



Tustin Estate newsletter

July 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.

Tustin Estate proposals being considered by Southwark's Cabinet

Following the residents ballot earlier this year, this month the council's Cabinet will receive a report on making sure that the promises made will be delivered.

Don't forget, over the next year we will be working with residents to:

- secure planning permission
- secure an agreement with a builder to carry out the works
- begin pre-allocations discussions with all residents in properties to be demolished

As part of the Cabinet report it is proposed that:

- We can start negotiations with Leaseholders. We will start discussions with Hillbeck Close leaseholders as a priority and then other blocks
- We can start re-housing of the permanent council tenants in Hillbeck from August
- We will start talking to residents in Kentmere about their housing need
- Demolition notices will be issued to residents in the low rise blocks.

What is a demolition notice? A demolition notice is required as part of an estate redevelopment, such as with the current proposals on the Tustin Estate.

A demolition notice will be issued to inform residents in Hillbeck Close, Kentmere House, Heversham House and Bowness House that the council

intends to proceed with the redevelopment plans that will involve demolishing their home in the future.

Demolition notices are issued in two stages, with the first notice issued to residents when the local authority is planning to demolish their property within the next seven years. It does not mean that demolition work is about to start.

Once a demolition notice has been served it will temporarily suspend or end a qualifying tenant's Right to Buy (RTB) claim (for up to seven years) until they move into their new home. It does not affect homeowners who have already bought their homes.



Kentmere House

We have now spoken to everyone in Hillbeck Close as they are the first people that need to move. 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.

We now need to speak to everyone in Kentmere House, Heversham House and Bowness House.

We will be starting with Kentmere House in September and will be speaking to

everyone after that to find out what they want to do, what size home they will need and to help them register for housing.

By next year we will have the designs and layouts of all the new homes being built on the estate. We will write to everyone who wants to remain on the estate with the layout of the new homes, so that you will then be able to let us know which of the new flats you would like to move in to which will be available from summer 2024.

Get your Pfizer jab at the Den, this Saturday

Anyone aged 18 or over, who hasn't had their first COVID-19 vaccine dose, can get vaccinated at Millwall FC this Saturday. The Pfizer vaccine will be on offer. Second doses of Pfizer will also be available to people who had their first dose **eight** weeks ago or longer.

- Location: Millwall Football Club, The Den, Zampa Road, London, SE16 3LN
- Day and time: Saturday 10 July, 8am to 8pm
- Booking information: Please book in advance, but walk-ins accepted

Book your vaccination at Millwall FC now <https://bit.ly/millfcvax>

Coffee Mornings

Come to 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. Because of the current COVID guidelines it will be held on the

greenspace behind Bowness between 11am and 12noon on Thursdays.



It is clear from the picture above from the first coffee morning we held in July that meeting officers in an informal setting to discuss anything of concern or to simply say hello, can be fun! Don't forget, they are held every Thursday.

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 867736**
- 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**

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**

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/>**

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.

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 15 July 2021 starting at 6pm	Tustin Community Association Meeting	This will be held on Zoom and details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 22 July 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 12 August 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 17 August 2021 starting at 6pm	Tustin Community Association Meeting	This will be held on Zoom and details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 24 August 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 .