



Tustin Estate newsletter

February 2022

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.

Come and see the latest designs following your feedback

The design team has been incorporating residents' feedback from the December exhibitions into the updated designs for the planning application for the estate.

You can come see the designs and ask any questions at the next drop-in session on **Thursday 24 February between 2pm and 8pm at 801 Old Kent Road.**



The team is now getting the planning application ready to submit in March. This will be a detailed planning application for Phase 1 and an outline planning application for the later phases including the school and commercial spaces.

Phase 1 will provide a total of around 170 homes at Building C (the site of Hillbeck and Ullswater), Buildings D1 & D2 (the new houses at Manor Grove) and Building G1 (in front of Heversham House) for current residents of the estate.

As you can see from the front page and the photograph below, in preparation for the building on Phase 1, Ullswater

House has been hoarded ready for demolition later this year.



There will be around 40 over 55s homes in a separate part of Buildings C and additional over 55s homes will also be available in later phases.

Hillbeck Close re-housing

Phase 1 requires the residents of Hillbeck Close to be rehoused either temporarily or permanently. So far, there are seven empty properties with another tenant waiting to view a new home.

In March, Hillbeck Close tenants will be able to bid on the new homes being built in the bottom of the towers on the Tustin Estate. They will be able to choose whether they want them as their permanent homes or temporary homes, as some residents want to move into the new homes being built as part of the Tustin redevelopment.

As soon as we are able to take Hillbeck Close tenants to look at the new homes safely, they will be invited to a special open day.

Manor Grove Surveys

Over the past few months, we have been working with architects,

engineers and construction specialists to develop plans for the refurbishment of the homes at Manor Grove. You will have seen options for the refurbishment in the design booklet sent to residents and at the design exhibition in December.

We have continued to review these options and we would like to discuss these plans further with Manor Grove residents. In order to progress the plans, we also need to carry out surveys of the tenanted Manor Grove homes.

Manor Grove residents will therefore be invited to a meeting in early March and Manor Grove tenants will also be written to regarding the access required to carry out the surveys.

Coffee, Cake & Design sessions start again

The Coffee, Cake and Design events for all residents have now started again.

They are held twice a month **between 2pm and 8pm at 801 Old Kent Road** on the first and fourth Thursday of the month.

The next sessions will be on:

- Thursday 24 February 2022
- Thursday 3 March 2022
- Thursday 24 March 2022
- Thursday 7 April 2022

Interested in an apprenticeship?

Southwark Council is recruiting for apprenticeship positions. They are a great way to start your career and offer the opportunity to work in a wide range of fields



Anyone aged 16 or over can apply. Interested? You can find out more at www.southwark.gov.uk.

Rubbish Disposal

No rubbish should be left outside your doors, as the landings have to remain clear at all times.

Rubbish should be either put down the chute, if the bag is small enough or taken down to the bin chamber or placed in the bin. When taking the rubbish to the bin or the chute please ensure that nothing leaks onto the floor. If it does, please clean up after yourself.

Large items, such as furniture that you are throwing away, should not be simply dumped outside of the block. If you are caught dumping rubbish in this way, you will be endangering your tenancy and could have a Fixed Penalty Notice issued against you. This

will incur a fine of £75 on the spot and if taken to magistrate's court; you may have to pay a fine up to £2,500.

For large items you can arrange a bulky waste collection by visiting www.southwark.gov.uk/bulkywaste

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.

Hillbeck Close Pest control

There is a pest control issue in Hillbeck Close and if there is an issue in your home, the removal company will refuse to move you as they do not want the pests in their removal lorry.

If you have an issue, please contact our pest control team. You can book an appointment on **0800 052 6247** (option 1). You can arrange an appointment or book for either the morning (8am to 1pm) or afternoon (12noon to 5pm). We also offer a limited number of Saturday appointments.

Once you have been treated and the pests have gone, please ensure that you have cleaned up any signs that you have had an issue, as this may delay your move if mice droppings can be seen by the removal company.

How Hillbeck residents who want to move from the Tustin Estate can bid on Southwark's Homeseach Bidding Website

Accessing the available properties

- Visit southwarkhomeseach.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://www.southwark.gov.uk/finding-a-new-home/looking-for-a-home?chapter=2>

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**.

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**

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**.

COVID-19 update

The Plan B COVID-19 restrictions ended on 27 January.

- You no longer need to work from home (speak to your employer about return to your work place)
- Venues and events are no longer required to use the NHS Covid Pass (but can do so voluntarily)
- Face coverings are no longer required in public settings by law (but are still advised in enclosed and crowded places).

Face coverings are still needed on the Transport for London network (unless you are exempt).

Get your COVID-19 vaccination

Over 198,000 people registered with a Southwark GP have received a first dose of the vaccine. You can:

- Book online using the NHS national booking service or call 119 free of charge (ages 12 and above)
- Contact your GP (ages 12 and above)
- Use a walk-in clinic in Southwark if you are 12 or over
- Take part in the school-based vaccination programme (ages 12 to 15)

Find out more at

www.southwark.gov.uk/covidvaccine

Vaccines for 12 to 15-year olds

If you have questions about vaccinations for this age group then read the FAQs and advice at

www.selondonccg.nhs.uk (search for: vaccinating 12-15 year olds).

Booster vaccinations

If you have had your second dose at least three months ago, you can have a booster jab if you are:

- Living in a residential care home for older adults
- Aged 16 or over
- A frontline health and social care worker
- Living or working in a care home
- Aged 16 or over with underlying health conditions that put you at higher risk of severe COVID-19
- Aged 16 or over and are a main carer for someone at high risk
- Aged 16 or over and live with someone more likely to get infections (such as someone with cancer or HIV)
- Pregnant and in one of the eligible groups above.

How to get lateral flow tests

Take a rapid lateral flow test before meeting with family and friends or going to busy public places. Our testing sites at London Bridge station (St Thomas Street Exit) and 21-23 Bournemouth Road, Peckham have capacity and tests available. You can also order tests to be delivered to your home, or pick them up from a library or some pharmacies. Find out more at:

www.southwark.gov.uk/covidtestnosymptoms

Confirmation PCR tests end if you don't have symptoms

If you **don't** have COVID-19 symptoms you no longer need a PCR test to confirm a positive lateral flow. You must still self-isolate for up to 10 days (see 'Changes in number of day for self-isolation'). If you have symptoms you

must still get a PCR test. Register the result of your lateral flow test whether it's negative or positive. If you need to apply for a Test and Trace Support payment, you still need to get a PCR test.

Testing if you are a close contact but test negative

If you are fully vaccinated and are told you have been in close contact with someone with COVID-19 you no longer

Tustin Diary Dates for the next few months

Thursday 24 February 2022 starting at 6pm: Tustin Design Sub Group. This will be held at 801 Old Kent Road.

Thursday 10 March 2022 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 March 2022 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 March 2022 2-8pm: Tustin Design Sub Group. This will be held at 801 Old Kent Road.

Thursday 7 April 2pm to 8pm: 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

need to get a PCR test. If you don't have symptoms, you can instead use a lateral flow test for 7 days. If you are not fully vaccinated (two doses of the vaccine) you must isolate for 10 days, even if you test negative on a lateral flow test. Find out more at: www.nhs.uk/coronavirus