

Tustin Estate newsletter

October 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.

Meet the Design Team

In last month's newsletter we announced the team who will be working with residents on next design stages of the Tustin Estate redevelopment. Below, you can find more information about the architects, landscape architects and community engagement consultants who make up the new design team.

dRMM – Lead Architects, Masterplan and Phase 1

dRMM are the lead architects and were founded in 1995. Their focus is developing plans for new homes that are inspired by the site and the unique needs of residents.

Adam Kham – Architects, Hillbeck Close

Adam Khan architects will be developing the design for the new homes on the site of Hillbeck Close and Ullswater House. They like to work closely with residents on the design of new homes, especially with regard to sustainability and good public space.

JA Projects – Architects, Manor Grove infill

JA Projects will be developing the design for the new homes in and around the existing homes in Manor Grove. They are not just architects, but the team also includes designers and artists.

Exterior Architecture – Landscape Architects

The regeneration of the Tustin Estate is not just about new homes, it will also be about public space on the estate. This work will be led by Exterior Architecture who see public space and landscape projects as opportunities to bring people together. They like working closely with local communities to create beautiful and innovative spaces where people, animals and plants can exist in harmony.

Beyond the Box – Community Engagement and Social Value

Beyond the Box will be leading on getting residents involved in the design with the architects. Their aim is to work with residents and designers to create spaces and places which meet everybody's needs.

Meet the team Community Event

The new design team hosted a community day at Pilgrims Way Primary School on 22 September 2021.



Residents had the chance to meet the team and share their thoughts and ideas

about the designs being developed for the estate.

Everyone enjoyed some delicious food from JB's Soul Food in Peckham, as well as getting the creative juices flowing with some arts activities run by F.AT. Studio from the Old Kent Road.



Trip to Over 55s at Hazlehurst Court

Last month the design team took residents to see the Over 55s housing at Hazlehurst Court.



Trip to Trafalgar Place

On 7 October 2021, dRMM took residents on a tour of their Stirling Prize

shortlisted housing development Trafalgar Place in Elephant and Castle.

Upcoming Trip: Central Somers Town - November 2021

In November 2021 (a date is to be finalised) Adam Khan Architects will be taking Tustin residents on a tour of their housing project Central Somers Town in Camden. Transport from Tustin and refreshments on the day will be provided. To sign up please email tustin@drmm.co.uk.



Upcoming Event: Designer's + Maker's Week - 25 to 29 October

Are you aged 14-25? Would you like to have a go at designing a new pocket park for Tustin Estate?

During October half term, Beyond the Box will be running week long competition for local young people to design the new pocket park on Tustin.

The winner will gain a paid 2 week work placement at either dRMM or Exterior Architecture.

If you are aged 14-25 and are interested please sign up by contacting us at tustin@drmm.co.uk or scan the QR code below



Hillbeck Close

In order to build the first phase of new homes on the estate, Hillbeck Close residents have to move. Officers have been working with the residents and the first tenants have already started to move. Most residents want to remain on the estate, and they will have first priority to the 13 new homes that are being built at the bottom of the Tower blocks.

The first of these properties will be ready in December and they will be advertised through the Homechoice scheme, for the Hillbeck tenants only; and they will be able to choose whether they are their permanent homes, or temporary homes if the tenant wants to move into one of the new homes built as part of the regeneration of the Tustin estate. The Tustin team will be on hand to support residents who want to bid for the new homes.

Any of the new 13 homes left over will then be advertised through the Homechoice Scheme with priority to Tustin residents in housing need.

Home Loss Payment for tenants

All those tenants in Bowness House, Heversham House, Hillbeck Close and Kentmere House who have to move as part of the regeneration scheme, will qualify for a Home Loss Payment.

The level of payment is set in law and increases on 1st October every year. The payment has now increased from £6,500 to £7,100.

6 Month Job Opportunity for Southwark Residents

Ledbury Engagement & Communications Paid Internship

Karakusevic Carson Architects (KCA) are working together with Southwark Council and Ledbury residents to develop designs for new homes and estate improvements for the Ledbury Estate in Peckham. The project will provide new homes for existing residents, alongside additional homes, a new community space and improvements to the open space and landscape. The team have been progressing the design proposals and engagement work with Ledbury Estate residents. KCA are currently looking to bring on board a part-time engagement and communications intern who will support the team to deliver a range of engagement events and activities with residents and other stakeholders.

The salary will be £10.85 per hour (London Living Wage) 6-month. It will be part-time, 2 days (16 hrs) a week (days to be determined).

The job description for this role can be obtained from h.kheder@karakusevic-carson.com. Please send us your CV and cover letter highlighting your experience and interest in this position to careers@karakusevic-carson.com using the title 'Ledbury Intern' by 29 October 2021.

If you have any questions about the role or application process please contact Hajir:

h.kheder@karakusevic-carson.com.

New Park on Ilderton Road

The Old Kent Road area has a newly reclaimed and landscaped Pat Hickson Garden, on Ilderton Road. Family and friends of the late Pat Hickson joined Cllrs Catherine Rose and Richard Livingstone, to officially open the garden and remember Pat. Many will recall her as an active member of the local community and chair of the local tenant resident association; she sadly passed away in 2019.

The land, formerly property of Lewisham Council and then repurposed by Network Rail, has now been landscaped and planted by Southwark Council. A new pathway through the site links Surrey Canal Road to Stockholm Road. Local people can also enjoy the grassed areas and wild meadow planting.

The main area is planted with 22 new, varied trees and a further 15 trees are located towards the eastern edge of the garden, bringing the council closer to its target of 10,000 new trees by May 2022. A hedge is planted along the main road boundary, offering a screen from the thoroughfare and climbers now scale the fencing. These new plants will provide habitat for birds and other wildlife.

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.

It is held in 801 Old Kent Road between 11am and 12noon on Thursdays.

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.

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

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** or they can be tweeted at **@MPSOldkentRoad**.

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**.

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**

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**.

Contacting the architects dRMM about this project

The dRMM team working with the community on the plans for the low rise homes on the estate can be contacted at **tustin@drmm.co.uk**.

The Independent Tenant and Homeowner Advisor



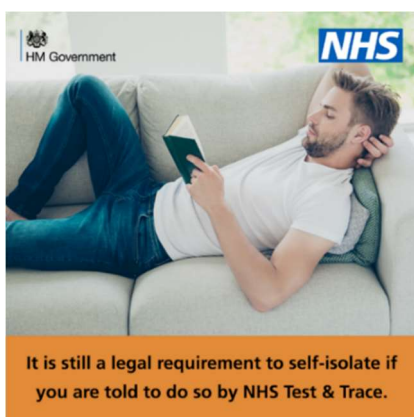
Neal Purvis from Open Communities is the Independent Tenant and Homeowner Advisor. If you have any questions contact Neal on Freephone

0800 073 1051 or at
neal.purvis1@btinternet.com

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 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

Tustin Diary Dates for the next few months

Diary Date	What's the event?	Where is it?
Thursday 21 October 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 .
Monday 25 to Friday 29 October 2021	Designer's + Maker's Week	Are you aged 14-25? Would you like to have a go at designing a new pocket park for Tustin Estate during October half term? If you are interested please sign up by contacting us at 020 7732 2886 or tustin@southwark.gov.uk or scan the QR code below 
Thursday 28 October 2021 starting at 6pm	Tustin Design Sub- Group	This will be held on Zoom and details are available from Susan Dutoit at: susan.dutoit@southwark.gov.uk .
Thursday 11 November 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 18 November 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 .