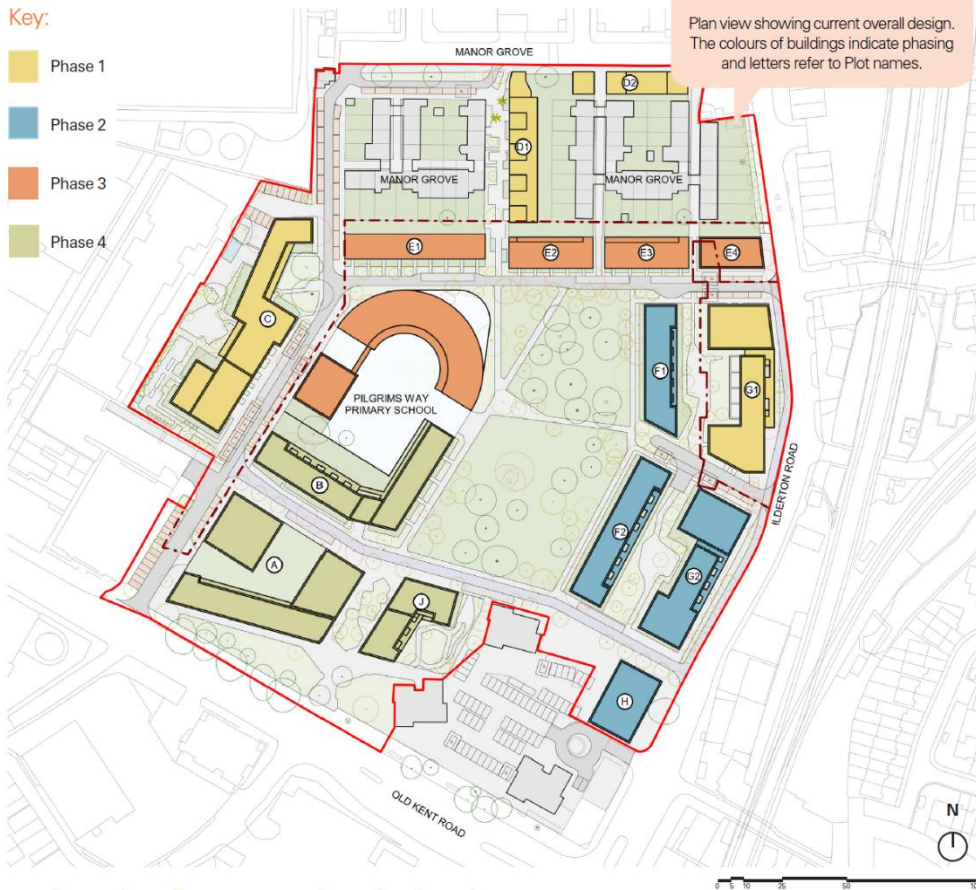


Key:

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



# Tustin Estate newsletter

## July 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.

The design of the new homes at Hillbeck Close are pictured above

## Drop-in sessions

The next drop-in sessions will be on **Thursday 28 July 2022** and **Thursday 4 August 2022** from **3pm to 7pm**. As always there will be council staff in **801 Old Kent Road** to answer any questions you might have.

On **Thursday 28 July 2022 from 3pm to 7pm**, Linkcity and Bouygues, the developer and the contractor, will be outside behind Bowness House to talk about construction of Building C (where Hillbeck Close & Ullswater House is now).

On **Thursday 4 August 2022 from 3pm to 7pm**, they will also be outside Heversham House to talk about construction of Building G1 (in front of Heversham House on Ilderton Road).

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

## Surveys

Archaeologists from AOC Archaeology Group will be on the estate for 10 days between 25 July 2022 and 4 August 2022 to check for any archaeological remains on the estate before construction can start. Using an excavator machine and hand tools they will dig in specific locations.

The map on page 6 shows where they will dig on Ilderton Road, behind Bowness House and at Hillbeck Close.

Bat surveys will be carried out by the company Greengage on the evenings of 18 and 28 July, and 2 and 9 August.

The surveys will start around 15 minutes before sunset and finish approximately 1.5 hours after sunset.

If the weather on the proposed dates is not suitable, the surveys will be postponed to a later date and we will update you.

## Refurbishing the Manor Grove houses

On Thursday 7 July 2022 there was a meeting for the tenants of the 18 council owned homes in Manor Grove. The meeting was a chance for the residents to hear about the works that are proposed to refurbish their homes, which include replacement roofs and rafters; and renewing the walls between two of the rooms.

Tenants will need to move temporarily while the works are carried out and we will work with tenants to find a good quality temporary home within the estate. When the work is completed they will be able to move back to their own home. Tenants will be contacted to discuss their individual needs as part of the process finding them a temporary

home on the estate whilst the works are done.

At the meeting the tenants asked a number of questions which were responded to on the night. These answers will also be put in writing, so that Manor Grove tenants have the answers to hand in an easy to read booklet.

## Hillbeck Close re-housing

Phase 1 requires the residents of Hillbeck Close to be rehoused either temporarily or permanently. So far, there are 12 empty properties, and 6 tenants have accepted a new home in the Tustin towers. There are 2 more tenants waiting to view a new home.

## Parking during phase one works

During phase one, the parking requirements are designed around the current levels which is 88 spaces.



*Red - temporary re-provision  
Blue - existing retained bays  
Yellow - re-opened parking*

The new parking between the towers in yellow on the above plan will provide 101 spaces. The temporary parking outside Heversham House will close once the towers parking opens. We are also creating around 15 temporary parking bays behind Bowness House:

Hema Vashi has identified residents who need parking closer to them and will support residents to apply for a blue badge. We are proposing to get disabled bays on the estate limited to people who live there.

The Tustin Community Association is going to have a meeting across the estate at the point that the parking is changing which is currently planned for the end of August. Residents with allocated parking bays will be contacted separately.

## Jobs and training fair

Bouygues who are going to be building the new homes on Tustin, will be taking part in a jobs and training fair being held in Waterloo on Thursday 21 July 2022 between 10am and 2pm.

So if you want to meet employees, see what vacancies are available or just talk about career opportunities, all Tustin residents will be welcome.

Full details of the event can be found on page 7 of this newsletter.

## The 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**.

## Heatwave advice

This weekend is going to hot! Monday and Tuesday are going to be hotter!! These are the key public health messages during the heatwave.



### Stay out of the heat:

- keep out of the sun between 11.00am and 3.00pm
- if you have to go out, walk in the shade, apply sunscreen and wear a hat and light scarf
- avoid extreme physical exertion and wear light, loose-fitting cotton clothes

### Cool yourself down:

- have plenty of cold drinks and avoid excess alcohol, caffeine and hot drinks
- eat cold foods, particularly salads and fruit with a high water content
- take a cool shower, bath or body wash or sprinkle water over the skin or clothing

### Keep your environment cool:

- keeping your living space cool is especially important for infants, the elderly or those with chronic health conditions or who can't look after themselves

- place a thermometer in your main living room and bedroom to keep a check on the temperature
- keep windows that are exposed to the sun closed during the day, and open windows at night
- if possible, move into a cooler room, especially for sleeping
- electric fans may provide some relief, if temperatures are below 35°C

### Look out for others:

- keep an eye on isolated, elderly, ill or very young people to ensure they are able to keep cool
- ensure that babies, children or elderly people are not left alone in stationary cars
- be alert and call a doctor or social services if someone is unwell or further help is needed

### If you have a health problem:

- keep medicines below 25 °C or in the refrigerator (read storage instructions on the packaging)
- seek medical advice if you are suffering from a chronic medical condition or taking multiple medications

### If you or others feel unwell:

- try to get help if you feel dizzy, weak, anxious or have intense thirst and headache; move to a cool place as soon as possible and measure your body temperature
- drink some water or fruit juice to rehydrate
- rest immediately in a cool place if you have painful muscular spasms (particularly in the legs, arms or abdomen), and drink oral rehydration solutions containing electrolytes
- medical attention is needed if heat cramps last more than one hour, if you feel unusual symptoms or if symptoms persist



## 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 (except August) 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

## 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 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**

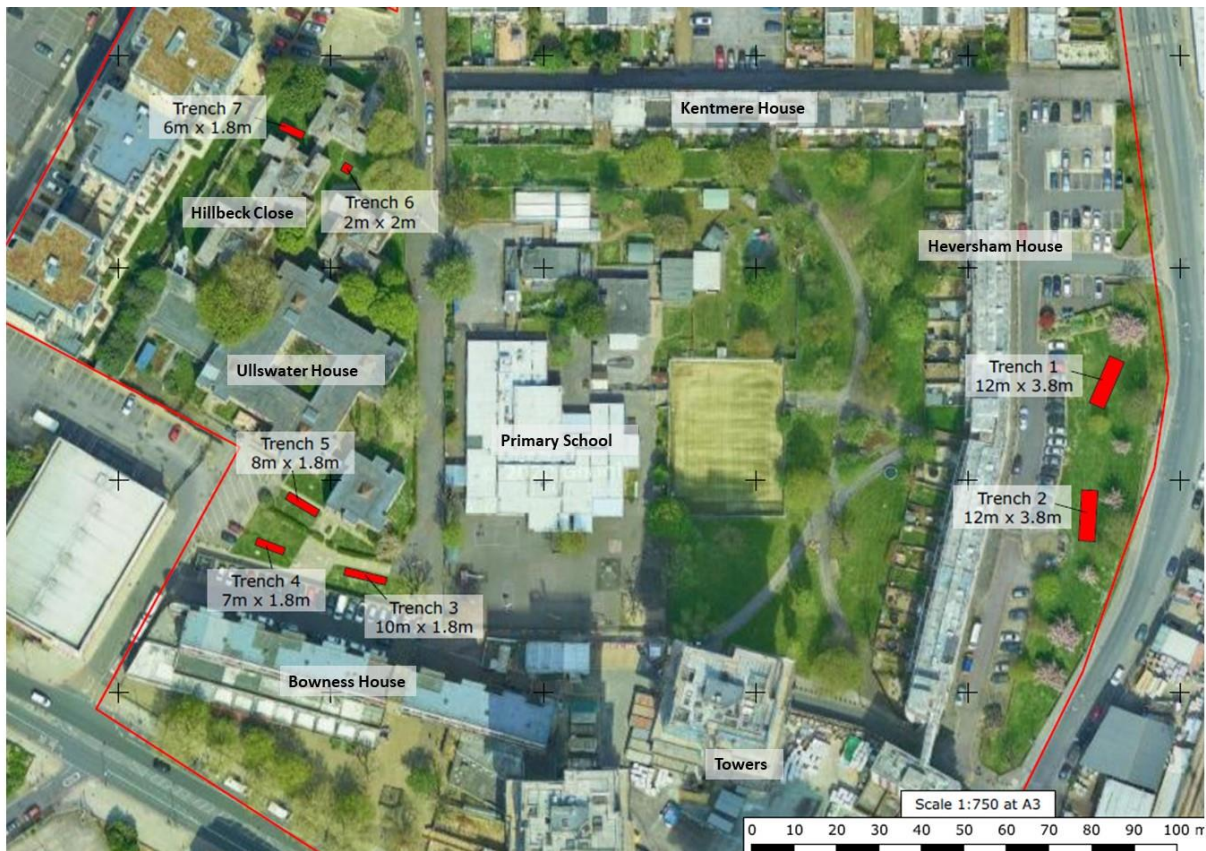
## Contacting Southwark about this project

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**.

## Upcoming works on Tustin Estate

### Archaeological Trial Trenching

### July and August 2022



To prepare for the construction of Tustin Estate regeneration, archaeologists will be on the estate for 10 days between 25 July 2022 and 5 August 2022 to conduct an archaeological trial trench investigation.

Using an excavator and hand tools they will dig down in specific locations to look for archaeological remains that may survive below ground. This work will let them know if any further archaeological investigations need to be done ahead of the construction phase of the redevelopment.



The **Breyer Group** in partnership with:  
**Connecting communities**



# WATERLOO JOBS AND TRAINING FAIR

Thursday 21st July 2022

10 am - 2 pm

@ Waterloo Action Centre, London SE1 7AA

**Drop in and see us**  
to find the next step in  
your career!

- Meet employers
- Live vacancies
- Career opportunities
- Relaxation and stress management techniques
- Refreshments provided



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**MAYOR OF LONDON**





## Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
<b>Thursday 21 July 2022 starting at 6pm</b>	<b>Tustin Community Association Meeting</b>	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
<b>Thursday 28 July 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	Find out about construction of Building C (on the site of the existing Hillbeck Close & Ullswater House) where you can find the team behind Bowness House. Any other query can be dealt with the other team members at 801 Old Kent Road.
<b>Thursday 4 August 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	Find out about the construction of Building G1 (which is going to be in front of Heversham House on Ilderton Road) where you can find the team in front of Heversham House. Any other query can be dealt with the other team members at 801 Old Kent Road.
<b>Thursday 11 August 2022 starting at 6pm</b>	<b>Tustin Resident Project Group</b>	This will be held on Zoom and details are available from Neal Purvis the Independent Tenant and Homeowner Advisor at <a href="mailto:neal.purvis1@btinternet.com">neal.purvis1@btinternet.com</a> .
<b>Thursday 25 August 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 1 Sept 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 8 Sept 2022 starting at 6pm</b>	<b>Tustin Resident Project Group</b>	This will be held on Zoom and details are available from Neal Purvis the Independent Tenant and Homeowner Advisor at <a href="mailto:neal.purvis1@btinternet.com">neal.purvis1@btinternet.com</a> .
<b>Thursday 15 Sept 2022 starting at 6pm</b>	<b>Tustin Community Association Meeting</b>	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
<b>Thursday 22 Sept 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 6 Oct 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 13 Oct 2022 starting at 6pm</b>	<b>Tustin Resident Project Group</b>	This will be held on Zoom and details are available from Neal Purvis the Independent Tenant and Homeowner Advisor at <a href="mailto:neal.purvis1@btinternet.com">neal.purvis1@btinternet.com</a> .