



# Tustin Estate newsletter

## August 2020

### Let us know your favourite option

September 10 to October 1 2020

Over the last year Common Grounds has been working with residents to look at options to improve the quality of homes on the estate as well as the quality of the spaces on the wider estate. Five options for the future of the estate have been developed by Common Grounds based on your feedback. These options are set out overleaf.

Between Thursday 10 September and Thursday 1 October 2020, eligible residents will be telling us what their preferred options are. The results of this survey directly influence which of the options will go forward to be further developed.

The survey to choose your favourite option will be organised by Open Communities. You will receive a consultation paper, which you can return by post, or on line. You will be asked to prioritise the 5 options by ranking 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 of the survey will be carefully analysed, including the preferences from each block and tenure type.

The favourite option will then be developed and in February 2021 there will be a Residents' Ballot. In the ballot, eligible residents will be asked to vote Yes or No on this final option. If residents vote No, then the council will default to Option 1 to ensure the quality of homes on the estate.

# Residents' Ballot

February to March 2021

Vote Yes or No in favour of the favourite option. A Yes vote will mean the council take forward the final option. A No vote will mean the council take forward Option 1 to bring homes to a decent standard.

## A reminder on the options

There are five options that are under consideration as follows:

### Option 1 – Maintain

If you want things to stay as they are now, with no new homes, then you should choose this option. As part of the council's promise to maintain and provide a decent home we will include new kitchens and bathrooms for council tenants.

The council will have to look at what it can afford to do in order to repair and look after the block and home you have now.

Whatever option is the overall favourite of residents and goes to the February 2021 ballot, Option 1 is what the council will do if people vote NO in that ballot.

Leaseholders and freeholders will have to pay towards the costs of the works as per the conditions of their lease and freehold title.

### Option 2 – Refurbishment

This option is like Option 1, but the council will raise some money from building new homes on existing empty space on the estate and selling some to pay for small block and estate improvements.

Half of the new homes will be council homes and will be for Tustin tenants who need to move for health reasons, or because they want a smaller home, or because they need a bigger home.

Leaseholders and freeholders will have to pay towards the costs of the works as per the conditions of their lease and freehold title.

### Option 3 – Partial Refurbishment and Part Demolition and Rebuild

In this option, the council will keep the maisonettes in 21–98 Heversham House and Bowness, and the houses at Manor Grove and carry out works to maintain and provide a decent home. Tenants in these homes will have a new kitchen and new bathroom.

There will also be some block and estate works and improvements. The council will demolish Kentmere House, Hillbeck Close, Ullswater House and the bedsit flats on the end of Heversham House in order to build replacement homes for the existing residents and between 320 and 370 additional new homes, half of which will be for council tenants.

This option will include a newly built school and dedicated housing for the over 55s.

Where demolition takes place, all council homes will be replaced.

In order to pay for refurbishment work and new homes in this option, the council will need to raise extra money. Some of this can come from borrowing and government grant. However much of the money will need to come from the sale of half of the additional new homes as well as the rent from the new council homes.

A detailed financial plan will be worked out when the council knows residents favoured option, before we go to the final ballot in February 2021.

Leaseholders and freeholders will have to pay towards the costs of the works as per the conditions of their lease and freehold title.

#### **Option 4 – Demolition and rebuild of the low-rise homes on the Tustin Estate**

This option means all existing homes on the estate (but not the tower blocks) will be knocked down. The council will do this in a step by step way, building new homes after a block is demolished so that tenants have new homes to move to before the next block is demolished. Overall there will be between 800 and 850 new homes, which include replacement of the existing 298 homes. After replacing existing council homes, half of the additional new homes will be for council tenants.

This option will include a newly built school, dedicated housing for the over 55s and a new park at the centre of the estate.

Where demolition takes place, all council homes will be replaced.

In order to pay for refurbishment work and new homes in this option, the council will need to raise extra money. Some of this can come from borrowing and government grant. However much of the money will need to come from the sale of half of the additional new homes as well as the rent from the new council homes.

A detailed financial plan will be worked out when the council knows residents' favoured option, before we go to the final ballot in February 2021.

#### **Option 5 – Demolition and rebuild of the low-rise homes on the Tustin Estate except Manor Grove**

This option is like Option 4, but the council won't demolish any homes in Manor Grove. As a result there will be fewer new council homes built, although the council will build some new homes on some of the space around Manor Grove.

This option will include a newly built school, dedicated housing for the over 55s and a new park at the centre of the estate.

Where demolition takes place, all council homes will be replaced.

In order to pay for refurbishment work and new homes in this option, the council will need to raise extra money. Some of this can come from borrowing and government grant. However much of the money will need to come from the sale of half of the additional new homes as well as the rent from the new council homes. A detailed financial plan will be worked out when the council knows residents favoured option, before we go to the final ballot in February 2021.

Freeholders will have to pay towards the costs of the works as per the conditions of their lease and freehold title.

If you would like to have a one-on-one discussion with a the Tustin Team to discuss the options and what they mean for you and your household, please email **Tustin@southwark.gov.uk**. If you need an interpreter, please also get in touch with the Tustin Team.

## The Independent Tenant and Homeowner Advisor

Neal Purvis from Open Communities is the Independent Tenant and Homeowner Advisor. If you have any questions on this please contact Neal on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**

## Brimmington Park Sports Pitches

The council is consulting on proposed improvements to the park's football pitches, play and landscape areas, to make them more appealing to local children and families.



Improving the health of the community is one of the council's key objectives for the regeneration of Old Kent Road and we know that better facilities encourage more people to take part in physical activity.

You can see the designs, find out more information and provide your feedback on the Southwark Consultation Hub.

You can also take part by joining the team in Brimmington Park on Saturday 12 September, 2020.

The architects and council officers will be stationed near the football pitches, between 11am and 2pm, to talk about the project and hear your ideas.

The consultation and online questionnaire will run until 27 September 2020.

## 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**

## 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**

## Contacting Southwark

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**

## The Design Team: Common Grounds

Common Grounds can be contacted on 020 7703 3555 or email them at: **commongrounds@dshda.co.uk**

## Help us Keep Southwark Safe

If you think you have any of the COVID-19 symptoms you should get a test immediately by calling 119 or visiting **www.nhs.uk/coronavirus**.

Symptoms include a high temperature, new, continuous cough and loss or change to your sense of taste or smell.

If you have symptoms you and anyone you live with must stay at home and self-isolate until you get your results. If you test is positive you **MUST** self isolate.

If you think self-isolating could be difficult for any reason support is available. Visit the council's website for more information **www.southwark.gov.uk/coronavirus**.