



Tustin Estate newsletter

October 2020

Welcome to the latest edition of the Tustin Estate monthly newsletter from Southwark Council.

Work continues to engage with residents of the blocks and houses, the school and the businesses as part of the consultation on various options for the future of the estate.

Ranking the Options Results – Overall

Thank you so much, to all of you who took part in the ranking the options survey. Below is a breakdown of the preference results including the preferred option as it stands following the survey. However, please note this may not be the exact final option put forward for the Residents' Ballot and we will continue to speak to residents between now and the ballot next February.

As a reminder the options were:

- Option 1 – Maintain
- Option 2 – Refurbishment and some new homes
- Option 3 – Partial refurbishment and many new homes
- Option 4 – Demolition and rebuild of the low-rise homes on the Tustin Estate
- Option 5 – Demolition and rebuild of the low-rise homes on the Tustin Estate except Manor Grove

55% of residents eligible to vote took part. By tenure, of those who took part:

- 4% were Housing Applicants
- 9% were Resident Freeholders
- 9% were Resident Leaseholders
- 78% were Tenants

66% of those who took part were from the low rise homes and 33% were from the Towers.

We have now received the results from Open Communities who oversaw the Survey and the overall first preference results were:

- Option 1 – 40 votes – 15%
- Option 2 – 22 votes – 8%
- Option 3 – 33 votes – 12%
- Option 4 – 131 votes – 49%
- Option 5 – 39 votes – 15%

As we asked residents to rank the options to find out which option had a majority, redistributing the second preference of those who voted for Option 2, the result was:

- Option 1 – 52 votes – 20%
- Option 3 – 39 votes – 15%
- Option 4 – 131 votes – 50%
- Option 5 – 39 votes – 15%

Redistributing the next preference of those who voted for Option 3, the result was:

- Option 1 – 61 votes – 24%
- Option 4 – 145 votes – 57%
- Option 5 – 48 votes – 19%

The favoured option is therefore Option 4 - to demolish and rebuild the low-rise homes on the Tustin Estate.

A further breakdown on results by block and tenure is at the end of this newsletter.

The full report on the result that was overseen by Open Communities can be found on our dedicated webpage at www.southwark.gov.uk/Tustin.

The decision, on which option is put forward for consideration in the residents' ballot in February 2021, will be taken by the Cabinet Member for Housing at Southwark Council. This decision will be made not just on the outcome of what residents' favourite option is, but also the comments that were received on the survey forms.

Residents will once again be contacted by the Tustin Team over the next month on how they feel about the favoured option and on whether this gives them any concerns.

What happens now?

The council wants to understand the concerns and objections to the favoured option from residents and homeowners in different parts of the estate before deciding which option will be put in the 'yes' or 'no' ballot in February 2021.

A 'no' vote in February 2021 will mean that Option 1, to maintain and repair the homes and the estate, will be taken forward.

A word from Tustin Common Grounds

Now we know what the favoured option is, the Common Grounds Team will be working with residents to prepare the drawings for the Final Offer and Resident Ballot in the new year.

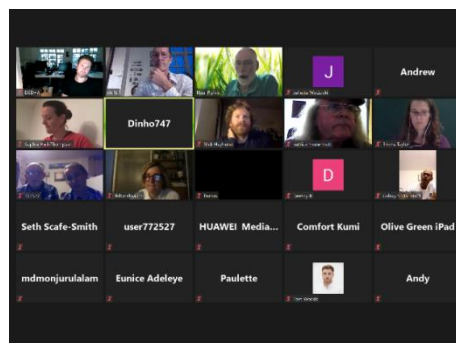
Common Grounds will work with residents on typical floor plans, example ground floor plans, landscaping principles and phasing.

On 16 October, the new Tustin Community website will be launched, which will allow residents to comment directly on the work and will include regular updates on design work. You

will also be able to contact the design team directly on the website.



Please also look out for Seth and Akil from Resolve who have been busy making the next generation Engagement Cart. They will be on site from time to time during this next design stage until the end of November.



We will plan a second webinar on Thursday 29 October 2020 at 6pm with an update and a question and answer session, the zoom link will be circulated nearer the event.

Languages – do you need an interpreter or translator?

We will arrange for an interpreter to talk with you and translate documents where necessary.

Please contact the project team to ask for this service.

The Tustin Website

Common Grounds are developing a website for the people of Tustin Estate.

The website will:

- collect local histories from residents
- supports skills and training
- share information

To get involved in creating the website please contact

commongrounds@dsdha.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**

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 Neal Purvis on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**

Contacting Southwark about this project

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 Independent Tenant and Homeowner Advisor



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

Coronavirus

As you will have probably seen in the news the spread of COVID-19 is accelerating. It is essential that everyone in the borough is careful, responsible and abides by the revised restrictions.

It is especially important people keep their distance and abide by the Rule of 6. Remember there is still the 2-metre social distancing rule, as the 1 metre+ rule is for certain activities only.

The threat of COVID-19 has not gone away and we strongly encourage people to keep an eye on the advice from the government, particularly in returning from other countries.

You can read more about the latest restrictions at **www.gov.uk/coronavirus**

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
- A new, continuous cough
- A 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. It is now a legal requirement to self-isolate if you've had a positive test or if you've been told to self-isolate by the national test and trace service.



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

Fix Ya Bike Workshop

Pempeople has launched a free basic bike check up service every Saturday lunchtime, between 11am and 2pm, at the Livesey Exchange in the garages underneath the Podium on the Ledbury Estate. The entrance is off of Bird in the Bush Road, by Camelot School.

They are offering free bike maintenance, and replacement of parts for local residents, The aim is to get local residents cycling more during these unpredictable times, and for this reason the mechanics will be fixing residents bikes and showing them how to repair their bikes.



The project will run until November 2020 and Pempeople will be asking for everyone to register their email address. Those under age will have to come with a parent or responsible adult.

For more information, Pempeople can be contacted on 07591 161911.

Local Police

PC Imogen Thomas and PCSO Felix Adeyanju make up the local Old Kent Road Ward Police team. They have requested that any crime must be reported if it is an emergency to **999**, and for non-emergencies to **101**.

The team can also be contacted by emailing oldkentroad.snt@met.police.uk or by telephone on **020 8721 2436**, or they can be tweeted at [@MPSOldkentRoad](https://twitter.com/MPSOldkentRoad)

Ranking the Options Results – Ambleside Point

40 people from Ambleside Point took part in the survey. This equated to a 48% turnout.

The overall result from the first preference votes from Ambleside Point were:

- Option 1 – 4 votes – 10%
- Option 2 – 6 votes – 15%
- Option 3 – 2 votes – 5%
- Option 4 – 25 votes – 63%
- Option 5 – 3 votes – 8%

Ranking the Options Results – Bowness House

24 people from Bowness House took part in the survey. This equated to a 71% turnout.



The overall result from the first preference votes from Bowness House were:

- Option 1 – 0 votes – 0%
- Option 2 – 0 votes – 0%
- Option 3 – 4 votes – 17%
- Option 4 – 12 votes – 50%
- Option 5 – 8 votes – 33%

Ranking the Options Results – Grasmere Point

22 people from Grasmere Point took part in the survey. This equated to a 31% turnout.

The overall result from the first preference votes from Grasmere Point were:

- Option 1 – 2 votes – 9%
- Option 2 – 0 votes – 0%
- Option 3 – 1 vote – 5%
- Option 4 – 18 votes – 82%
- Option 5 – 1 vote – 5%

Ranking the Options Results – Heversham House



65 people from Heversham House took part in the survey. This equated to a 63% turnout.

The overall result from the first preference votes from the block were:

- Option 1 – 8 votes – 12%
- Option 2 – 3 votes – 5%
- Option 3 – 10 votes – 15%
- Option 4 – 37 votes – 57%
- Option 5 – 7 votes – 11%

Ranking the Options Results – Hillbeck Close

20 people from Hillbeck Close took part in the survey. This equated to a 69% turnout.

The overall result from the first preference votes from the block were:

- Option 1 – 1 vote – 5%
- Option 2 – 2 votes – 10%
- Option 3 – 4 votes – 20%
- Option 4 – 11 votes – 55%
- Option 5 – 2 votes – 10%

Ranking the Options Results – Kentmere House

25 people from Kentmere House took part in the survey. This equated to a 74% turnout.

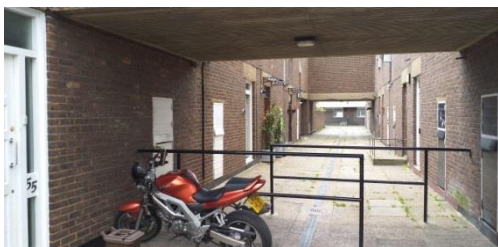


The overall result from the first preference votes from the block were:

- Option 1 – 5 votes – 20%
- Option 2 – 5 votes – 20%
- Option 3 – 4 votes – 16%
- Option 4 – 9 votes – 36%
- Option 5 – 2 votes – 8%

Ranking the Options Results – Manor Grove

42 people from Manor Grove took part in the survey. This equated to a 71% turnout.



The overall result from the first preference votes from Manor Grove was:

- Option 1 – 14 votes – 33%
- Option 2 – 3 votes – 7%
- Option 3 – 4 votes – 10%
- Option 4 – 8 votes – 19%
- Option 5 – 13 votes – 31%

Ranking the Options Results – Windermere Point

27 people from Windermere Point took part in the survey. This equated to a 38% turnout.

The overall result from the first preference votes from Windermere Point was:

- Option 1 – 6 votes – 22%
- Option 2 – 3 votes – 11%
- Option 3 – 4 votes – 15%
- Option 4 – 11 votes – 41%
- Option 5 – 3 votes – 11%

Ranking the Options Results – Tenants

The overall result from the first preference votes from tenants was:

- Option 1 – 26 votes – 13%
- Option 2 – 21 votes – 10%
- Option 3 – 27 votes – 13%
- Option 4 – 113 votes – 54%
- Option 5 – 21 votes – 10%

Ranking the Options Results – Housing Applicants

The overall result from the first preference votes from housing applicants was:

- Option 1 – 1 vote – 10%
- Option 2 – 0 votes – 0%
- Option 3 – 1 vote – 10%
- Option 4 – 7 votes – 70%
- Option 5 – 1 vote – 10%

Ranking the Options Results – Resident Leaseholders

The overall result from the first preference votes from resident leaseholders was:

- Option 1 – 6 votes – 26%
- Option 2 – 1 vote – 4%
- Option 3 – 2 votes – 9%
- Option 4 – 8 votes – 35%
- Option 5 – 6 votes – 26%

Ranking the Options Results – Resident Freeholders

The overall result from the first preference votes from resident freeholders was:

- Option 1 – 7 votes – 29%
- Option 2 – 0 vote – 0%
- Option 3 – 3 votes – 13%
- Option 4 – 3 votes – 13%
- Option 5 – 11 votes – 46%