



Tustin Estate newsletter

May 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.

The current phasing for building the new homes

Phase 1 – Begins autumn 2022 and completes spring 2025

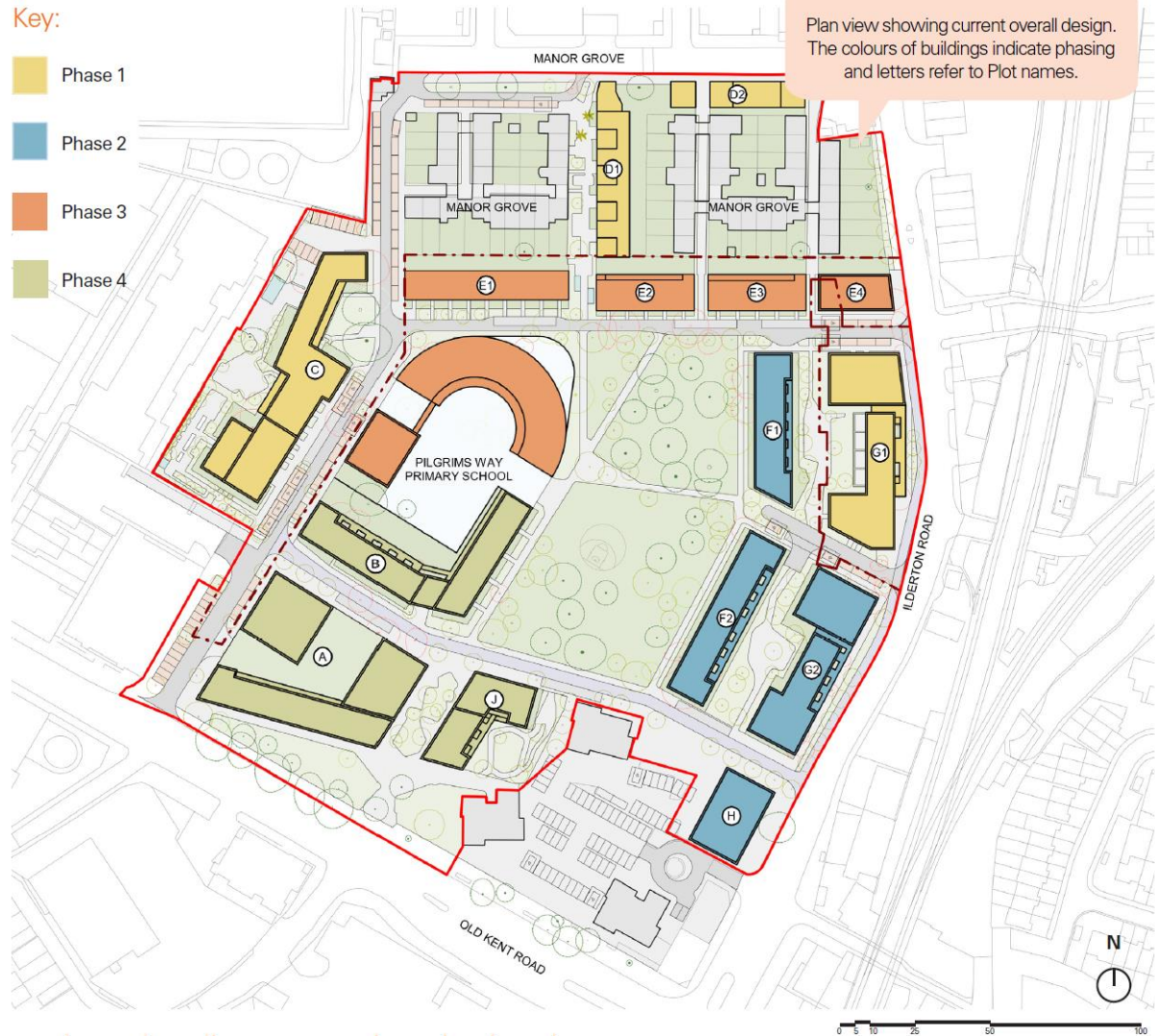
Phase 2 – Begins summer 2025 and early 2028

Phase 3 – Begins summer 2026 and late 2028

Phase 4 – Begins late 2027 and summer 2030

Key:

- Phase 1
- Phase 2
- Phase 3
- Phase 4



Construction

Work on the three construction sites in Phase 1 (Hillbeck and Ullswater, in front of Heversham and in between the Manor Grove houses) is planned to start in September/October.

The developer, Linkcity, and the contractor, Bouygues, would like your views and questions about the construction plan for these sites. This includes issues such as hoardings, walkways and access routes, lighting and noise. You can find out more and ask your questions at the next Delivery

Group meeting on 26 May 2022, 6pm, at 801 Old Kent Road. You can also get in touch with your views at tustin@southwark.gov.uk.

The council is continuing to work with Linkcity on the programme. Currently the Phase 1 buildings are likely to be completed in late 2024 and early 2025. We will provide residents with more detail about when the new homes are likely to be ready in the coming weeks along with more detail about the later phases.

At the moment the proposed phasing is set out on page 2.

Site Surveys

Ground radar surveys are currently being carried out and will be continuing

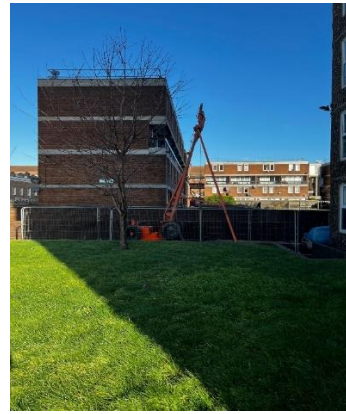
until mid-June. These surveys will identify where electrical and gas services are located under the estate.



You may have seen the different symbols and colour markings on the pavements and estate roads showing where these surveys have taken place. These are a key sign of the preparation of the new homes.

Later this month, the archaeological surveys will begin. It will be interesting to see what historic artefacts may be uncovered.

You will also see some drilling rigs (like the one pictured below) in and around Manor Grove and Hillbeck Close, which will be taking soil samples, and not drilling for oil!



Walk around with Linkcity

There will also be an opportunity for the residents to walk around with Linkcity, the builders for the new homes, between 4 to 6pm on Thursday 26 May 2022. All residents are welcome to join the walk around. Meet at 801 Old Kent Road at 4pm if you want to join in.

Planning application for the new homes

Whilst the opportunity to comment on the planning application for the new homes on the Tustin Estate that

has been submitted based on page 2 has closed, you can still look at the application online.

So go to **www.southwark.gov.uk** and put 'planning' into the search box. Up will come the option **Planning Register: search, view and comment on planning applications** and then just put the word **Tustin** in.

The application is due to be considered by the council's Planning Committee in July 2022.



The model of the new homes and the latest designs are always on display at the drop in sessions.

Hillbeck Close re-housing

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

Premises Information Box (PIB)

Pictured below is a Premises Information Box – it is often called a PIB. The box is required under the new Building Safety guidance, and it will contain details about a building. The details are there to assist the London Fire Brigade if they need to attend a building.

Southwark Council will be commencing a programme of works where a Premises Information Box will be installed near the entrance of the Tustin Towers.

The box is locked, and it can only be opened by a specific key – the Council will hold the keys and the London Fire Brigade will have a key too.

If you have any concerns or questions, please email the building safety team at buildingsafety@southwark.gov.uk or contact your Resident Services Officer Andrew Johnson on **07535 541329** or andrew.johnson@southwark.gov.uk.

Tustin drop in sessions

The Tustin drop in events for all residents 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 26 May 2022
- Thursday 9 June – 2 to 5pm only
- Thursday 24 June 2022
- Thursday 7 July 2022

There will be no drop in on Thursday 2 June 2022, as that will be the first day of the extended Jubilee Bank Holiday weekend; instead there will be an extra session on Thursday 9 June 2022 between 2 to 5pm.

Peckham Pantry

Peckham Pantry is a membership scheme that will make your money go further.

Members of Peckham Pantry pay £4.50 per shop, which gives access to fresh fruit and veg and store cupboard favourites – to the value of £15.



Based at St. Luke's Church, Chandler Way, and 49-52 Peckham Park Road, the Peckham Pantry is a joint initiative between St. Luke's, Pecan and Your Local Pantry.

For further information on scheme membership – or on volunteering to help us out – please contact Temi Okudiya on either pantry@pecan.org.uk or **020 7277 7075**.

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 6pm 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

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 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](https://twitter.com/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/>

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**.

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**.

Vaccines for 12 to 15-year olds

If you have questions about these vaccinations go to **www.nhs.uk** and search for 'coronavirus vaccine for children aged 12 to 15'.

Get your Covid-19 spring booster

If you're 75 or over, live in a care home or are 12 or over and have a weakened immune system you can now book an extra booster jab. You can have the booster six months after your last dose.

Visit

www.nhs.uk/conditions/coronavirus-covid-19/coronavirus-vaccination/how-to-get-a-coronavirus-vaccine/how-to-get-a-booster-dose

Help to prevent spreading COVID-19 and protect yourself

- Get vaccinated
- Let fresh air in if meeting indoors
- If you have COVID-19, try to stay at home and avoid contact with other people
- Wear a face covering, in crowded and enclosed spaces
- Take a test if you have symptoms
- Wash your hands or use sanitiser.

Palace of Varieties 2022 at Peckham Levels

The Palace of Varieties 2022 is a wild and wonderful showcase of contemporary illustration projects that are developing in SE London. It should be a really fun and inspiring day out for all the family, so please go along and join them on Saturday 21 May 2022 between 11am and 4pm at Peckham levels, 95a Rye Lane. No booking required and it's totally free. Read on for full details written by the students...

The Palace of Varieties will exhibit an array of exciting work; from installations to skills workshops. Our show will include both 2D and 3D work, many of which celebrate the people and places of Peckham.

Presented across the 5th and 6th floor of Peckham Levels, with a designated reading room, projection space and stages, there will be a Palace of Varieties to explore.



by over 100 illustration students, on 21 May 2022!

You can expect a plethora of exciting projects: fortune-telling puppets, a magazine published by earthworms, nail bars, miniature washrooms, desk office video gaming, urban gossip maps, story swaps, politically charged zines, henna painting, sticker books, live portrait drawing, fairground games, puzzles, bands, and much more...

Watch Peckham Levels transform into an exciting hub for creativity, organised

Tustin Diary Dates for the next few months

Diary Date	What's the event?	Where is it?
Thursday 19 May 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 26 May 2022 2pm to 8pm	Tustin Drop In	This will be held at 801 Old Kent Road, between 2pm and 8pm. There will also be an opportunity for the residents to walk around with Linkcity the builders between 4 to 6pm. Meet at 801 Old Kent Road at 4pm if you want to join in.
Thursday 9 June 2022 2 to 5pm	Tustin Drop In	This will be held at 801 Old Kent Road, between 2pm and 5pm.
Thursday 9 June 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 16 June 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 .

Diary Date	What's the event?	Where is it?
Thursday 24 June 2022 2pm to 8pm	Tustin Drop In	This will be held at 801 Old Kent Road, between 2pm and 8pm.
Thursday 7 July 2022 2pm to 8pm	Tustin Drop In	This will be held at 801 Old Kent Road, between 2pm and 8pm.
Thursday 14 July 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 21 July 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 .