



Tustin Estate Newsletter

May 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 76 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.

Tustin Estate Results of Colour Palette Ballot and Block Naming

Residents have chosen the colour finishes they want for their new homes- **Winter Forest, Coastal** and **Summer Forest**. Residents will be able to pick which one of the three palettes they would like in their individual home. **The first place palette is Winter Forest** and is the default choice for any resident that doesn't tell us which one they would prefer.

Winter Forest



Coastal



Summer Forest



Resident from Manor Grove *'the options are really good; I can't wait for the finished works'.*

Resident from Kentmere House *'it's great to have these options, I really like two or three of them, hopefully these will be part of shortlisted ones'*

Naming the new blocks

We recently asked residents to vote to pick the way new blocks will be named. **The option chosen was to use the Lakes in the Lake District** as the Theme for the New Buildings (this is how all the old buildings are named).

There will now be a vote on naming. There will be three ways to vote - either in person at our drop-ins, online, or a home voting visit. The information you need to vote will be circulated soon.



Residents in the TCA Hall choosing from the colour palettes/naming of the blocks and landscapes.

Come and see for yourself over 55s homes on the nearby Aylesbury Estate

If you're interested in the over 55s homes, there will be a visit on the Aylesbury Estate, Thurlow Street, on **Thursday 1 June from 2.30pm**. We will arrange transport from the TCA Hall at Windermere Point. Email Susannah.Oso@southwark.gov.uk if you would like to attend.

Resident leaseholders meeting

A meeting has been arranged for **all Resident Leaseholders** on **Tuesday 13th June** 6pm-8pm in the TCA Hall at Windermere Point to talk through the different offers and answer any questions.

Manor Grove Residents Meeting

A meeting has been arranged for all Manor Grove Residents on Thursday 22nd June 6pm-7pm in the TCA Hall at Windermere Point to discuss the Manor grove landscape strategy. A separate meeting will be arranged for residents whose homes will be refurbished.

Virtual reality

Come and see us at our **monthly drop-in** to take a virtual tour of the new homes and estate.



Coffee mornings

Coffee mornings will be planned from June 2023 onwards once site cabins arrive, further details to follow.

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. The deadline for these opportunities has been extended.

Creative & Studio Support Job Roles

This opportunity is for one Tustin Estate resident full-time for 7 months or for up to 3 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 26th 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 26th 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.

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.

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**.

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

Noise and Dust Issues from the Construction Works

We are aware that the ongoing construction can be disruptive, to limit the impact as much as possible Bouygues UK monitor the dust and noise caused by the construction to make sure it stays within safe limits. 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. If you are experiencing any issues with noise or dust during the process please contact Bouygues UK's Resident Liaison Officer Mariam Ayoola to let them know so that these issues can be addressed.

Mariam's email address is:

mariam.ayoola@bouygues-uk.com.

Their out of hours number is **0800 0837268**.

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

Drop-in sessions

The next drop-in session will be on **Thursday 25 May 2023** from 3pm to 7pm. If you want to speak to the team before then, we are available 24/7 hours a day, at the Ledbury TRA Hall, Pencraig way London SE15 1SH. Call on **020 7732 2886/ 020 7732 2757** or email **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**, PCSO Felix Adeyanju: **077694 62895** PC Zoe Tubbs: **07769 448303** PC Hannah Morgan: **077694 62957** or Email: **oldkentroad.snt@met.police.uk** or they can be tweeted at **@MPSOldKentRoad**.

Old Kent Road Ward - ward panel meeting May 2023

The next ward panel meeting have been arranged for **Wednesday 31st May 2023 @7.00pm** this meeting will be in person at the **TUSTIN COMMUNITY ASSOCIATION RESIDENTS HALL**.

Reporting 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. 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 even 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**

Resident Services Officer

Andrew Johnson is the Resident Services Officer for the Tustin Estate. Can be 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 / 020 7732 2757** or email **tustin@southwark.gov.uk**. If you are a Tustin Leaseholder or a Tenant of a Leaseholder, your named contact is **Sharon Burrell** that can be contacted on **07432 738 774** 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, SE17 2AY, have been developing a website for private renters. The website provides information about tenants' rights and also local and national sources of help for people with problems relating to their private tenancy. Website is 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 **andrew.johnson@southwark.gov.uk**

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 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	Tustin Community Hall between 3pm and 7pm
Also 6pm -7pm	Tustin Drop-in	Manor Grove meeting with 8 Households
Thursday 1 June 2023 2.30 pm	Visit to Over 55's block ,Aylesbury Estate	Pick up point TCA Hall Windermere Point Visit to over 55's on the nearby Aylesbury Estate
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 .
Tuesday 13 June 2023 6pm-7pm	All Resident Leaseholders Meeting	Tustin Community Hall between 6pm and 7pm.
Thursday 22 June 2023 3pm -7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm
Thursday 22 June 2023 6pm-7pm	Manor Grove Landscaping Strategy	This will be held at Tustin Community Hall Windermere Point, between 6pm and 7pm.