



Sceaux Gardens

Monthly Newsletter

3 September 2021

Marie Curie Major Works Update

The detailed design phase of the works is continuing and we should have the proposed new under window panel installed to the pilot property around 20 September. This will enable the technical team to review the panel and if agreed we can progress to Planning and Building Control submissions.

Pilot works are continuing to take place to a number of void properties within the block. Where we are carrying out any strip outs we will minimise the disruption to residents living in the block by clearing any waste all on the one day rather than install any type of hoist or have any skips on site for days on end. Further inspections and surveys are still to be arranged to the T&RA Hall and to the cladding on the T&RA Hall.

Engie are in the process of appointing a Chartered Fire Engineer to be involved in the detailed design phase of this scheme and once appointed we will confirm who they are. They will be involved in all design elements of the scheme.

Engie Site Set Up – As mentioned in previous newsletters we are still going to be looking at other options for site locations and will provide updates when this exercise has been completed.

Sceaux Gardens QHIP Major Works Update

As advised in last month's newsletter the feasibility report for this scheme is almost complete it is still just awaiting the recommendations following the intrusive compartmentation survey, which was previously carried out in an empty property at Fontenelle.

The report has been received from their appointed sub-contractor and now needs to go through the review process. As previously advised this process includes a review by Engie's own designer/surveyor / Southwark's Fire Safety Team and the appointed consultant from Calfordseaden. The purpose of this review is to agree what works need to be included in the scheme and also give a general overview on how the works will be carried out. There has been a slight delay in completing this as it was agreed within the technical project team that it made most sense to use the appointed Chartered Fire Engineer who we are looking to appoint for Marie Curie for this element of the works/review for consistency.

As previously advised, as soon as we have the finalised report and recommendations, the council will be looking to hold regular Design Team Meetings, and working alongside the

Sceaux Gardens Resident Project Group as we progress through this scheme. Further details as to when these meetings will take place will be circulated to those involved in due course.

Cezanne House (New Build) Update

For those residents who were successful in bidding for a property at Cezanne House last week, you will by now have received your letter advising that your viewing should take place the week commencing 13 September.

Site Safety - Scaffolding

We would just like to take this opportunity to remind residents that scaffolds are not to be accessed at any time by unauthorised individuals. The scaffolding at Marie Curie, and the security/fencing surrounding it, is checked on a daily basis Monday to Friday whilst Engie are on site. However if anyone sees anyone accessing that area who you don't think should be there, please contact the site team immediately during working hours or out of hours please contact the local police.

The Marie Curie Resident Project Group

As previously advised the, Marie Curie Resident Project Group meets monthly and oversees the project from a resident perspective working with Southwark Council. There have been two meetings held to date with the next meeting due to take place Thursday 30 September.

We have also commenced the meetings with the sub-committee that meets with the project team during the day, to look at design proposals, discuss, and help formulating these key decisions. The first meeting was held on Monday 16 August and the next meeting of this sub-committee is Monday 6 September.

We are still keen for more people to get involved and particularly in the sub-committee. If you are interested in joining the group, please contact Neal Purvis on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**

Marie Curie Undercroft

As part of the works to be undertaken at Marie Curie, the opportunity to develop the undercroft area, which is currently used successfully by 2 community groups – Bike Hub and Community Makerspace is being looked at. We are consulting with residents from both the Marie Curie Resident Project Group and the Sceaux Gardens Resident Project Group as well as the above mentioned community groups to find out what you would like to see in this area. This will be used to develop the brief for Engie for them to prepare some design proposals for further discussion and consultation. An initial joint site visit has been arranged for this Friday 3 September.

Sceaux Gardens Fun Day – 4 September

Included with this newsletter is a flyer for the fun day that has been arranged for this Saturday 4 September from 12noon

to 3pm in the green area at the rear of Marie Curie. As well as fun things for the children to get involved in, there will also be officers available from Major Works, Resident Services and Housing Allocations to discuss any queries you may have regarding the major works and rehousing. We are also hoping that we will get a visit from the London Fire Brigade with one of their Fire Engines and the mobile covid testing unit should also be at the event. We are looking forward to seeing you there.

Sceaux Gardens September TRA Meeting

The next Sceaux Gardens TRA Meeting is due to take place on Tuesday 21 September 2021, starting at 7PM

To join the meeting via Zoom, please visit zoom.us/join and use the following details:

Meeting ID: 853 6057 0532
Passcode: 144714

Marie Curie Leaseholder Meeting and Leaseholder Contact

This is a reminder that a meeting has been arranged for Marie Curie leaseholders to meet with council officers via Zoom on 8 September 2021 starting at 6pm.

Individual letters dated 26 August have also been sent to all Marie Curie leaseholders regarding a number of queries raised on their behalf by the Sceaux Gardens Action Group.

If you are a Marie leaseholder and are yet to speak to us, please get in touch with us on **020 7732 2886** or **020 7732 2757** or you can also email mariecurie@southwark.gov.uk. We can then discuss with you any issues of concern.

Need to speak to Southwark face-to-face?

Officers remain available for you to come and speak to at the Sceaux Gardens TRA Hall on Mondays, Wednesdays and Fridays between 10am and 2pm. There is no need to arrange an appointment, just come in and see us.

Rehousing

All residents in Marie Curie will have to leave their homes while the block is renovated. Residents have the choice to move either permanently or temporarily.

If you choose to move permanently and are registered for re-housing, you should note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to Southwark Council's lettings policies. Marie Curie council tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date.

The available properties will change each week and therefore we encourage households to check www.southwarkhomesearch.org.uk

every week to see if there is a property that meets your needs.

If you need help with bidding or need assistance to register, help is available 24 hours a day on **020 7732 2886** or **020 7732 2757**. The team can also help you to amend your application. This could include updating your medical needs or updating your household members or the inclusion of additional priority stars through paid or voluntary work.

How to bid on Southwark's Homesearch Bidding Website

Accessing the available properties

- Visit www.southwarkhomesearch.org.uk
- Bidding cycle opens from Thursday to Sunday midnight each week
- Login using your bidding number and date of birth (or your own chosen password)
- The website will show available council and housing association properties
- The system will automatically show the eligible properties you can bid for based on your bedroom requirement.
- Place a bid on your chosen property
- Take a note of your queue position but please note this can change before the end of the bidding cycle

Bidding advice and tips

- Check the local area before placing a bid
- Successful applicants are those who bid weekly and are flexible in their property and area of choice.
- Please carefully read the property advert, which will contain

information such as location, rent, floor level, parking, etc.

- Have access to your phone the following week so you can be contacted and invited for a viewing if you are first, second or third in line for the property

Prioritisation of households

Households will be prioritised based on the following:

- Priority band
- Number of stars
- Length of time they have been placed in the priority band

Property allocation

- Your final queue position will be confirmed when the bidding cycle closes.
- If the first bidder refuses the property, it will be offered to the second bidder and so on until the property is taken
- If you are invited for a viewing you will need to produce documents to confirm your household and identity

Change of circumstances

- Tell the council about any changes to your situation (for example medical needs, household members, contact details).
- Submit these changes using the following link and upload supporting documents
https://forms.southwark.gov.uk/ShowForm.asp?fm_fid=864

For further guidance you can view a video that Southwark have developed at: <https://vimeo.com/493801078/32870706f2>

Bidding Numbers

Some residents have advised they are having difficulty in placing a bid. One issue we have found is some residents

have advised they are unsure of what their bidding number is.

As part of the registration process, residents will receive two numbers relating to their application. Firstly, the application receipt reference number issued at the point of making the application and then the Homesearch bidding number.

The most important number is the bidding number, which allows residents the ability to access the available properties online. This is a 7 digit number beginning with 3. Example below:

Bidding number example = 3123456

If you do not have your bidding number, you can contact the Marie Curie team 24 hours a day on **020 7732 2886** or **020 7732 2757** and this will be provided.

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. 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 for more information.

For more information on the current guidance 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 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

The rules on self-isolating have changed. For more information or advice www.gov.uk/government/publications/covid-19-stay-at-home-guidance

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

Southwark Wellbeing Hub

The Southwark Wellbeing Hub provides information and support for anyone in Southwark worried about their mental wellbeing, or that of someone close to them.

It is run by the charity Together for Mental Wellbeing. The Hub's services are free and open to anyone who lives in Southwark, or who is registered with a Southwark GP.



The Southwark Wellbeing Hub works in partnership with Southwark Council's Adult Social Care Mental Health Team. They provide an easy point of access for any person who has care and support needs because of their mental health and any person who cares for someone with mental health needs.

Finding support for your mental health can seem like an overwhelming task. The Southwark Wellbeing Hub is here to help. Call on **020 3751 9684** or email **southwarkhub@together-uk.org** today.

We have also received some questions from leaseholders which we will be responding to next week.

Mail Order Deliveries – Keeping Corridors Clear

Please remember that corridors must be kept clear at all times. If you are shopping online you should ensure that there is someone at home to take in your parcels as they can't be left on the communal landings.

Resident Services Officer for Marie Curie

Sonia Forrest is the Resident Services Officer for Marie Curie. You can contact Sonia on **07946 369 599** and her email address is

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**

Marie Curie Webpage

Everything we have issued to residents, including these newsletters and information to tenants and information to tenants, are uploaded to our website at **www.southwark.gov.uk/MarieCurie**

Repairs

All repairs for Marie Curie should be reported by calling **0800 952 4444**.

Repairs can also be reported by email at **repairs@southwark.gov.uk**

Fire Safety Team

If you wish to contact the Fire Safety Team for information on fire safety relating to your block you can contact them via **FRA@southwark.gov.uk**

The Independent Tenant and Homeowner Advisor

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



Lee Page

leepage002@gmail.com

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

The Marie Curie/Sceaux Gardens Works Team

	Craig Partridge Southwark Council Contracts Manager (Marie Curie/Cezanne House)	craig.partridge@southwark.gov.uk
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	Danny Earls Southwark Council Contracts Manager (Sceaux Gardens QHIP)	danny.earls@southwark.gov.uk
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	Stephen Kwakye Southwark Council Customer Relationship Officer	07547 583642 stephen.orforikwakye@southwark.gov.uk
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	David Frawley Engie Senior Site Manager	07583 056 317 david.frawley@engie.com
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	Valerie Price Engie Resident Liaison Officer (RLO)	07816 110 254 valerie.price@engie.com
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