



# Tustin Estate newsletter

April 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 **36 TBC** 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 /020 7732 2757** and we will be able to help.

## **TBC [Jen to confirm]**

## **Coffee morning at TCA 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.**

## **Tustin Estate New Homes Colour Palette Ballot And Block Naming**

The Palette Ballot will run until 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 **Tuesday 18 April, and Monday 24 April 2023, 5pm-7pm**
- **Thursday 27 April between 3 and 7pm,**
- Online voting will be open for all residents throughout the period at:  
<https://consultations.southwark.gov.uk/planning-and-regeneration/a8fc453f>
- **Home voting visits** will be arranged with all vulnerable

residents, by appointment and on 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”.
- If you have a smart phone you can also scan the **QR code below to vote online** for the palette ballot and for naming the new blocks:



## Public open space proposals at Grasmere Point

Come and see us at our monthly drop-in to view the landscape architects proposals for a small area of public open space by Grasmere Point and contribute your views.

## Employment and work experience opportunities with Karakusevic Carson Architects

The architects currently working as 'Design Guardian' for the Tustin Estate construction programme have launched some opportunities at their studio in Hoxton, **aimed at Tustin residents**. See below for further details and how to apply.

## Creative & Studio Support Job Roles

This opportunity is for one **Tustin Estate resident** full-time for 7 months or for up to **three residents** in a job share or on separate short term contract arrangements to fill positions available to work with Karakusevic Carson Architects as a marketing and community engagement assistant, design/architecture assistant, graphics designer, studio assistant, researcher, illustrator or photographer. Flexible and variable working arrangements required can be discussed at interview stage, to be tailored to individual circumstances

and career goals. All jobs are paid at London Living Wage (£11.95 per hour for candidates aged 18+) and will be based at the main office in Hoxton, Hackney. Please note, you must be a resident living on the Tustin Estate to apply. To send us your application, please complete the online 'Expression of Interest' form by scanning the QR code or following the URL link below **by 5pm on Friday 12th May**.

<https://kca240507.typeform.com/to/kQ7VZJT8>



## Summer Architecture Work Experience Placements

Karakusevic Carson Architects are also offering up to 3 local-residents between the ages of 14-18 years that are interested in a career in the built environment to take part in a **week-long summer work experience placement** this year, with travel and lunch expenses reimbursed. To apply, scan the QR code or follow the URL link set out below to

complete a short online application form no later than **5pm on Friday 12th May.**

<https://kca240507.typeform.com/to/QMSx2qUD>



If you have any queries or would like any further information about any of the roles above, you can contact Hajir by emailing [h.kheder@karakusevic-carson.com](mailto:h.kheder@karakusevic-carson.com)

## 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.

## 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](http://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](http://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 **the council's website [www.southwark.gov.uk/](http://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](http://www.19-35sylvangrove.co.uk)** to provide details of the new scheme and are happy to meet to answer any questions or queries. To send them feedback email them at **[info@19-35sylvangrove.co.uk](mailto: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 27 April 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/ 020 7732 2757** or email [tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)

## Local police Information

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. 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:

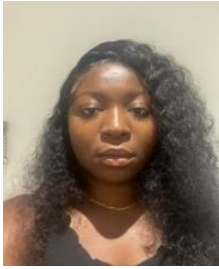
- Telephone: **07464 867736**
- Email: [tustintca02@hotmail.com](mailto:tustintca02@hotmail.com)
- Address: Residents Hall, Windermere Point, London SE15 1DY

## 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](mailto: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](mailto: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](mailto: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 / 020 7732 2757** or email **[tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)**. If you are a Tustin leaseholder, your named contact is Sharon Burrell can be contacted on **07432 738 774** or email **[sharon.burrell@southwark.gov.uk](mailto: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](mailto: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 **Find help for private renters at**

[www.southwarkprivaterenters.org.uk/](http://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](mailto: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

## 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)**



**Murselin Islam**

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

## Tustin Diary Dates for the next few months

| Diary Date  | What's the event                                    | Where is it?  |
|---|---|---|
| <b>Thursday<br/>13 April 2023<br/>starting at 6pm</b> | <b>Tustin Resident<br/>Project Group</b>            | 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 <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> . |
| <b>Thursday<br/>20 April 2023<br/>starting at 6pm</b> | <b>Tustin Community<br/>Association<br/>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<br/>27 April 2023<br/>3pm to 7pm</b>      | <b>Tustin Drop-in</b>                               | This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.   |
| <b>Thursday<br/>11 May 2023<br/>starting at 6pm</b>   | <b>Tustin Resident<br/>Project Group</b>            | 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 <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> . |
| <b>Thursday<br/>18 May 2023<br/>starting at 6pm</b>   | <b>Tustin Community<br/>Association<br/>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<br/>25 May 2023<br/>3pm to 7pm</b>        | <b>Tustin Drop-in</b>                               | This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.   |
| <b>Thursday<br/>8 June 2023<br/>starting at 6pm</b>   | <b>Tustin Resident<br/>Project Group</b>            | 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 <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> . |