



Tustin Estate newsletter

Welcome

Welcome to the August 2019 edition of the Tustin Estate monthly newsletter from Southwark Council, regarding the future of the low rise homes on the Tustin Estate.

Between now and the Summer of 2020 residents of the blocks will be consulted on options ranging from doing nothing, refurbishing the blocks, infilling with a new block, extending the blocks, or knocking some or all of the blocks down and replacing them with new homes.

What's happening on the estate?

The council wants to talk to residents, businesses and the school about the future of the low rise homes on the Estate.

The council has not made any fixed decisions about plans for the estate.

We want to draw up options with the residents who live here, as you know your estate best. It will be residents who decide what happens to their homes.

This means that if an option is chosen and voted for by a majority of residents in a ballot, then council will work with residents to make sure it happens.



The options could range from doing nothing, refurbishing the blocks, infilling with a new block, extending the blocks, or knocking some or all of the blocks down and replacing them with new homes.

Architect Appointment

The council is working with the Resident Project Group to appoint architects to work with the residents to develop different options.

Invitations will be sent to architects in Mid-August for them to make bids for the project to work with residents to draw up options. The bids will be shortlisted by the council and the three bids that best meet the project criteria will be invited to a meet the residents event before being assessed by a joint panel of residents, the Independent Tenant and Leaseholder Advisor and Officers from Southwark Council. Once a date has been set for the meet the residents event, we will let you know.

The appointment will not be made on price alone, the decision will be made on a number of factors such as the quality of the bid as well, and on how the successful bidders will be working with residents and supporting local employment opportunities and the local economy.

We hope that the architects will be appointed after the summer. This will mean that the options can be developed in the autumn when we hope to hold some exhibitions and drop in sessions so residents can meet the architects. This will give you a chance to feed back on what you like and don't like and make suggestions.

Once we have done this we will talk to you about the timescales for the next part of the project, which will give you more opportunities to comment on revised plans, following earlier feedback. At some point next year we hope to have

agreed on a final option that will go to a residents' ballot.

Finding out the views of Tustin Residents

At the last meeting of the Resident Project Group we looked at how the council will work over the next 12 months to get as many residents involved in this project as possible.

This will include activities such as:

- Monthly newsletters
- Public meetings
- Home visits
- Drop-in events
- Coffee mornings
- Events for pensioners
- Events for young people

If you are not one for events, we still want to hear from you. From September 2019 onwards we will be visiting every home in the low rise blocks so that we can discuss with everyone what the consultation is about and ask any questions that they may have.

Repairs

At the July Resident Project Group, residents asked whether Southwark would continue to repair the low rise buildings. Officers from the Council stressed that of course we will be carrying out repairs as no decision has been made on the future of the estate. If there are any repairs issues please phone **0800 952 4444**.

Improving Resident Involvement in Southwark

A Southwark Council consultation about our proposals for improving resident involvement is now open. We want to hear the views of as many residents as possible by the closing date of 8 September 2019.



Over the last year, we have been talking to residents about how best to involve people who live in our homes, in decisions that affect their homes and neighbourhoods. We are proposing some significant changes, so we can:

- give more support for TRAs to put on local activities
- discuss housing issues at Ward Forums
- get more residents involved in making their estates great places to live and more involved in the decisions that most matter to them

To do this, we are proposing that we:

- Have discussions of housing issues at Ward Forums instead of Area Housing Forums
- Have a Residents' Pool of up to 1,000 tenants and homeowners that we can call on to get involved in the issue that matters to them

- Use a wider range of methods to involve people, so residents can participate in ways that suit them
- Set up a forum of tenants and homeowners, to directly advise the Cabinet Member for Housing. This will replace the current Tenant Council and Homeowner Council
- Increase the amount of resident involvement funding, to go to the grassroots, and provide an independent advice service for tenants and homeowners

Please spare a few minutes to help us work out how best we can involve people who live in our homes on things that most matter to them. The full proposals and survey can be found at: www.southwark.gov.uk/residentinvolvement

Tustin Webpage

Don't forget! Everything we have issued to residents, including these newsletters, minutes of the Resident Project Group and the response to the Tustin Community Association "manifesto" can be found on our dedicated webpage at www.southwark.gov.uk/Tustin

Contacting Southwark about this Project

The project team working with the community on any plans for the low rise homes on the estate is led by Mike Tyrrell who has been working closely with residents at the Ledbury Estate over

the last few years. You can call him on **020 7732 2886** or email mike.tyrrell@southwark.gov.uk

The Independent Tenant and Leaseholder Advisor

Neal Purvis from Open Communities, pictured below, is the Independent Tenant and Leaseholder Advisor. You can speak to him, or council officers, if you have any questions. Neal can be contacted Freephone **0800 073 1051** or at neal.purvis1@btinternet.com



Tustin Community Association

The Tenants & Residents group for the Tustin Estate is called the Tustin Community Association (TCA). They have been established for many years and work on behalf of residents on many issues.

They meet on the third Thursday of each month at 7pm in the office on the upper ground floor level of Grasmere Point.



The Chair is Andrew Eke. You can contact the TCA through Neal Purvis on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**.

Resident Service Officer for the Tustin Estate

Andrew Johnson is the Resident Services Officer for the Tustin Estate. You can contact him at **andrew.johnson@southwark.gov.uk** or on **020 7525 2534**.

All repairs for the Tustin Estate should be reported by calling **0800 952 4444**.

Construct your career

Engie is offering the residents of the Tustin Estate an invaluable opportunity to learn pre-employment skills to help you secure employment within the construction industry and it's free!

Learn CV/Interview skills, Asbestos Awareness, Manual Handling and Working at Height as well as CSCS test preparation and paid work experience.

Have the opportunity to gain practical paid site work experience and undergo an informal interview before starting an apprenticeship in a variety of trades

including concrete repair, window fitting carpentry and scaffolding.

Training is hosted at the Southwark Construction Skills Centre, 33 Heygate Street, Elephant & Castle, London SE17 1AZ.

If you would like to book a place, please contact Patrick Warren at **patrick.warren@engie.com** or on **07771 940406**.