yet, as they need to be costed to ensure that they are viable, and it will be residents on the Tustin Estate who will be making that final decision through an estate-wide ballot.

Earlier this month we held a drop-in session at Pilgrims Way Primary School on the latest ideas. Thanks to feedback from residents attending the November drop-in sessions, these ideas have been changed to deal with concerns regarding houses, gardens, building on top of the existing blocks and parking.



With respect to private gardens, the new build options will protect gardens so existing residents continue to have gardens if they want them.

Following your feedback the options that previously showed some blocks having roof extensions are no longer being considered.

Parking for existing permit holders in any new build option will be protected. The revised new build options provide car parking through a mix of street parking and car parks under some of the new blocks.

As a reminder the options being developed are:

Option 1 – Maintain the Blocks as they are – Bringing the homes up to a decent homes standard and providing new kitchens and new bathrooms for tenants where required, alongside minor estate improvements.

Option 2 – Enhanced refurbishment and Infill – Bringing the homes up to a decent homes standard and providing new kitchens and new bathrooms for tenants when required, alongside modest block and estate improvements and some new homes in between the blocks.

Option 3 – Part Refurbishment and Part Demolition and Rebuild – This option retains the maisonettes in Heversham, Bowness and Manor Grove. The homes in these blocks and houses will be brought up to a decent homes standard and we will be providing new kitchens and new bathrooms for tenants when required. There will be block and estate improvements based on safety and improving the layout and look. . Kentmere House, Hillbeck Close, Ullswater House and the bedsit flats on the end of Heversham House will be demolished in phases and new homes will replace them.

Option 4 – Demolition and Rebuild

Under this option all the homes are demolished in phases and rebuilt so that residents would only have to move once. There were two versions of this option, one called the “Tustin Common” option, where the new homes will be arranged

around a very large green space and the other is the “Tustin Streets” option where the new homes are set out along some new streets. Following resident feedback this has gone down to on option that takes the best from both.

Options 3 and 4 include provision for a new block of flats that is specifically for older people.

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

Come down and meet the architects from Common Grounds every Thursday between 3pm and 6.30pm at the Tustin Community Association Hall. They can also be contacted on **020 7703 3555** or email them at:

commongrounds@dsdha.co.uk



Making a decision

The decision on the future of the low rise homes on the Tustin Estate will be made through a ballot of tenants, resident leaseholders, resident freeholders, and residents on the estate who have been on the housing register (also known as the waiting list) for at least 12 months.

The ballot is planned for July 2020, however before then, in order to decide on which option to put forward to the

ballot, in March 2020 Open Communities will be sending out a questionnaire for residents to vote on what are your favourite options.

In the meantime we will be writing to all households advising you who will be able to take part in the ballot. If you think the information we have for you is incorrect, please contact us on **020 7732 2886** or email **tustin@southwark.gov.uk**

Moving to New Homes

One of the issues raised by a number of residents who came to the drop in event on 5 February, 2020 was about the new homes that could be built under Option 3 and Option 4.



There were two concerns, the size of new homes and the costs associated with moving.

With regard to the size of new homes there was a display at the drop-in event showing how much larger new homes have to be following changes to standards in design over the last few years. The next newsletter will specifically outline these changes as space standards are much more generous than some of the smaller new homes that have been built in the past.

If residents vote for an option that involves tenants moving to new homes, all tenants will receive Home Loss payments of £6,400.

In addition all tenants will receive help to cover the full costs of moving which will include:

- Removals – These are arranged directly by Southwark Council with Harrow Green who carry out removals on behalf of the council;
- Disconnection and Reconnection of cooker/washing machine - This would be arranged directly by Southwark Council with Harrow Green to do this at the same time as tenants move.
- Redirection of mail - Southwark Council will reimburse the tenant on receipt of the receipt from the Post Office.
- BT Telephone Installation - Depending on what line is already in a property, if a reconnection fee is payable Southwark Council will pay this on receipt of the bill from BT.
- Cable TV / TV Installation
- Adjustments to Carpets and Curtains - This is payment of between £100 and £150 depending on the size of the property that tenant is moving from to cover alterations to curtains and carpets

Estate Based Repairs Team for Tustin

Following concerns that residents have raised about repairs we opened a

repairs surgery for the estate, where Southwark Council officers have been taking repairs orders for operatives to carry out works.

The repairs surgery is open Monday to Fridays from **11am to 1pm**. It is based at the new Tustin Community Centre, which can be 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**.



One-To-One Visits

The second round of one-to-one visits to every home are continuing, so that those residents who can not get to the events are kept up to date with the options and their feedback can be gathered.

These visits will be repeated until residents have made a decision about the future of their homes.

Tustin Community Association

The Tenants and 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.

Andrew Eke is Chair of the Tustin Community Association and he can be contacted at **andyeke2000@yahoo.co.uk**

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**

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**

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 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

Open Communities are organising resident only block meetings over the next month. The meetings start at 7pm and are being held at the new Tustin Community Centre, which can be accessed off Ilderton Road through the white hoardings at the back of the Afrikico Bar.



This is your chance to meet Neal Purvis from Open Communities, the Independent Tenant and Homeowner Advisor, and discuss the following:

- The options proposed
- How the Option Appraisal Process works
- Council information on the works needed to your block
- Standards for new build homes
- What would happen if you needed to move

The programme of meetings is:

- Wednesday 12 February 2020 – Bowness House Tenants
- Monday 17 February 2020 - Heversham House tenants
- Tuesday 18 February 2020 - Bowness House leaseholders
- Wednesday 19 February 2020 – Heversham House leaseholders
- Monday 24 February 2020 - Manor Grove tenants
- Wednesday 26 February 2020 – Kentmere House, Ullswater House and Hillbeck Close tenants
- Wednesday 4 March 2020 – Windermere Point, Ambleside Point and Grasmere Point residents
- Thursday 5 March 2020 – Kentmere House and Hillbeck Close leaseholders
- Wednesday 11 March 2020 - Manor Grove freeholders.



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, Pencraig Way, London SE15 1SH so residents can meet with the local Old Kent Road Ward Police team.

Date	Time
26/02/2020	1pm to 2pm
04/03/2020	1pm to 2pm
10/03/2020	12noon to 1pm
18/03/2020	1pm to 2pm

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**

Does your Older Person's Freedom Pass expire on 31 March 2020?

If you have used your pass within the last two years, and your address details have not changed, your renewed Older Person's Freedom Pass will automatically be posted to your home address between February and March 2020. You will receive your new pass before your current pass expires. You do not need to take any action.



However, if the council's residency checks identify that you may have moved from the address it holds for you, London Councils will have sent you a letter in mid-January inviting you to renew your pass. You will be asked to renew your Older Person's Freedom Pass online or by post, and provide proof of your address in London if your details have changed. Once you have completed your renewal your pass will be posted to you within three weeks.

If you need help with the form, do not hesitate to pop in to the Ledbury TRA Hall in Pencraig Way SE15 1SH between 8am and 8pm daily, and one of the Ledbury Team will be able to help.

Tustin Diary Dates for the next few months

Diary Date	What's the event?	Where is it?
Saturday 29 February 2020 between 12noon and 4pm	Visit to see new homes in Camden, Kensington and Hackney. To book a place email common grounds at commongrounds@dshda.co.uk .	Meet outside Pilgrim's Way Primary School.
Monday 2 March 2020 at 7pm	Public meeting for the architects to present the options to all residents that have been drawn up.	Pilgrim's Way Primary School.
Thursday 5 March 2020 anytime between 3pm and 6.30pm.	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.
Monday 16 March 2020 anytime between 10am and 12noon	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).
Monday 20 April 2020 anytime between 10am and 12noon	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)
Monday 18 May 2020 anytime between 10am and 12noon	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).