



Tustin Estate newsletter

March 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.

Letting the Phase One new homes

Priority for these first new homes is for the permanent rehousing of residents (both tenants and leaseholders) in Bowness, Heversham and Kentmere Houses whose homes need to be demolished to make way for the later phases. Also the former residents of Hillbeck Close with a right to return, and the tenants of Manor Grove whose homes will be undergoing major works and they have chosen a permanent rehousing.

So far 25 of you have been over to the Ledbury Office to choose a new home in phase 1, which will be ready in 2025. Others have said that they prefer to wait to choose a new home in phase 2, which will be complete in 2028, especially those who want a ground floor property with a garden.

When it is your turn to choose, we will contact you to come over and make your choice. This will take a few more weeks.

Those who want a home in phase 2 will get a temporary home in the new properties being built in phase 1 in 2025. This will be after those who want a permanent move to phase 1 have chosen.

When the homes are completed in early 2025, under the Tustin Local Lettings Scheme the remaining homes in Phase One will be advertised to those residents in the towers who are in housing need;

such as medical need, overcrowding and under occupations. They will be able to bid for these new homes ahead of others on the list. If you live in the towers and want to bid for these homes when they become available in 2025, and want help to be registered, contact the Tustin Team on **020 7732 2886** and we will be able to help.

Demolition of garages at Manor Grove

Contractors will start demolishing the garages at Manor Grove week beginning 13 March 2023. Residents directly affected by the works have been contacted.

Coffee morning at TRA Hall

The first coffee morning will be on 22 March 2023, 10am to 12noon in the TRA Hall. Drop in for a coffee and a chat, refreshments will be provided.

Plan for New Homes Selection Palette Ballot

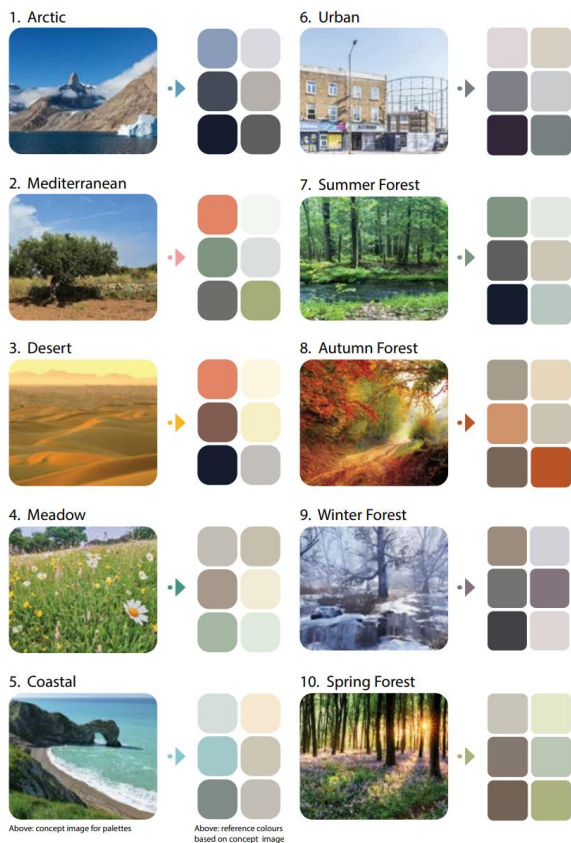
The Palette Ballot will run Thursday 23 March 2023 to midday Thursday 11 May 2023.

During this time there will be three different ways to vote:

- Physical ballot papers will be available at the drop-ins on the 23 March and 27 April between 3 and 7pm, at the March and April coffee mornings, and at the Easter special event on Wednesday 12 April 2023.

- Online voting will be open for all residents throughout the period (details will follow).
- Home voting visits will be arranged with all vulnerable residents, and by request from anyone else.

The palette choice boards will be displayed at all engagement events during the voting period and there will be 10 choices as set out below.



The Ballot Paper will allow residents to rank the palettes from best to worst. The top three choices will become the three palettes residents can choose between for their new home. The overall best ranked palette will become the default choice for any residents that do not make individual selections.

Naming the new blocks

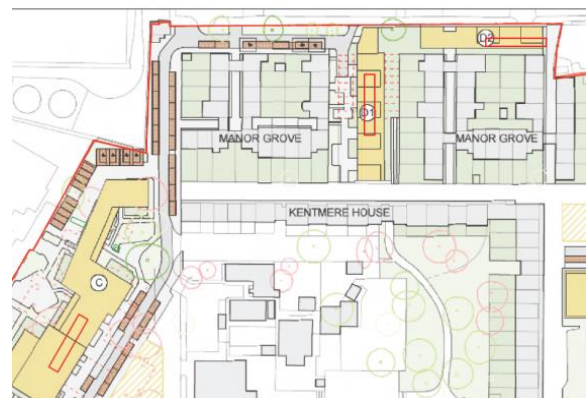
At the same time as voting for the colours, we will be consulting on the names of the new blocks. There will be two options:

- Use the Lakes in the Lake District as the theme for the New Buildings (this is how all the old buildings are named) so that the new buildings could be called “Coniston House” or “Thirlmere Court”.
- Use the new Southwark Council process to name buildings, where blocks are named after local figures suggested by the community, whereby recent new council buildings have been named “Harold Moody Court” or “Alfred Fagon House”.

Parking changes

The planned changes to parking behind Bowness House and at Manor Grove have begun. The council will mark up 6 more of the remaining bays at Manor Grove as for the disabled.

Further archaeological investigations



The trenches are shown in red

The trenches at Manor Grove are complete, however the trench in the footprint of building C (Ullswater House) is delayed due to the presence of asbestos in the ground, there is a 14 day notification period before work can begin. The trenches will be filled in once they have been signed off by planning.

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

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.

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.

Easter Event

Bouygues who are building the new homes are holding an Easter event on Wednesday 13 April 2023 between 12 noon and 3pm at the TRA Hall. All are welcome.



Southwark 2030

Southwark 2030 is your chance to help shape the future of our borough. We want to bring people together, from all parts of our community, to talk about and help decide the place we all want Southwark to be by 2030. There are lots of ways to get involved in Southwark 2030. Please join in by visiting the website:

www.southwark.gov.uk/southwark2030



Cost of Living support

We know money is tight for lots of residents at the moment. If you need help or support through the cost of living crisis, we are here to help. Please visit www.southwark.gov.uk/here-to-help



Energy saving tips

With the cost of living on the rise, there's never been a better time to cut your energy bills and be kind to the planet. We've put together some tips to help you and your family reduce your energy use in every room of your home.

Over half of home energy bills spend goes on heating and hot water. It's really important to look at your home heating habits and see if there are small changes we can make to reduce our heating bills.

- **Turn down your thermostat.** Just one degree lower could save you up to £128 a year. Set a timer on your thermostat for your heating to come on only when you need it.



- **Don't heat empty rooms.** Individual radiator thermostats mean you can adjust the temperature in each room accordingly.
- **Keep doors between adjoining rooms shut.** This way, you stop the heat from escaping.
- **Run your heating for an hour less each day.** Even using a little less energy each day adds up to savings over time.
- **Bleed your radiators.** Trapped air can make your radiators less efficient, so they'll be slower to heat up.
- **Keep the heat in.** Simply closing your blinds or curtains in the evening can also stop heat loss by up to 17%. Just be sure your curtains don't cover the radiators.

Walking in Southwark

Spring is here and Southwark Council has illustrative walking maps with themes including film locations, architecture and industry. There are 12 walks. You can discover facts about the borough, enjoy a local walk and get your steps in.



Walking can improve your physical and mental wellbeing. The 12 walking maps below feature interesting facts and pictures about the borough of

Southwark. The maps are easiest to use if you print them out.

- architecture and industry walk starting at Canada Water Library
- film locations walk starting at John Harvard Library
- myths and legends walk starting at Nunhead Library
- art, literature and green spaces walk starting at Peckham Library
- eccentric Dulwich walk starting at Dulwich Library
- flora and fauna walk starting at Kingwood House, Seeley Drive, West Dulwich, SE21 8QR
- regeneration walk starting at East Street Library
- rebels and revolutionaries walk starting at Brandon Library
- country to council estates walk starting at Grove Vale Library
- freedom Walk starting at Camberwell Library
- war in Walworth walk starting at Amelia Street, SE17 1RS
- food, fresh air and fun walk starting at Blue Anchor Library
- East Walworth Greenlinks walk

The maps are easiest to use if you print them out and can be downloaded from the council's website

www.southwark.gov.uk, and putting "walking maps" into the search bar.

Sylvan Grove

Planning approval was granted in January 2022 for a mixed-use development of two buildings of five and 32 storeys at 19-35 Sylvan Grove (Daisy Business Park) opposite the homes that many of the Ledbury Towers residents moved to in 2018. The plans were for 3,000 sqm of employment floorspace,

219 homes, and a public garden square.



Given changing market conditions, and in order to continue, the developers are looking to revise that planning approval to deliver 23 family homes for social rent, 1,980sqm of flexible employment floorspace and approximately 688 student bedrooms. The majority of the bedrooms will be supported by a local university, ensuring local campuses have sufficient beds for their students.

The developers have website, www.19-35sylvangrove.co.uk to provide details of the new scheme and are be happy to meet to answer any questions or queries. To send them feedback email them at info@19-35sylvangrove.co.uk.

Could you be the next Southwark Scholar?



Could you be the next Southwark Scholar? Planning to go to university but worried about the cost? We've

supported over 120 outstanding students to attend university by covering their fees. Find out more and apply before 7 May 2023. More details can be found at: <https://orlo.uk/yUfBw>

Drop-in sessions

The next drop-in session will be on Thursday 23 March 2023 from 3pm to 7pm. 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

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](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 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.

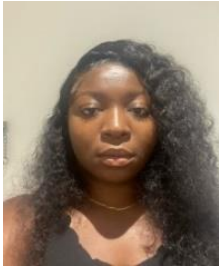
Andrew Eke is Chair of the Tustin Community Association. The contact details for the TCA are:

- 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.

Mariam can also be contacted on **07436602929**.

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**. If you are a Tustin leaseholder, your named contact is Sharon Burrell can be contacted on **020 7732 2886** or email **sharon.burrell@southwark.gov.uk**.

Southwark Wellbeing Hub

The Southwark Wellbeing Hub provides information and support for anyone in Southwark worried about their mental wellbeing, or that of someone close to them.

It is run by the charity Together for Mental Wellbeing. The Hub's services

are free and open to anyone who lives in Southwark, or who is registered with a Southwark GP.



The Southwark Wellbeing Hub works in partnership with Southwark Council's Adult Social Care Mental Health Team. They provide an easy point of access for any person who has care and support needs because of their mental health and any person who cares for someone with mental health needs.

Finding support for your mental health can seem like an overwhelming task. The Southwark Wellbeing Hub is here to help. Call on **020 3751 9684** or email **southwarkhub@together-uk.org** today.

Help for private renters

Citizens Advice Southwark who are based at 8 Westmoreland Road, London SE17 2AY, have been busy developing a website for private renters. The website provides a wealth of information about tenants' rights and also local and national sources of help for people with problems relating to their private tenancy. The website can be found at **www.southwarkprivaterenters.org.uk**

Do not dump rubbish on the estate

We do our best to keep our estates clean and tidy for residents. Our estate cleaners work very hard on this but sometimes their job is made even harder by a small group of residents and non residents who seem to be disposing of their rubbish by simply throwing it out of their windows.

Any resident found disposing of their rubbish in this way will have action taken against them, as it is against their tenancy agreement.

Any non resident found disposing of rubbish on the estate will have action taken against them. If you spot anything happening like this, please let your Resident Services Officer, Andrew Johnson know. You can contact Andrew on **07535 541329** and his email address is

andrew.johnson@southwark.gov.uk

Help to prevent spread of 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

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** and Murselin at **murselinislam@hotmail.com** and Freephone **0800 073 1051**.



Jen Pepper

jen.pepper@opencommunities.org



Murselin Islam

murselinislam@hotmail.com

Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
Thursday 16 March 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
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 12 April 2023 12 noon to 3pm	Bouygues Easter Event	This will be held at Tustin Community Hall Windermere Point, between 12noon and 3pm. This will include an Easter Egg Hunt at 1pm and lunch for all.
Thursday 13 April 2023 starting at 6pm	Tustin Resident Project Group	This is a hybrid meeting held at the Tustin Community Hall in Windermere Point and on Zoom. The Zoom details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org .
Thursday 20 April 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 27 April 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 11 May 2023 starting at 6pm	Tustin Resident Project Group	This is a hybrid meeting held at the Tustin Community Hall in Windermere Point and on Zoom. The Zoom details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org .
Thursday 18 May 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 25 May 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 8 June 2023 starting at 6pm	Tustin Resident Project Group	This is a hybrid meeting held at the Tustin Community Hall in Windermere Point and on Zoom. The Zoom details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org .