

# Tustin Estate newsletter

April 2021

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

Now that the residents of the Tustin Estate have voted for the redevelopment of the low rise blocks, there is plenty to do.

## Estate Wide Zoom Meeting

Thank you so much to those of you who attending the Zoom meeting on Wednesday 7 April, 2021. If you missed it, the meeting was recorded and it can be viewed on the Tustin website at <https://tustin.estate/>

## Leaseholder Buy Backs

At the resident estate-wide Zoom meeting, leaseholders asked whether the council would be in a position to buy back their homes now. It was confirmed that the council would be as soon as the scheme is approved by Southwark's Cabinet at their July 2021 meeting. Leaseholders will learn more at the estate-wide Zoom meeting for leaseholders on Thursday 3 June, 2021 at 6pm. The joining details will be circulated nearer the time.

Homes will be bought back at the market value. There will therefore be variations between different properties in the same block, depending on a number of factors including their internal condition, aspect and external space. Resident leaseholders will be paid an additional 10% home loss payment and non-resident leaseholders an additional 7.5% basic home loss payment.

## Hillbeck Close

Thank you very much to the tenants in Hillbeck Close who have so far spoken to Sharon Burrell from the Tustin team to find out whether they would like to be:

- permanently moved away from the estate

- permanently rehoused in one of the tower blocks that are staying up on the estate
- temporarily rehoused on the estate whilst waiting for a new home in one of the new build blocks that are being built

As you know the site of Ullswater House and Hillbeck Close will be where the first new homes will be built. To allow this to happen, Hillbeck Close needs to be empty.

Once we have completed all the calls we will be writing to the tenants concerned to let them know what will happen next.

Separate calls are being organised for leaseholders to go through the options available for them.

## How can I get involved?

Over the next year there will be plenty of opportunity to get involved in the detailed design of the new homes. There will be:

- Monthly Tustin Community Association Meetings, the details of which are on page 3.
- Monthly Tustin Resident Project Group meetings, the details of which are on page 4.
- Monthly Tustin Design Sub-Group meetings held on the fourth Thursday of each month. For more information please contact Sophie Hall-Thompson at: **sophie.hall-thompson@southwark.gov.uk**

The monthly newsletters will continue and once we are able to meet indoors

the monthly coffee mornings will start again.

## The Tustin Resident Project Group

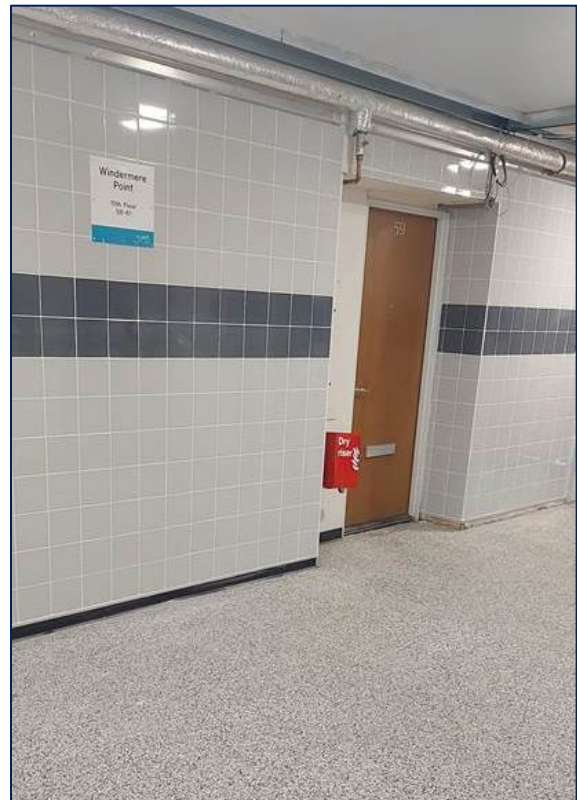
The Tustin Resident Project Group meets monthly and oversees the project from a resident perspective working with Southwark Council. We are keen for more people to get involved. If you are interested in joining the group, please contact Neal Purvis on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**

## Tustin Towers Refurbishment

As the scaffolding comes off the Tustin Towers, residents living locally are getting use to the colours of the three blocks; although there is some disagreement as to what colour each block is as it depends where you are standing!



It is not just the outside of the towers that are getting a new look, the landings and stairs are also looking good as well. Take a look one of the partially completed landings in Windermere Point in the picture below.



## The Tustin Website

Tustin has a website! It's a web page for the Tustin Community and those with interest on the estate to gain an update on the estate development project, share information with one another and collaborate on projects on the estate. The website can be found at **<https://tustin.estate/>**

## 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

**0800 073 1051** or at  
**neal.purvis1@btinternet.com**

## 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 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**

## 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**

## Repairs

The blocks that are due for demolition will still have to be maintained by the council. Therefore 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



## 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** or email **tustin@southwark.gov.uk**

## Step 2 restrictions

The Government has announced its Roadmap out of lockdown. From Monday 12 April England will move into Step 2.

**STEP 2**

At least five weeks after Step 1, no earlier than 12 April.

 Indoor leisure inc. gyms (individual or household use only).	 Rule of 6 or two households outdoors. <small>No household mixing indoors.</small>	 Outdoor attractions, such as zoos, theme parks and drive-in cinemas.	
 Libraries and community centres.	 Personal care premises.	 All retail.	 Outdoor hospitality.
 Indoor parent and child groups (up to 15 people, excluding under 5s).	 Domestic overnight stays (household only).	 Self-contained accommodation (household only).	
 Funerals (30 people). Weddings, wakes, receptions (15 people).	 Minimise travel. <small>No international holidays.</small>	 Event pilots.	

This means non-essential shops re-open along with leisure centres and libraries, among others. To see how this will impact council services please go to

[www.southwark.gov.uk/roadmap](http://www.southwark.gov.uk/roadmap) for more information.

If you are shopping or visiting a pub beer garden please continue to act responsibly.

You should also continue to wash your hands, wear a mask when required and keep your distance.

Travel is also restricted and you should continue to work from home if you can.

For more information on the current restrictions see the government website at [www.gov.uk/coronavirus](http://www.gov.uk/coronavirus) or you can see what council services are affected at [www.southwark.gov.uk/coronavirus](http://www.southwark.gov.uk/coronavirus)

## COVID-19 vaccination centre in Old Kent Road ASDA

Part of the George clothing department has been given over to the vaccination clinic, which will be overseen by Asda's in-store pharmacy team.

Patients will be invited by the NHS to book vaccination appointments at Asda. It will not be possible to book directly with the supermarket.

The Asda Old Kent Road store will join a growing network of vaccination centres in SE1, including Guy's Hospital and St Thomas' Hospital. Local GP practices in north Southwark are also offering jabs at the Artesian Health Centre in Bermondsey.

The St George's Pharmacy at the Elephant & Castle has also been approved by NHS England to provide COVID-19 vaccinations.

## Reminder - Old Kent Road Area Action Plan - Consultation Deadline Extended

Further to the article in last month's newsletter, the consultation deadline for the Old Kent Road Area Action Plan (AAP) has been extended to 10 May 2021.

The Old Kent Road AAP is an innovative plan for regeneration and development in the Old Kent Road Opportunity Area.

The plan proposes a new masterplan for 18 key strategic development sites in five distinct sub areas. The plan is designed to integrate new and existing communities to deliver facilities, services, open spaces, housing, and employment that all local residents can benefit from.

Since the council consulted on the draft Old Kent Road AAP in December 2017, we have approved close to 9,000 additional homes. We have 7 schemes and 640 homes on site at the moment, and approximately 160 homes completed. However there is still scope to influence and direct development, so we welcome your comments on the latest draft AAP.

The Old Kent Road AAP has been through a number of consultations, and the current version of the plan is the December 2020 draft. Consultation on this version began on 11 January and has been extended until 10 May 2021.

Further information can be found at [oldkentroad.org.uk](http://oldkentroad.org.uk). If you have any questions on this draft, email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

## Tustin Diary Dates for the next few months

Diary Date	What's the event?	Where is it?
<b>Thursday</b> <b>22 April 2021</b> starting at 6pm	Tustin Design Sub-Group	This will be held on Zoom and details are available from Sophie Hall-Thompson at: <b>sophie.hall-thompson@southwark.gov.uk</b> .
<b>Thursday</b> <b>13 May 2021</b> starting at 6pm.	Tustin Resident Project Group	This will be held on Zoom and details are available from Neal Purvis the Independent Tenant and Homeowner Advisor at <b>neal.purvis1@btinternet.com</b> .
<b>Thursday</b> <b>20 May 2021</b> starting at 7pm	Tustin Community Association Meeting	This will be held on Zoom and details are available from the Chair, Andrew Eke at: <b>tustintca02@hotmail.com</b> .
<b>Thursday</b> <b>27 May 2021</b> starting at 6pm	Tustin Design Sub-Group	This will be held on Zoom and details are available from Sophie Hall-Thompson at: <b>sophie.hall-thompson@southwark.gov.uk</b> .
<b>Thursday</b> <b>3 June 2021</b> starting at 6pm	Leaseholders' Meeting	This will be held on Zoom and details are available from Sophie Hall-Thompson at: <b>sophie.hall-thompson@southwark.gov.uk</b> .
<b>Thursday</b> <b>10 June 2021</b> starting at 6pm.	Tustin Resident Project Group	This will be held on Zoom and details are available from Neal Purvis the Independent Tenant and Homeowner Advisor at <b>neal.purvis1@btinternet.com</b> .
<b>Thursday</b> <b>17 June 2021</b> starting at 7pm	Tustin Community Association Meeting	This will be held on Zoom and details are available from the Chair, Andrew Eke at: <b>tustintca02@hotmail.com</b> .