



# Tustin Estate newsletter

August 2021

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

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.

## Tustin Estate proposals approved by Southwark's Cabinet

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

The council's Cabinet confirmed:

- Funding of up to £14.24m to take forward the project to the next stage.
- 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
- Demolition notices will be issued to residents in the low rise blocks.

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.

## Architect Appointment

Thank you so much to those residents who managed to come to the drop in event (pictured top right) we held to meet the architects who were bidding to

work on the designs for the new homes on the Tustin Estate.

The interviews, which five residents from the Resident Project Group took part in, have now been completed. We are still assessing the bids and we will let you know who has been chosen through these newsletters.



## Old Kent Road Area Action Plan (AAP) update

Earlier in the year the council consulted on draft Old Kent Road Area Action Plan (December 2020). The AAP is the council's plan for managing growth and change in the area over the next 20 years with the aim of providing 20,000 new homes (including 5,000 new social rented homes) and 10,000 new jobs.

A number of the developments in the AAP are under construction, including two schemes on Ilderton Road. New homes in these developments are contributing to the 353 new social rented homes recently built, under construction and in the pipeline in the Old Kent Road

area.

Come and find out more about the Area Action Plan and developments and projects in the area at an exhibition at the Penarth Centre, Penarth Street, London, SE15 1TR on:

- Friday 3 September 2021, 2pm-7pm
- Sunday 5 September 2021, midday-4pm and including a summer art and architecture workshop, 2pm-4pm

You can find out more about the Area Action Plan at [www.oldkentroad.org.uk](http://www.oldkentroad.org.uk)

## 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. On Thursday 19 August 2021 Ben Gisborne, from the property team will be available to talk through questions leaseholders may have.



At the end of July, Cllr Keiron Williams the Leader of Southwark Council and

Cllr Stephanie Cryan, Southwark Council's Cabinet Member for Council Homes and Homelessness attended one of the Coffee Mornings, before touring the estate, and looking at the progress on building the new homes in the foot of the towers as pictured above.

The coffee mornings are a chance to meet council officers in an informal setting to discuss anything of concern or to simply say hello. Don't forget, they are held every Thursday.

## Event for Young Residents

On Tuesday 31 August 2021, there will be an event for younger residents at the Old Kent Road Arts Club (formerly FAB sofas). Look out for the flyers and the details.

## What size home am I entitled to if I am overcrowded?

Some residents are looking forward to the new homes being built as it will be a chance for them to move into a larger home because they are overcrowded in their current home.

Southwark Council's policy on the size of property you can move into if you are overcrowded is:

- 2 bedroom home - 1 child family
- 2 bedroom home - 2 child family of same sex or opposite sex if child under 10 years of age
- 2 bedroom home - Family with 2 Children of same sex under 16
- 3 Bedroom home - 2 child family with children of opposite sex and over the age of 10
- 3 bedroom home - 3 child family

- 3 bedroom home - 4 child family depending on family make up
- 4 bedroom home - 4 child family depending on family make up
- 4, 5 or 6 bedroom home - 5 child family
- 4, 5 or 6 bedroom home - 6+ child family

If you have any queries, the Tustin team can be contacted on 020 7732 2886 or email [tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)

## Have your say on Ilderton Road

The council is also preparing a design code for Ilderton Road and the area around Hatcham Road and Penarth Street.

The code will build on the masterplans in the Old Kent Road Area Action Plan, providing detailed design guidance about the design of new development and the character of streets including landscaping, footways, public spaces, servicing and ground floor building frontages. When completed, the design code will feed into the draft Area Action Plan.

If you would like to have your say on the design code, please come to the exhibition and consultation events we will be holding at the Penarth Centre, Penarth Street, London, SE15 1TR on:

- Friday 3 September 2021, 2pm-7pm
- Sunday 5 September 2021, midday-4pm and including a summer art and architecture workshop, 2pm-4pm

You can find more information about the design code and consultation events on

our website

[www.OLDKENTROAD.ORG.UK/nmdc](http://www.OLDKENTROAD.ORG.UK/nmdc)

## 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](mailto: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](mailto:neal.purvis1@btinternet.com)

## Local Police Sessions

The local Old Kent Road Ward Police team 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](mailto: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**

## Roadmap moves to Step 4

England moved into Step 4 of the roadmap from Monday 19 July.

This means from Monday 19 July:

- Capacity restrictions for large events are lifted
- Limits on numbers of guests at life events like weddings is lifted
- Limits on social contacts are lifted
- Remaining businesses can re-open



However, it is essential that we take these steps carefully and sensibly. It is expected and recommended people continue to wear face coverings in crowded places. You must still continue to self isolate if you are told to do so by NHS Test & Trace. Consider limiting

close contact with people you do not live with.

If you plan to travel do so safely and plan ahead. You should continue to wear a mask (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 guidance 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 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](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](https://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](https://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)**

## **Takecare Southwark – Get help making healthy choices!**

Get free support on how to move more, achieve a healthy weight, improve your wellbeing, reduce your risk of Type 2 diabetes, quit smoking and more – call **0333 005 0159** or visit **[www.southwark.gov.uk/takecare](https://www.southwark.gov.uk/takecare)**.



## Tustin Diary Dates for the next few months

Diary Date	What's the event?	Where is it?
Thursday 19 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: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 26 August 2021 starting at 6pm	Tustin Design Sub-Group	This will be held on Zoom and details are available from Susan Dutoit at: <a href="mailto:susan.dutoit@southwark.gov.uk">susan.dutoit@southwark.gov.uk</a> .
Thursday 31 August 2021 starting time to be confirmed	Young People Social (16 to 25 year olds)	This will be held at the Old Kent Road Arts Studio (formerly Fab Sofas), 765-775 Old Kent Road
Thursday 9 September 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 <a href="mailto:neal.purvis1@btinternet.com">neal.purvis1@btinternet.com</a> .
Thursday 16 September 2021 starting at 6pm	Tustin Community Association Meeting	This will be held on Zoom and details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 23 September 2021 starting at 6pm	Tustin Design Sub-Group	This will be held on Zoom and details are available from Susan Dutoit at: <a href="mailto:susan.dutoit@southwark.gov.uk">susan.dutoit@southwark.gov.uk</a> .