



# Sceaux Gardens

## Monthly Newsletter

25 June 2021

## Monthly Estate Wide Newsletter

This is the first edition of a new monthly Sceaux Gardens newsletter, covering all the blocks on the estate, as part of the wider major refurbishment works. Residents of Marie Curie please note that once a month this estate-wide newsletter will replace your own regular, stand alone weekly newsletter, but just for that week.

## What is happening at Marie Curie?

Southwark Council has completed substantial surveys to the Marie Curie block using specialist surveyors. This included removing walls and floors from an empty property to allow very thorough checks.

The surveyors produced a report that identified a number of issues at Marie Curie. Southwark Council has reviewed the report and discussed it with the surveyors involved. It has become clear that significant works are required in the block, including removal of floors. This can't be done whilst residents are living there and we are offering residents the chance to move either permanently or temporarily from Marie Curie.

All residents at Marie Curie bar one have been spoken to and so far 70 tenants have told us that they want to move permanently. The one remaining resident has been visited a number of times and we will continue to try and contact them.

Design Team Meetings as part of the proposed works to Marie Curie are due to start within the next few weeks. There will be representatives from the council's major works team (and other teams as and when they are needed), the consultant (calfordseaden) and the contractor – Engie at these meetings. These will be held in partnership with our Resident Project Team (RPT) and this is to make sure that residents are involved and up to date on where specific works are being agreed and the overall final scope of works to be carried out on the block.

Open Communities will also be involved in chairing these meetings.

Dates and times for the first of these meetings will be confirmed shortly.

We will also begin initial works to a pilot property within the block to enable us to agree both works standards and overall specification. This will be discussed further with the RPT, with further follow up updates also provided to all residents of Marie Curie.

## What is happening to the wider estate?

Southwark Council was already planning for refurbishment works under the Quality Homes Investment Programme (QHIP) to take place to all parts of Sceaux Gardens. This is still happening to the other blocks across the estate (with the exception of Racine and Florian), as part of our commitment to repair and maintain properties across the borough.

The latest update on this project is that an intrusive compartmentation survey has been carried out in an empty property at Fontenelle and a draft report has been issued for review. A joint site visit has been arranged for next week with the technical team to review and discuss the report. As and when properties become empty in other blocks, further surveys will be undertaken.

There are still technical reviews ongoing on the main feasibility report and recommendations contained in it. We are aiming to agree the report within the next few weeks. As soon as this is completed we will be setting up further resident consultation in the form of a Resident Project Team (RPT) meeting and Public Consultation meetings.

As with Marie Curie, once we have an agreed scope of works and start detailed design, we will also have resident involvement ongoing in this with RPT members being involved in regular design team meetings.

## Surgeries at Marie Curie

Further open surgeries have been planned to take place at Marie Curie next week for tenants and homeowners of Marie Curie.

These open forums will allow residents to speak directly to members of the council about the proposed works, their views and any concerns that they may have.

Surgeries will be held at the Marie Curie TRA Hall, and will take place on Monday 28 June, Wednesday 30 June, and Friday 2 July, between 10am and 2pm.

You will need to make an appointment so that we can adhere to social distancing rules. Ring us on **020 7732 2886** or **020 7732 2757** and we can give you a time convenient to you.

## Marie Curie Leaseholder Meeting

We are very aware that getting any information to you as soon as possible, particularly regarding chargeable and non-rechargeable works, is really important in letting you be in a position to make decisions.

We will be holding a leaseholder meeting as soon as possible where we will attempt to answer as many of your questions as possible and take away any we can't answer immediately so we can get an answer for you.

If you have any questions now it would be helpful if you could get in touch with us on **020 7732 2886** or **020 7732 2757** or email **mariecurie@southwark.gov.uk**. We can then make sure that we capture any questions you have so that we can get the answers to you as soon as possible and hopefully for the meeting we plan to hold.

## Waking Watch and Vulnerable Residents in Marie Curie

In last week's Marie Curie newsletter, which is now available on the website at **[www.southwark.gov.uk/MarieCurie](http://www.southwark.gov.uk/MarieCurie)**, there were a number of questions and answers around the current situation in the block. One of these, about evacuation procedures, reports there are 15 vulnerable residents and also advises that those who had Personal Emergency Evacuation Plans (PEEPs) would be assisted with evacuation by the wardens in the event of an emergency.

To clarify, of the 15 vulnerable residents that had at that time been identified, only four had been identified as needing a PEEP. This has been under review since last week, with the Residents Services Officers gathering more information on vulnerabilities when they have made contact with residents and this exercise is ongoing.

The council shares this information with the Fire Safety Team who will assess whether there are additional residents who need their own PEEP and additional assistance to evacuate in an emergency. Please be aware that it may be necessary for officers from the Fire Safety Team to make contact with residents directly to get more information in relation to this.

If more residents require PEEPs then the number of wardens will be reviewed. This is an ongoing process and we will keep residents updated.

If you live in Marie Curie and do not currently have a PEEP in place, but think you need extra help and haven't discussed this recently with officers, then please do contact the Resident Services team in the first instance to provide details

## Marie Curie Webpage

We have been working over the last couple of weeks to get a web page set up specifically for Marie Curie.

Everything we have issued to residents, including those on the wider estate, will be uploaded to our website at:

## [www.southwark.gov.uk/marie-curie](http://www.southwark.gov.uk/marie-curie)

We will continue to update the website as and when information is issued to residents, and it will be a one-stop-shop for tenants and leaseholders with as much information as we have available.

### Step 3 Covid 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](http://www.southwark.gov.uk/roadmap) for more information.

For more information on the current restrictions see the government website at [www.gov.uk/coronavirus](http://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](http://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](http://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 online map shows all the current provision <https://maps.test-and-trace.nhs.uk/>
- Tests can also be collected from nine 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](http://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](http://www.gov.uk/order-coronavirus-rapid-lateral-flow-tests)
- There are two mass testing sites at London Bridge Station, St Thomas Street Exit, SE1 9QU and 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](http://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)

### Sceaux Gardens Repairs

All matters related to repairs for Sceaux Gardens should be reported by calling **0800 952 4444**.

Repairs can also be reported by email at [repairs@southwark.gov.uk](mailto:repairs@southwark.gov.uk).

### Communication Plan

The project team will be working with Open Communities, Resident Project Groups, Sceaux Gardens T&RA, and the Sceaux Gardens Action Group, to agree a communication plan outside of monthly newsletters. It is our aim to keep all residents informed with regards to major decisions and progress on the proposed

programmes to both Marie Curie, and Sceaux Gardens as a whole. We will let everyone know more when we have it.

### Independent Tenant and Leaseholder Advisors

Neal Purvis and Lee Page from Open Communities are the Independent Tenant and Leaseholder Advisors for the works on Sceaux Gardens Estate, including Marie Curie.



**Neal Purvis**  
[neal.purvis1@btinternet.com](mailto:neal.purvis1@btinternet.com)



**Lee Page**  
[leepage002@gmail.com](mailto:leepage002@gmail.com)

You can contact Neal and Lee, or the rest of the Open Communities team, on **0800 073 1051**.

### Resident Services Officer for Sceaux Gardens

Sonia Forrest is the Resident Services Officer for Sceaux Gardens. You can contact Sonia on **07946 369 599** and her email address is [Sonia.forrest@southwark.gov.uk](mailto:Sonia.forrest@southwark.gov.uk).

You can also contact the Resident Services team who are available 24 hours, 7 days a week on **020 7732 2886** or **020 7732 2757**. You can also email them on **mariecurie@southwark.gov.uk**.

**Tel: 07547 583 642**  
**stephen.oforikwayke@southwark.gov.uk**

### **The Marie Curie / Sceaux Gardens Works Team**



**Craig Partridge - Contracts Manager (Marie Curie) - Southwark**  
**craig.partridge@southwark.gov.uk**



**Danny Earls - Contracts Manager (Sceaux Gardens QHIP) - Southwark**  
**danny.earls@southwark.gov.uk**



**Stephen Kwakye - Customer Relationship Officer - Southwark**