



# Tustin Estate newsletter

## Early March 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.

## Saturday drop in event to talk to council officers about any questions you have about how the options affect you

Saturday 7 March 2020

Saturday 14 March 2020

Saturday 21 March 2020

**Tustin Community Centre  
3pm to 5pm**

Come in and meet us. You also have the opportunity to see the displays on the options at the Tustin Community Centre, which can be accessed off Ilderton Road through the purple hoardings at the back of the Afrikico Bar.

### All Residents Welcome

If you miss the drop in events with the architects the displays are also available on the Tustin webpage at:  
[www.southwark.gov.uk/Tustin](http://www.southwark.gov.uk/Tustin)

At the recent events residents have asked a number of questions and we have produced this extra newsletter to respond to some of these issues.

### Balloting Information

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 same residents will be voting in the 'Whittling down' vote for the preferred option later this month, which will be conducted by Open Communities.

### Who will conduct the ballot on the final option?

The ballot on the final option will be conducted by Civica Elections Services, who have recently changed their name from Electoral Reform Services. They are an independent company who carry out ballots for all types of organisations such as banks, trade unions and political organisations.

### Who is eligible to vote?

Voting in ballots on estates considering regeneration has been set out by the Greater London Authority (GLA).



Residents who are able to vote on the future of the Tustin Estate are:

- Council tenants and any joint tenants who have been named on the secure tenancy agreement.
- Resident leaseholders who are named on the lease and have resided in their home for at least a year prior to the ballot.
- Resident freeholders who are named on the deed and have resided in their home for at least a year prior to the ballot.

- Residents who have been on the council's housing register for at least a year.

Leaseholders and freeholders who do not live in their property, do not have a right to vote.

### Will I be entitled to vote?

The council has written to all those households who are entitled to vote on 21 February 2020. If you have any queries on whether you are able to vote do contact us on **020 7732 2886** or email **tustin@southwark.gov.uk**.

### When will the vote take place?

The final ballot will take place across four weeks, starting in July 2020 and finishing in August 2020.

### When will I hear the results of the vote?

A letter will be posted to all residents advising you of the results and they will be made available at **www.southwark.gov.uk/tustin**.



## What would the size of any new homes be?

Design standards have changed dramatically in recent years. The London Plan means that all new homes are much bigger than they have been in the

recent past. Southwark's own standards are even higher,

The new London Plan space standards set out the minimum gross internal floor areas and storage as follows:

Bedrooms	Bed Spaces	Square Metres	Square Feet	Storage in Square Metres
1 Bed	2 Person	50	538	1.5
2 Bed	3 Person	61	656	2
2 Bed	4 Person	70	753	2
3 Bed	4 Person	74	796	2.5
3 bed	5 Person	86	925	2.5
3 bed	6 Person	95	1022	2.5
4 bed	5 Person	90	968	3
4 bed	6 Person	99	1065	3
4 bed	7 Person	108	1162	3
4 bed	8 person	117	1259	3

In addition there are a number of rules for new homes which include:

- A flat with 2 or more bedspaces has to have at least one double (or twin) bedroom
- In order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> (80 square feet, it used to be 50 square feet) and is at least 2.15m (7 feet) wide
- In order to provide 2 bedspaces, a double or twin bedroom has a floor area of at least 11.5m<sup>2</sup> (123 square feet, it used to be 110 square feet)
- Gross Internal Area for flats include enough space for one bathroom and one additional WC in homes with 5 or more bedspaces.
- The minimum floor to ceiling height is 2.5m (8.2 feet) for at least 75 per cent of the Gross Internal Area of each home.

- The width of the main living area should be 2.8m and 3.2m for homes built for 5 people or more.
- All private balconies should be at least 8% of the overall floor space of the property and at least 1.5m deep and at least 1.5m wide.
- All homes should provide for direct sunlight to enter at least one habitable room for part of the day.
- Living areas and kitchen dining spaces should preferably receive direct sunlight.



So what does that mean for new replacement homes on the Tustin Estate? Here are some examples:

- **Bowness House**  
A 3 bedroomed 4 person maisonette at Bowness House is currently 73m<sup>2</sup>, a replacement home would be 84m<sup>2</sup>. In addition the balconies would increase from 5.6m<sup>2</sup> to 7m<sup>2</sup>.
- **Heversham House**  
A 2 bedroomed 3 person maisonette at Heversham House is currently 69m<sup>2</sup>, a replacement home would be 70m<sup>2</sup>. In addition the balconies would remain at 6m<sup>2</sup>.

- **Heversham House**  
A 3 bedroomed 5 person maisonette at Heversham House is currently 78m<sup>2</sup>, a replacement home would be 93m<sup>2</sup>. In addition the balconies would increase from 6m<sup>2</sup> to 8m<sup>2</sup>.
- **Hillbeck Close**  
A bedsit flat at Hillbeck Close is currently 35m<sup>2</sup>, a replacement one bedroomed home would be 50m<sup>2</sup>. In addition the homes will have a 5m<sup>2</sup> balcony.
- **Kentmere House**  
A bedsit flat at Kentmere House is currently 35m<sup>2</sup>, a replacement one bedroomed home would be 50m<sup>2</sup>. In addition the homes will have a 5m<sup>2</sup> balcony.
- **Kentmere House**  
A one bedroomed flat at Kentmere House is currently 53m<sup>2</sup>, a replacement one bedroomed home would be at least 53m<sup>2</sup>. In addition the homes will have a 5m<sup>2</sup> balcony.
- **Manor Grove**  
A 2 bedroomed house at Manor Grove is currently 71m<sup>2</sup>, a replacement 2 bedroomed house would be 79m<sup>2</sup>.

## Meet the architects to talk through the options

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

Come down and meet the architects from Common Grounds every Thursday between 3.30pm and 6.30pm at the Tustin Community Association Hall. They can also be contacted on **020 7703 3555** or email them at: **commongrounds@dshda.co.uk**.

## 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**.

Attendance has been poor since the surgery opened in January, and if this continues, we may have to look at an alternative option for residents to report repairs locally.

## 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](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)

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.

## 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
10/03/2020	12noon to 1pm
18/03/2020	1pm to 2pm
25/03/2020	12noon to 1pm
01/04/2020	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](mailto:oldkentroad.snt@met.police.uk) or by telephone on **020 8721 2436**, or they can be tweeted at [@MPSOldkentRoad](https://twitter.com/MPSOldkentRoad).



## Tustin Diary Dates for the next few months

Diary Date	What's the event?	Where is it?
<b>Saturday 7 March 2020 anytime between 3pm and 5pm.</b>	Drop in event to talk to council officers about any questions you have about how the options affect you.	Tustin Community Centre, which is under Windermere Point and access is gained off Ilderton Road.
<b>Saturday 14 March 2020 anytime between 3pm and 5pm.</b>	Drop in event to talk to council officers about any questions you have about how the options affect you.	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).
<b>Friday 20 March 2020 anytime between 2pm and 5pm</b>	Community garden launch.	Greenspace behind Heversham House.
<b>Saturday 21 March 2020 anytime between 12noon and 4pm</b>	Common Grounds are hosting an all estate cookout to connect with the residents, share information on the current work happening in the estate and enjoy some local food and drinks with the team. Hosted in the newly erected community garden, join the team for some food and drinks in the early afternoon.	Greenspace behind Heversham House.
<b>Saturday 21 March 2020 anytime between 3pm and 5pm.</b>	Drop in event to talk to council officers about any questions you have about how the options affect you.	Tustin Community Centre, which is under Windermere Point and access is gained off Ilderton Road.