

Tustin Estate newsletter

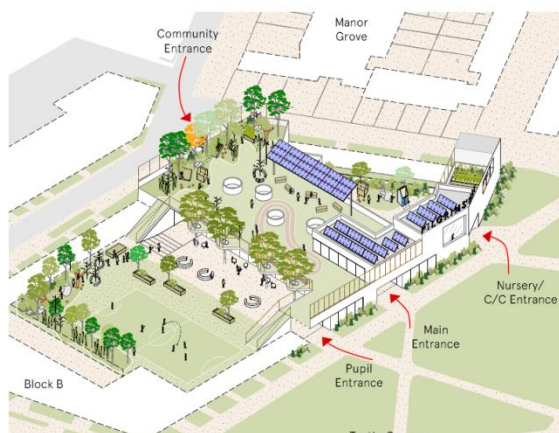
December 2020

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 the future of the estate.

Design Changes

Thank you so much to everyone who responded to the questionnaire on design. Your feedback has really been appreciated.



This has now been considered and as a result the layout of the new Tustin has changed as set out on the front page. This includes:

- Re-orientation of Pilgrims' Way School (pictured above) to improve links to park and give each classroom direct access to an outdoor space
- Introduced houses to the western side of Manor Grove pedestrian walk (the area currently between the back of the houses on Manor Grove and Kentmere House) to enhance overlooking and security on this route.
- Slimmer and lower eastern block on Manor Grove pedestrian walk (the area currently between the back of the houses on Manor Grove and Kentmere House that is close to Ilderton Road) to

improve integration with Manor Grove homes.

- Changes to building heights along Hillbeck Close that surround the school. This is to ensure that the school playground and public space at the rear of Bowness receive a good amount of daylight and to reduce the impact of the new development on Sylvan Grove.

So what's next?

The revised design will be included in the Landlord Offer document that will go out in January 2021 to all those residents who have a vote in the Residents' Ballot in February 2021.

The Landlord Offer document is Southwark Council's offer to you and includes:

- The commitments to residents
- The plans and designs
- Details of how to vote

The booklet has been designed to contain the information you need to make an informed decision about whether you are in favour of the redevelopment of the Tustin Estate or not.

If residents vote yes in the Residents' Ballot in February 2021, the work does not stop there. That will be the point at which Southwark Council will know exactly what residents want; and we

will then have to sort out the finances required to deliver the promises.

The COVID-19 response has had a significant impact on the council's finances. Like other councils across the country, and Central Government, Southwark Council has had to divert funds to help support our local community and businesses during the pandemic.

As a result we know we will have to look at a range of funding to provide the additional new homes, park and school. This could be made up of loans, the sale of half of the additional new homes, financial contributions from private developments on the Old Kent Road and grants from the Greater London Authority (GLA).



Therefore, we currently have a team of officers looking into all these sources of funding to try and ensure that the money is in place by Summer 2021 so that we can start to move to the next stage.

Subject to sorting out the finances the draft timetable to deliver the residents choice at the moment is:

- **Secure design team, build contractor and applying for planning permission – spring 2021 to summer 2022**
- **Phase 1 – autumn 2022 to autumn 2024**
 - Demolition – Ullswater and Hillbeck.
 - Build and re-provide 200 homes.
 - Rehousing of residents
- **Phase 2 – winter 2024 to autumn 2026**
 - Demolition and rebuild Bowness and Kentmere & Heversham
 - Build new homes and school
- **Phase 3 – winter 2026 to autumn 2028**
 - Demolition of school
 - Build new homes

Obviously this does depend on getting the finance sorted out.

You can be assured that the consultation on the design of new homes will continue during this period.

So what do the phases mean to residents who need to move?

Hillbeck Close - the residents of Hillbeck Close need to move by autumn 2022 and temporary homes will be provided in the new "hidden homes" that are due to be completed on the estate or in the vacant flats that we have on the estate until their new homes are ready in Autumn 2024.

Bowness House - the residents of Bowness House need to move by winter 2024 and will be able to move directly into one of the new homes in

the first phase. If they want a home on the site of their existing home they can chose to move permanently into one of them homes when they are completed in autumn 2026.

Kentmere House - the residents of Kentmere House need to move by winter 2024 and will be able to move directly into one of the new homes in the first phase. If they want a home on the site of their existing home they can chose to move permanently into one of them homes when they are completed in autumn 2026.

Heversham House - the residents of Heversham House need to move by winter 2024 and will be able to move directly into one of the new homes in the first phase. If they want a home on the site of their existing home they can chose to move permanently into one of them homes when they are completed in autumn 2026.

The Tustin Model

If you want to see a model of the latest layout, you can visit the 'Box behind Bowness' which has a model of the proposals.



You can get in touch directly with the design team by emailing **commongrounds@dshha.co.uk**.

The Tustin Website

Common Grounds has developed a website for the people of Tustin Estate.

There is lots to see on the website including designs, minutes of meetings, and videos of the presentations and meetings.

The website can be found at **https://tustin.estate**. If you haven't already registered on the website, you will need to do this. Please let us know if you need assistance accessing the website.

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 by Zoom.

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

- Telephone: **07464 867739**
- 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 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**



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.

Resident Services Officer for the Tustin Estate

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**

All repairs for the Tustin Estate should be reported by calling **0800 952 4444**.

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 - Help us Keep Southwark Safe

Southwark, like the rest of London, is currently in Tier 2 (High Alert). There are a number of vital Tier 2 rules that we will all need to follow.

Importantly you can't meet indoors with people you don't live with, whether at home or in a public place, unless they are part of your support bubble. Outside, including in gardens and parks, groups of up to six people can meet.

Please be careful because the virus hasn't gone away. Make sure you

protect yourself, your family and your friends, at all times.

If you think you have any of the COVID-19 symptoms you and anyone living with you should self isolate immediately and book a test 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

Local Police Sessions

PC Imogen Thomas and PCSO Felix Adeyanju make up the local Old Kent Road Ward Police team. Their weekly drop in sessions at the Ledbury TRA

Hall in Pencraig Way are suspended for now.

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