



Tustin Estate newsletter

August 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.

An example of the proposed new homes at Hillbeck Close is pictured above.



TUSTIN ESTATE

Special SUMMER EVENT

**STARTS AT 12 MIDDAY
FINISHES AT 5PM**

FREE FOOD

GAMES - MUSIC - FAMILY FUN

PRIZES TO WIN

LOCATION

3 TOWERS

CAR PARK

3RD SEPTEMBER 2022

Arranged by residents
Children must be accompanied by adults

linkcity

Southwark
Council
southwark.gov.uk

BOUYGUES
UK

Planning application for new Tustin homes

On the hottest day ever in London, Tuesday 19 July 2022, Southwark Council's Planning Committee considered the planning application for the new homes on the Tustin Estate.

The Committee decided to approve the planning application, which means that the work on the first phase of new homes will start in the autumn.

At the ballot last year, residents were presented with the redevelopment option that would deliver 200 replacement council rent homes, 220 additional affordable homes including council rent and keyworker homes, 49 shared equity homes and 220 homes for private sale.

At the Planning Committee, the breakdown of homes was confirmed and the scheme will create 345 council rent homes (including 200 replacement homes for existing residents), 98 keyworker homes, 27 shared equity homes for existing resident leaseholders and 220 homes for private sale to help pay for the new council housing. The number of shared equity homes has reduced based on our discussions with resident leaseholders.

Drop in sessions

The planning decision does not mean that consultation is over, and the next drop-in sessions will be on **Thursday 25 August 2022, Thursday 1 September**

2022 and **Thursday 22 September** 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 25 August 2022** from **3pm to 7pm**, Linkcity and Bouygues, the developer and the contractor, will be outside behind Bowness House again to talk about the final construction management plan ahead of construction work starting.

On **Thursday 1 September 2022** from **3pm to 7pm**, Linkcity and Bouygues, the developer and the contractor, will be in 801 Old Kent Road with the officers from the council to answer any questions you might have.

On **Thursday 22 September 2022** from **3pm to 7pm**, Linkcity and Bouygues, the developer and the contractor, will be outside behind Bowness House to talk about detailed design of the Phase 1 buildings.

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

In the upcoming weeks Neil Onions (from Beyond the Box who lead on community engagement for the architects) and Amanda Harrison (Community Coordinator for Bouygues) will be door knocking around the estate to help answer any queries or concerns you have about the estate redevelopment. This door knocking is likely to be in around 2 to 3 weeks.

Linkcity will also be coming to speak with residents on their door steps about what social value offers they would like to see from them as developers. These are opportunities that residents can benefit from in addition to the regeneration process.

Allocations of the new homes

The local lettings policy for re-housing those residents on the estate who have to move to was considered at this month's Resident Project Group. Members of the group gave their feedback, which is being incorporated and the policy will be formally approved by the lead cabinet member for council homes in September.

The Landlord Offer guaranteed a newly built council home on the Tustin Estate for all council tenants in the low rise homes that are being redeveloped, and an offer of a newly built home for all resident leaseholders through outright ownership, shared equity, shared ownership or an equity loan. The local lettings policy will confirm the detail of how the new homes will be allocated. This will be formally approved by the lead cabinet member for council homes in September.

Council tenants of Hillbeck Close, Kentmere House, Heversham House, Bowness House and Manor Grove will have first priority for the new homes. Council tenants on the estate on the

housing waiting list before 11 March 2020 and council tenants in the towers who are living in overcrowded accommodation or are in housing need will have second priority.

Residents will be able to choose their new home in priority order, according to the council's standard allocations policy which is based on prioritisation of housing need, medical need and how long residents have lived on the estate. You will need to register for rehousing but will not need to bid for the new homes. There will be a booklet showing the layouts, estimated rents and council tax and you will be invited to an exhibition to choose your home.

If you would like to move to a new home in phase 2, 3 or 4, you will be able to express an interest in these homes and will be allocated a temporary home in Phase 1.

We will provide more information about the allocations process over the next few months.

We are planning to start the allocations process in the autumn. The Phase 1 homes are set to be completed in early 2025.

Early works

The council has awarded an early works contract to Bouygues to make sure all the necessary contracts and site preparations are in place so that construction work can start on schedule

in the autumn. The contract will start with detailed design of the foundations and planning for demolition of Hillbeck Close and Ullswater House and the garages at Manor Grove.

Over the coming weeks you will also start to see more hoardings go up. The site of Building G1 in front of Heversham House will be fenced off in early September. Hoardings will start to go up around the rest of Hillbeck Close once all residents have moved by the end of September.

Manor Grove refurbishment

The refurbishment of the council homes at Manor Grove is planned to start around April next year. We will be in touch with Manor Grove tenants over the coming weeks to talk about plans for moving temporarily and the support they need.

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 with the remaining 15 tenants waiting to move to the new homes that they have accepted.

All Hillbeck Close secure tenants will be able to move back to a new home on the estate and will be contacted about the allocations process.

Parking

On Thursday 8 September 2022 we will close the temporary parking bays outside Heversham House and re-open the permanent parking bays between the towers. Any cars left in the temporary parking bays outside Heversham House on 8 September 2022 will be moved by the council to the new parking bays between the towers.

In addition to estate residents, carers of residents and visitors can also park in the new car park. The parking restrictions are unchanged and virtual permits are required. The enforcement times are between 7am and 7pm and if required the council can enforce up to 11pm.



Green - temporary re-provision

Blue - existing retained bays

Yellow - re-opened parking

Red - temporary parking closed

Before the parking changes we will be holding a meeting to discuss. This meeting will be held at 6pm on **25 August 2022** at 801 Old Kent road, London, SE15 1NX, a week later than planned due to train strike

Later this year, we will open new temporary parking bays behind Bowness House and at Manor Grove. This will be consulted on separately. We are also proposing to restrict disabled bays on the estate so they can be used by estate residents and will provide an update on this in October.

Residents with allocated parking bays will be contacted separately.

Bat Surveys

One of the visits for the bat surveys was delayed due to the hot weather last month, so the last survey will take place in the evening on 15 August.

Get help to cope with rising costs



Get help to cope with rising costs

If you receive a pension you may be able to get more financial support – but you must claim now

If you receive a pension you may be able to get more financial support – but you must claim now.

This autumn, more support will be offered to older people on lower incomes, who receive a state pension. You will only be able to receive these extra benefits, if you first claim Pension Credit. There are thousands of people in Southwark who are eligible for Pension Credit but don't yet claim it. It's really important you do so now, or you may miss out on:

- A one-off Cost of Living payment of £325 to help with the cost of living this winter
- £150 Warm Home Discount
- Free NHS prescriptions, dental treatment and sight tests. You can also claim help towards the cost of glasses and transport to hospital
- A Cold Weather Payment of £25
- Rent/mortgage support
- Other financial support for those with disabilities and/or caring responsibilities.

You can claim Pension Credit online at www.gov.uk/pension-credit. Don't miss out – prices are rising, so make sure you get what you're entitled to.

If you would like help with your claim, there are lots of friendly local organisations that can help you, including Age UK, Link Age Southwark, Time and Talents and Southwark Pensioners Centre. Please call **020 7525 5000** (select option 3) to speak to

someone who can help you find a local drop-in session.

When you apply, you will need the following information with you:

- Your National Insurance number
- Your bank account details
- Information about your income, savings, and investments (if you have any)
- Information about your state retirement pension
- Information about any other pensions
- Details of any housing costs you have (e.g. mortgage, service charges)
- Your husband, wife, or partner's details (if you have one).

Free weekly girls football training

Millwall Football Club are organising free weekly football training session for girls aged 8 to 16. The sessions take place in Rotherhithe every Wednesday between 4.30 and 6.30pm.

For more information please contact the Millwall Community Trust by email at gotim@millwallcommunity.org.uk or ring **020 7740 0503**.



**MILLWALL
PREMIER LEAGUE KICKS**
FREE WEEKLY GIRLS FOOTBALL SESSIONS

WHEN:
Every Wednesday
4:30-6pm

AGE:
8-11 years old / 12-16 years old

WHERE:
St Paul's Sports Ground,
Salter Road, Rotherhithe, SE16 6NT

For more information please contact
Millwall Community Trust:
gotim@millwallcommunity.org.uk
0207 740 0503

@Millwall_Kicks
@Millwall_Kicks

HUSKI
Southwark Council

Summer activities



There is so much going on in Southwark this summer especially for children and families. To find out more simply visit www.southwark.gov.uk/southwarkpresents.

If your child gets benefits-related free school meals, you can join one of many summer of Food and Fun holiday clubs in Southwark. The clubs run activities and healthy free food will be available. The Southwark website has the details of the clubs for you to choose the best holiday club for your child www.southwark.gov.uk/foodandfun.

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**.

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

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 Jen Pepper on Freephone **0800 073 1051** or at **jen.pepper@opencommunities.org**

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**.

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**

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**.

The Independent Tenant and Homeowner Advisor

Neal Purvis, from Open Communities, the Independent Tenants and



Leaseholders Advisors, will be retiring at the end of August. Neal has worked on Tustin for 7 years. Neal has played a massive role in

supporting Tustin residents over the years and will be sorely missed by residents and officers from Southwark Council. We wish Neal all the best for the future.

The Open Communities staff who will work on Tustin, providing individual advice to tenants, leaseholders and freeholders, and organising, chairing and taking minutes for the estate-wide and Resident Project Group Meetings, will be Jen Pepper and Murselin Islam. Both have many years' experience of working with residents on building and allocating new homes, and monitoring building contractors work.

You can contact Jen on jen.pepper@opencommunities.org and Murselin at murselinislam@hotmail.com and Freephone **0800 073 1051**. Jen and Murselin will be supported by Ray Coyle, the Managing Director of Open Communities.



Jen Pepper
jen.pepper@opencommunities.org



Murselin Islam
murselinislam@hotmail.com



Ray Coyle

Get your COVID-19 vaccinations

Vaccines are your best protection against COVID-19, and some people need another dose to help keep them safe.

Thousands of people aged 12 or over have received a first dose of the vaccine. It is not too late to get your first dose. You can:

- Book online using the NHS national booking service or call 119 free of charge (ages 12 and above)
- Contact your GP (ages 12 and above)
- Use a walk-in clinic in Southwark if you are 12 or over
- Take part in the school-based vaccination programme (ages 12 to 15)

Find out more at

www.southwark.gov.uk/covidvaccine

Help to prevent spreading COVID-19 and protect yourself

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

Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
Thursday 25 August 2022 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm. Linkcity and Bouygues, the developer and the contractor, will be outside behind Bowness House again to talk about the final construction management plan ahead of construction work starting.
Thursday 1 Sept 2022 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Saturday 3 Sept 2022 12noon to 5pm	Tustin Summer Event	This will be held in the new car park between the 3 Towers. The Summer Event will be an opportunity to meet the developers who will be working on the estates regeneration programme.
Thursday 8 Sept 2022 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org .
Thursday 15 Sept 2022 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 22 Sept 2022 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm. This will be held at 801 Old Kent Road, between 3pm and 7pm. Linkcity and Bouygues, the developer and the contractor, will also be outside behind Bowness House to talk about detailed design of the Phase 1 buildings.
Thursday 6 Oct 2022 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 13 Oct 2022 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org
Thursday 20 Oct 2022 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 27 Oct 2022 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.