



Tustin Estate newsletter

June 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 demolition and rebuild of Bowness House, Heversham House, Hillbeck Close and Kentmere House, and the refurbishment of the council houses on Manor Grove, there is plenty to do.

Architect Appointment

The next big event for Tustin is choosing the architects that will work with residents on the detail of the final design of the new homes.

Residents from the Tustin Residents' Project Group and officers from Southwark Council will be interviewing the potential architects. Before that happens, there will be an opportunity for all residents to meet the architects who are being interviewed, so that you can feed back on what you think of them.

As a result of the Covid restrictions the drop-in session will be held on the walkway between Pilgrims' Way Primary School and Ullswater House **Thursday 8 July, 2021** between 3pm and 5pm to meet the potential architects.

The architects will show examples of their previous work and explain how they will work with, and listen to, residents. Those residents who attend the drop-in session will be asked for their feedback so that the residents on the panel interviewing the architects can take their views into consideration.



With the architects being appointed shortly, it will mean that there will be more opportunities to meet them at drop-in events over the summer and

autumn. The events will be advertised through the newsletter.

Meeting Pulse

Pulse is going to be managing the Tustin project to ensure that the programme is on target to start in September 2022. This will involve the appointment of the architects, securing planning permission and appointing the builders.

Paul Adams will led the team.



Paul Adams

Paul will be responsible for the delivery of the project, managing both the team and programme but most importantly making sure all milestones are achieved to start on site in 2022. With over 30 years in the industry and extensive experience in housing developments, Paul has a keen eye for how the project teams should be delivering quality. Paul loves collaborating and will be engaging with the residents on a regular basis and keeping everyone up to date with progress.

Another face that will become familiar is Carrie Young.



Carrie Young

Carrie is a diligent and experienced Project Manager, currently working on another large housing scheme in London. Carrie is a great communicator and is really looking forward to engaging with the residents of the Tustin Estate. Carrie is also the Equality Diversity and Inclusion Champion for Pulse, she is actively involved in ensuring the work environment provides a fair, welcoming and inclusive, so all people can fulfil their potential.

Hillbeck Close discussions completed

All the council tenants in Hillbeck have now had a full discussion on their options given that Hillbeck Close needs to be empty, as the first new block will be built on the site of Ullswater and Hillbeck Close.

We have been asking the Hillbeck Close residents 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

Residents are now working with the Tustin team on registering their housing applications. The Tustin Community Association has been busy supporting those residents who do not have internet access.

A leaflet has been produced for residents who will have to move during

this process called "Residential moves, disturbance payments and support", which sets out the payments residents are entitled to and what the removal company who do the moves will do for you. This leaflet will be given to all residents once they are registered for housing.

Still not too late to join the Design Sub group

The work with residents and the council to design the new homes to replace Bowness House, Hillbeck Close and Kentmere House has begun.

There are regular meetings on the fourth Thursday of every month for residents to explain to the architects what residents would like to see in the new homes, and to consider and give feedback on design ideas developed by the architects. This is your chance to influence what the new homes will be like.

If you would like to be involved in these meetings, please contact Neal Purvis from Open Communities on **neal.purvis1@btinternet.com** or **Freephone 0800 073 1051**.

This is an exciting opportunity to meet and discuss with your neighbours the detailed design of your new homes.

PC World & B&M

As part of the Old Kent Road regeneration, the PC World and B&M sites are being developed by the council.

In 2019, Southwark Council bought the PC World and B&M sites and wants to build a mixed-use development that will

include up to 500 new homes, half of which will be much-needed new council homes. As well as new homes, the scheme will also include new commercial and community spaces, and a potential further education college. It will also generate new jobs for Old Kent Road, both during the construction and into the future.

The mixed-use development will include up to 500 new homes (50% of which will be council homes), and a range of other uses such as commercial and workspace facilities.



The project team is just starting to work on the concept designs, working towards a planning submission in early 2022. Starting now, there will be many opportunities for local residents and organisations to get involved in meaningful discussions and to inform the evolving designs through many consultation events, and through the website.

Alongside the consultation, the project team has committed to deliver a series of small community support programmes, including providing internships and work placements, donating time and resourcing to community organisations, and providing

workshops and training sessions to help people into employment.

WHAT IS BEING PROPOSED?

- Up to 500** new homes (with a 50/50 split between private and council homes).
- Approx. **2,000** sq.ft of workspace (10% to be affordable workspace).
- New high street** with an active street frontage for retail along Old Kent Road.
- New pedestrian and cycle connections** through to Verney Road to link up with new Pedestrian Crossing for Old Kent Road.
- Approx. **3,000** sq.ft commercial space.
- Net Zero Carbon Project** as part of a wider AAP goal of net zero carbon by 2030.
- Creating new public links to green spaces** around the site and into the wider Old Kent Road area, and providing **new play spaces and amenity areas** for residents.
- Retaining existing trees** around the site and providing **new trees and greening** to Old Kent Road.

To find out more and to give your views, you can now view the project webpage and fill out the survey to provide your feedback:

<https://pcworldbm.commonplace.is/>

HeadStart Action programme for 16 to 18 year olds

The HeadStart Action programme for Southwark residents is hosted by 2-3 Degrees that provides bespoke support for young people to engage in education or employment.

HEAD START ACTION

SIGN UP FOR HEADSTART ACTION

Starting: **Wed 23rd June**

Ends: **Wed 18th August**

Are you... aged 16-18, live in Southwark and want to take action on the next steps in your life?

WHAT YOU'LL LEARN:

- Develop your confidence
- Entrepreneurial skills
- Work ready skills
- Making your voice heard in the community
- Get work experience
- Get support from a mentor
- Win prizes!

LY London Youth SUPPORTED BY **MAYOR OF LONDON** **2-3 DEGREES** Register On **Eventbrite**

Participants will deliver a social action project that will help them to gain confidence, develop employability skills and remain engaged in education or employment. The young people will also get virtual work experience with the Financial Times!

Who is the programme designed for?

Young people aged 16 to 18 who are not, or are at risk of not, being education, training or work but are keen to gain new skills, alongside enhancing their employability and confidence whilst having fun!

The programme is online via zoom, every Wednesday for 10 weeks from 23 June to 25 August, with an employability week taking place in a physical venue in Southwark from 19 to 23 July.

You can register through Eventbrite or for more information email **info@2-3degrees.com** or their website **www.2-3degrees.com**.

Coffee Mornings

The weekly Coffee Morning for all residents to meet the officers and architects working on the estate to ask any questions you have; as well as a chance to simply sit down and meet your neighbours will resume this month. However, because of the current COVID guidelines it will be held on the greenspace between Heversham House and Pilgrims' Way School between 11am and 12noon from Thursday 24 June 2021.

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 on many issues. The group 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**

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/>**

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 telephone on **020 8721 2436**, emailing **oldkentroad.snt@met.police.uk** 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 all the blocks on 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**



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 3 restrictions continue

On Monday 14 June the Government announced it was delaying the move into Step 4 of the Roadmap due to the increase in COVID-19 rates caused by the Delta variant. This means that we will stay in Step 3 until Monday 19 July (the Government will review and make a new announcement on 12 July). There are a few small changes including removing the limit of 30 people at life events like weddings and wakes, although number will still be subject to venue capacity and social distancing measures.

This means:

- Groups of up to 30 can meet outdoors
- Rule of 6 indoors
- Indoor hospitality opens (e.g. pubs and restaurants)
- Indoor entertainment opens (e.g. cinemas)

- Increasing numbers for life events like weddings and removal of restrictions for funerals

It remains essential that we take these steps carefully and sensibly. Continue to work from home if you can. If you plan to travel do so safely and plan ahead. You should continue to wear a mask where required (unless exempt), wash hands and maintain social distancing when out in public.

To see how this will impact council services please go to www.southwark.gov.uk/roadmap for more information.

For more information on the current restrictions see the government website at www.gov.uk/coronavirus

Help us Keep Southwark Safe

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 have had a positive test or if you are 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.

Keep testing

One in three people could be carrying the COVID-19 virus without showing any symptoms. As part of coming out of lockdown safely everyone should be getting tested regularly – even if they don't have symptoms. Home tests are now available for FREE to every household in the UK.

There are a number of ways you can get a test:

- There are now 45 community pharmacies in Southwark offering home test collection, including 10 who offer assisted testing. The map below shows all the current provision: <https://maps.test-and-trace.nhs.uk/>
- Tests can also be collected from 9 Southwark libraries – you can find the list at www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-test-if-you-don-t-have-symptoms/community-collect

- Home delivery is available for home testing – to apply go to **www.gov.uk/order-coronavirus-rapid-lateral-flow-tests**
- There are two mass testing sites at London Bridge and Peckham
 - London Bridge Station, St Thomas Street Exit, SE1 9QU

- 21-23 Bournemouth Road, Peckham, London, SE15 4UJ

Tests can also be booked at **www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-test-if-you-don-t-have-symptoms/mass-testing**

Tustin Diary Dates for the next few months

Diary Date	What's the event?	Where is it?
Thursday 24 June 2021 between 11am and 12noon	Coffee Morning for all residents to meet the officers and architects working on the estate to ask any questions you have; as well as a chance to simply sit down and meet your neighbours.	Greenspace between Heversham House and Pilgrims' Way School between 11am and 12noon
Thursday 24 June 2021 starting at 6pm	Tustin Design Sub-Group	This will be held on Zoom and details are available from Sophie Hall-Thompson at: sophie.hall-thompson@southwark.gov.uk .
Thursday 8 July 2021 between 3 and 5pm	Drop-in session to meet the potential architects who will be working with residents on the final design.	On the walkway between Pilgrims' Way Primary School and Ullswater House.
Thursday 8 July 2021 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 neal.purvis1@btinternet.com .
Thursday 15 July 2021 starting at 7pm	Tustin Community Association Meeting	This will be held on Zoom and details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .