



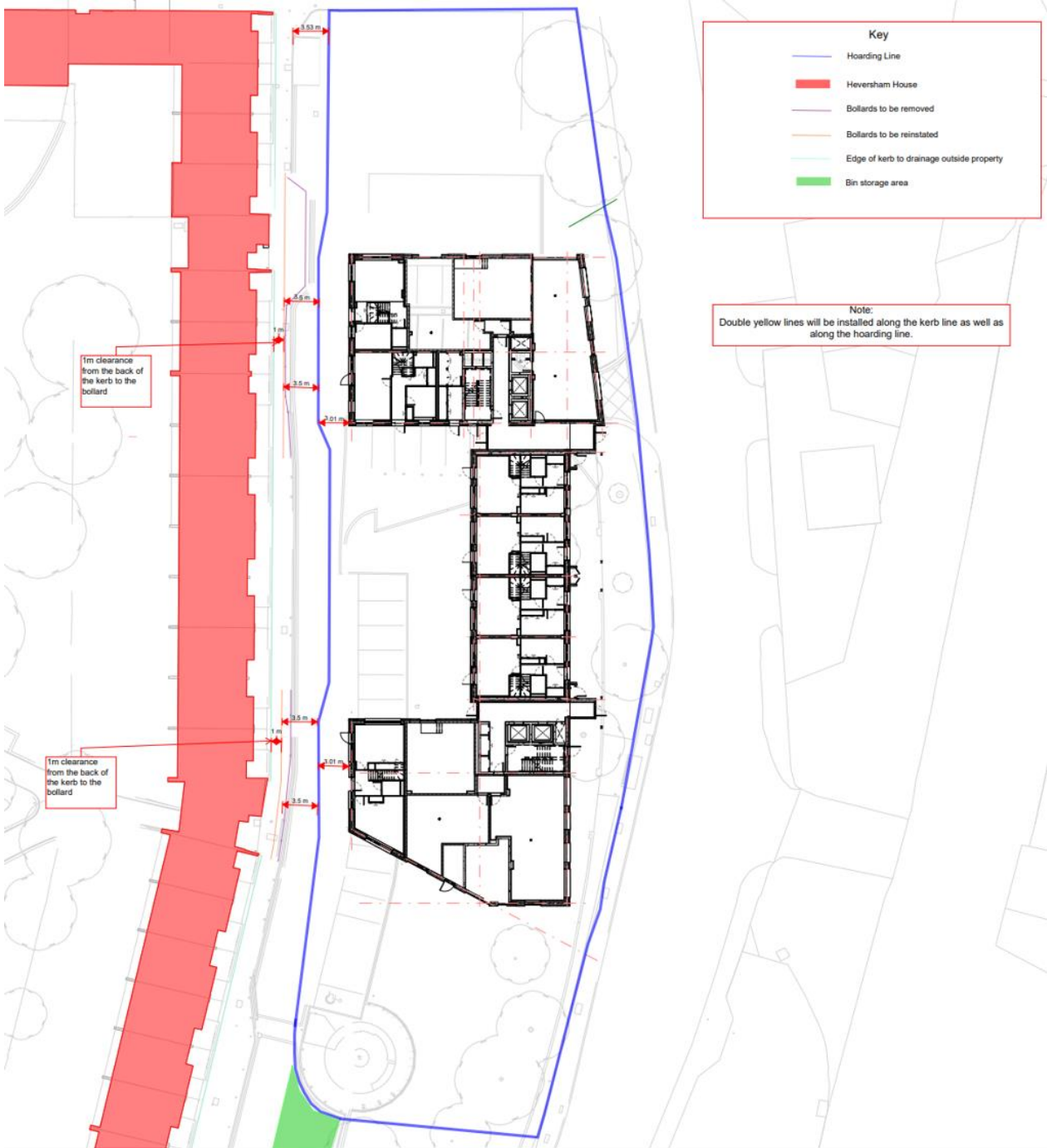
# Tustin Estate newsletter

January 2023

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 first phase of new homes are now being built and will be ready in 2025.

The design of the new homes at Hillbeck Close is pictured above.



## Public Meeting

**Thursday  
26 January 2023**

**Tustin Community Hall  
Windermere Point**

**6pm to 7.30pm**

**The Tustin Community  
Association is holding a  
general meeting about the  
new build works.**

## New homes progress

Ullswater House demolition is in progress. New asbestos was found that was not discovered during earlier surveys as we are now reaching places we couldn't before. This means it is a stop-start process.

A similar situation exists on the site of the new homes in front of Heversham House where some materials were found that could contain asbestos. Any asbestos found is always removed safely.

## Amended Hoarding Plan

There has been a change to the hoarding plan at Heversham House and Ilderton Road (Plot G1). The revised plan is on page two of the newsletter. These works began on 3 January, 2023 and are expected to be complete by 13

January, 2023. The revised road lining will be carried out at a later date.

This has resulted in a change to Heversham House residents' bin collection. Please leave your rubbish out on collection day at the collection point shown.

The hoarding at Manor Grove will also be amended soon, bins will be moved by the estate team on collection day to Manor Grove Road.

## Changes to parking

The bollards and posts preventing parking at the south end of Heversham House will be removed, if they have not already been done so.

The date for the new temporary parking bays behind Bowness House and at Manor Grove will be confirmed soon. Contractors are currently pricing the works.

## Standard construction hours

Noisy building work is only carried out between the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 9am to 2pm
- No works on Sundays and Bank Holidays

Please note that you may see Openreach staff around the hoarding by Heversham House quietly working on 14 and 15 January 2023, re-routing fibre cables that are currently passing through the proposed location of Block G1, in

front of Heversham House and Ilderton Road.

## Construction video

Don't forget Bouygues has created a video to show how the construction of the new homes will be managed – you can watch it online using this QR code:



## Environmental monitoring

Bouygues monitor noise, dust, and vibrations to ensure they're operating safely and within the limits set by Southwark. Monitors are installed around the construction site.

## Drop in sessions

The next drop-in session will be on Thursday 26 January 2023. If you want to speak to the team before then, do not forget we are available 24 hours a day, 7 days a week at the Ledbury TRA Hall, Pencraig way (next to Kwik Fit on the

Old Kent Road), London SE15 1SH. You can telephone on **020 7732 2886** or email **tustin@southwark.gov.uk**

## District Heating Network consultation

The council is consulting on a proposed Local Development Order for an extension to the District Heating Network. The consultation will run until midnight on February 9 2023.

Local Development Orders grant permission for a specified type of development, which means no planning application is needed. The council has the right to apply conditions on the Local Development Order to ensure that the development is acceptable in planning terms.

The proposed Local Development Order will give permitted development rights for the construction of an extension to the District Heating Network into the Old Kent Road and Peckham areas, which includes Tustin.

If the extension is built, it will connect around 3,000 existing homes and new developments to a low-carbon, renewable energy source. The District Heating Network will be made up of an underground network of insulated pipes to carry steam for heating and hot water from the South East London Combined Heat and Power (SELCHP) facility to properties in Southwark. The pipes will mainly be laid underneath the public highway. The only potential structures to



be permitted would be small cabinets which sit next to plant rooms, and take the pipes through the wall to connect to existing boilers.

More information can be found on our website at:

**[www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2](http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2)**

Let us know what you think by visiting our consultation hub:

**[consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network](https://consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network)** or email **[info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)**

## Getting ready to go on the Housing Register

In preparation for tenants in Kentmere House, Heversham House and Bowness House to be rehoused in the new homes that will be built on the Tustin Estate, we are working with them to get registered on the housing list. Thank you to everyone who has come in to see us for help to get registered.

Early in 2023, tenants and resident leaseholders will choose the home they would like to move into. A booklet will show the layout and the size of the property and state the rent and council tax. If you do not contact us to get registered, you may miss out on a chance of choosing your new home.

If you need help or have any worries, just contact the team on **020 7732 2886** or email **[tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)**, we are here 24 hours a day, 7 days a week.

## 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](mailto:oldkentroad.snt@met.police.uk)** or they can be tweeted at **[@MPSOldkentRoad](https://twitter.com/MPSOldkentRoad)**.

## 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**.

## Damp and mould

If you are a Southwark Council tenant with damp or mould in your home, you can get in contact with us by emailing **[dampandmould@southwark.gov.uk](mailto:dampandmould@southwark.gov.uk)** or calling us on **020 7525 2600** and choosing option one and then option five.

## 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 Bouygues



If you want to contact Bouygues UK their Resident Liaison Officer is Mariam Ayoola. **Mariam's** email address is:

**mariam.ayoola@bouygues-uk.com.**  
Their out of hours number is 0800 0837268.

## 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**

## 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**.

## Strep A and scarlet fever: what to look out for

More children have developed scarlet fever recently. This is above what we would expect for winter. Scarlet fever is caused by the bacteria Group A streptococcus (Strep A), which on very rare occasions can cause more serious disease if it gets into the bloodstream or lungs.

Find out about the symptoms of scarlet fever and what to do if your child has scarlet fever at

**[www.nhs.uk/conditions/scarlet-fever/](http://www.nhs.uk/conditions/scarlet-fever/)**

## Flu and COVID-19 cases are rising rapidly: book your vaccine today

More people are going into hospital because they are ill with flu or COVID-19. Being vaccinated is the best way to protect yourself and others from flu and COVID-19. Book your COVID-19 and flu jabs today at

**[www.nhs.uk/conditions/vaccinations/flu-influenza-vaccine/](http://www.nhs.uk/conditions/vaccinations/flu-influenza-vaccine/)**

## Help to prevent spread of winter bugs and protect yourself

The best way to protect yourself and your loved ones is to:

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



**Murselin Islam**  
**[murselinislam@hotmail.com](mailto:murselinislam@hotmail.com)**

## The Independent Tenant and Homeowner Advisor

The Open Communities staff who will work on Tustin, providing individual advice to tenants, leaseholders and freeholders, and organising, chairing and taking minutes at the estate-wide and Resident Project Group Meetings, are Jen Pepper and Murselin Islam.

You can contact Jen on **[jen.pepper@opencommunities.org](mailto:jen.pepper@opencommunities.org)** and Murselin at **[murselinislam@hotmail.com](mailto:murselinislam@hotmail.com)** and Freephone **0800 073 1051**.



**Jen Pepper**  
**[jen.pepper@opencommunities.org](mailto:jen.pepper@opencommunities.org)**

## Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
Thursday 19 Jan 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 26 Jan 2023 5pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point , between 3pm and 5.30pm.
Thursday 26 Jan 2023 6pm to 7.30pm	Tustin Community Association Public Meeting	This will be held at Tustin Community Hall Windermere Point at 6pm to 7.30pm.
Thursday 2 Feb 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 9 Feb Jan 2023 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 <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> .
Thursday 16 Feb 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 23 Feb 2023 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 2 March 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 9 March 2023 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 <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> .
Thursday 16 March 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 23 March 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 6 April 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.