



# Tustin Estate newsletter

July 2020

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

During 2020 we will continue to engage with residents of the blocks and houses, the school and the businesses as part of the consultation that began in 2019 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.

## A message from Councillor Kieron Williams

In March I wrote to let you know that Southwark Council was, with great reluctance, postponing the consultation on the future of the Tustin Estate, as a result of the lockdown situation.

I hope that you and your family are all well and coping with the challenges lockdown has provided.

Although restrictions are lifting, we aren't through the pandemic yet, so please do stay safe and continue to follow government guidance on social distancing.

As the lockdown gradually lifts, we can now re-start the consultation, but will still have to have regard to government guidelines on social distancing.

To start with, later this month we will be holding a virtual meeting of the members of the Resident Steering Group, to discuss how we can continue the consultation.

Our first priority is to make sure everyone on the estate can find out about the proposals and have their say.

You may recall that back in March we were at the stage of preparing to ballot residents on reducing the five options down to one final option.

We are looking to now do this over the summer/autumn by using virtual drop in events, YouTube videos, and telephone calls. If the lockdown eases further we then may be able to hold small drop in events and carry out home visits.

If you have any queries please do not hesitate to give Southwark a ring on 020 7732 2886 or email us on

[tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)

Yours faithfully,

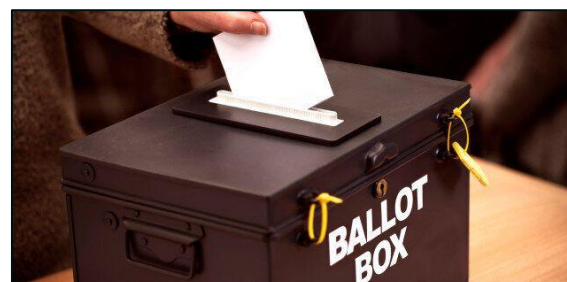
Cllr Kieron Williams  
Cabinet Member for Housing and  
Modernisation

## What next?

We will use the summer months to refresh memories on the options and continue conversations we were having in early March. This will be followed by 'whittling down' the options for the low rise homes and the estate to one preferred option.

Between Wednesday 26 August and Tuesday 15 September 2020, residents will be asked to prioritise the options via a 'whittling down' vote. For more information on the whittling down vote, please see the frequently asked questions (FAQs) on the back pages of this newsletter.

We will share the results of this whittling down vote with you at the end of September. We will then work with you and the design team on the option that you have chosen so that it can meet the needs of the Tustin Community. We will also work with you on the council's commitments to qualifying residents.



In November and December we will confirm these commitments with you, before taking them to be approved by the Council's Cabinet in January. Once approved by the Cabinet we will then be able to proceed with a ballot in favour for, or against, the final option; with the promises made to you set out in a formal offer document.



## A reminder on the options

There are five options that are under consideration as follows:

- **Option 1 – Maintain**

Maintain all the existing low rise council owned homes for the next 30 years to the Southwark Standard, which includes new kitchens and bathrooms for Southwark Council tenants plus estate repairs.

- **Option 2 – Refurbishment**

Refurbishment of all the existing low rise council-owned homes to the Southwark Standard, which includes new kitchens and bathrooms for Southwark Council

tenants plus block enhancements, new homes are built in between the blocks and estate improvements.

- **Option 3 – Partial Refurbishment and Part Demolition and Rebuild**

Refurbishment of Bowness House, 21 to 98 Heversham House and Manor Grove council-owned homes

to the Southwark Standard, which includes new kitchens and bathrooms for Southwark Council tenants. Block improvements to Bowness House, 21 to 98 Heversham House and Manor Grove.

Kentmere House, Hillbeck Close, 1 to 20 Heversham House and Ullswater House are demolished and rebuilt, plus estate improvements.

- **Option 4 - Tustin Common**

All the low rise homes, including the houses in Manor Grove, are demolished and rebuilt with new homes, including houses around a new common.

- **Option 5 – Tustin Common and Manor Grove Infill Homes**

Excluding the houses in Manor Grove, all the low rise homes are demolished and rebuilt with new homes around a new common. The Manor Grove council

properties are refurbished and new homes, mainly houses are built in between the houses in Manor Grove.

The options are available to view on the Tustin webpage at [www.southwark.gov.uk/Tustin](http://www.southwark.gov.uk/Tustin)

You can contact Common Grounds to give feedback at: [commongrounds@dsdha.co.uk](mailto:commongrounds@dsdha.co.uk)

## Staying in touch

Keeping the Tustin community safe is our priority and engagement methods will meet with government guidelines around social distancing.

We will share information online, through your letterbox and via email. We will be available for discussion online and via telephone and email. If you require a translator we will arrange this.

For those without access to the internet or who are not comfortable looking at information online, if the social distancing rules become more flexible we will work with the TRA to share information in the TRA Hall or via a method that suits you.

## 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](mailto: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](http://www.southwark.gov.uk/Tustin)

## 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 Design Team: Common Grounds

Common Grounds can be contacted on 020 7703 3555 or email them at: [commongrounds@dshda.co.uk](mailto:commongrounds@dshda.co.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)

The Resident Project Group is now meeting through Zoom, if you want to join, please contact Neal.

## Translation

If you need this in a different language please contact **020 7732 2886** or email [tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)

## Frequently Asked Questions (FAQs) on the Whittling Down Vote

**When will the whittling down vote happen?**

The vote will take place over three weeks from 26 August to 15 September 2020.

This vote will be organised by Open Communities. You will be asked to prioritise the options outlined earlier in the newsletter by rating them 1 to 5 as follows:

- 1 (favourite option)
- 2 (second favourite option)
- 3 (third favourite option)
- 4 (fourth favourite option)
- 5 (least favourite option)

The results will be reported as a whole, and also on a block by block basis, so we can have regard to the views of the residents in each block.

## Who is eligible to vote?

- Council tenants and any joint tenant who has 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.

## How do I vote?



There will be a number of methods to vote. You will be able to:

- Complete a postal vote
- Vote by text
- Vote through the Open Communities website
- Subject to any changes in social distancing rules you may be able to submit a paper to the ballot box at the TRA Hall on Ilderton Road

The results will be reported as a whole, and also on a block by block basis, so we can have regard to the views of the residents in each block.

### **What does my vote mean?**

Your vote will decide which option is the preferred option for the low-rise homes and the communal areas on the estate. In February 2021, the preferred option will then be put to a simple yes or no vote, so that residents will decide the future of the estate.

### **How do I register to vote?**

We sent a letter to you in February 2020 regarding eligibility in your household. It identified who was eligible and who to contact if you thought this was incorrect. As some time has passed we are writing to you again this week. You will need to check this letter carefully. If you have any queries, please contact us on **020 7732 2886** or email **tustin@southwark.gov.uk**

### **When will we hear the results?**

The results will be shared the week after voting is complete.