



# Tustin Estate newsletter

October 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 design of the new homes at Hillbeck Close is pictured above.

## Cost of Living support

We know money is tight for lots of residents at the moment. If you need help or support through the cost of living crisis, we are here to help. Please visit [www.southwark.gov.uk/here-to-help](http://www.southwark.gov.uk/here-to-help)

## The works begin.....

Bouygues UK officially started works to build the new homes on 26 September 2022.

Upcoming works for the next 6 weeks will include:

- Install hoarding to the site on Ilderton Road in front of Heversham House and the site of Ullswater House and Hillbeck Close.
- Install hoarding around the Manor Grove garages.
- Complete the asbestos surveys to Ullswater House and Hillbeck Close, to ensure if there is any asbestos it is safely removed before they are demolished.
- Gas and electric disconnections to Ullswater House and Hillbeck Close.
- Demolish Ullswater House and Hillbeck Close beginning on 24 October 2022.
- Excavation at the site on Ilderton Road in front of Heversham House.

## New Homes on Tustin

In preparation for tenants in Kentmere House, Heversham House and Bowness House to be rehoused in the new homes that will be built on the Tustin Estate, we will be working with them to get registered on the housing list.

Later this year, tenants and resident leaseholders will choose the home they would like to move into. A booklet will show the layout and the size of the property and state the rent and council tax.

The current proposals for the phases are:

- Phase 1 – Begins autumn 2022 and completes spring 2025
- Phase 2 – Begins summer 2025 and completes early 2028
- Phase 3 – Begins summer 2026 and completes late 2028
- Phase 4 – Begins late 2027 and completes summer 2030

## Getting on the Housing Register

If you want to make a head start and get registered on our housing register, you can complete the housing application registration by logging on to [www.southwark.gov.uk](http://www.southwark.gov.uk).

Click on to '**My Southwark**' in order to create a 'My Southwark' account. Once you have created this account, you can then login using your email address and the password that was created. A link will be sent to your email account to confirm and activate your account

Click on the link

[www.southwark.gov.uk](http://www.southwark.gov.uk) and once you have registered on mysouthwark, click on **Log in**. Click on **View** under Housing Application. This will bring you to the '**My Housing Services Homepage**'.

The box headed '**Create New Housing Application Form**' will allow you to

complete your online application form by clicking on '**Click here to complete a Housing Application Form**'.

Please read the page and once you have done so, click **next** at the bottom of the page, which will bring you to another page. Again read this page and click **next** at the bottom of the page to continue.

This will bring you to the page where you will need to answer all the questions to complete your form.

Once you have completed the form and submitted it, you will be provided with an online receipt reference number. Make note of this reference number and keep it for future reference in case there are any problems with your application. The Application Team will then contact you in due course.

## What information will the council want for my application?

The mandatory Information required to complete a Housing Application includes:

- National Insurance Number
- **Identity** – please provide 1 form of identity for **each** adult (18 and above) (NB: if the name is different from the ID, please provide deed poll letter/marriage certificate to show name change):
  - Current British passport
  - British Birth certificate
  - Current Passport and/or Immigration documents
  - NB: Non-EU passports must show immigration visa stamp; Residence Permit card (both sides); Settled or Pre-settled status under the EU Settlement Scheme.
- **Address** – Minimum 5 years of address history has to be shown, which can be achieved through 2 of the following documents showing the current address for **each** adult (over 18) in the household:
  - Full British driving licence (both sides)
  - College/University confirmation
  - Recent bank statement
  - Tenancy Agreement (mandatory)
  - Recent phone bill
  - Recent Council Tax bill
  - Pension details
  - Electoral Register entry
  - Educational Maintenance Allowance
  - Recent bill for gas
  - Recent bill/ book for electricity or water supply
  - P60
- **Medical Information** if you have a medical need that affects your housing needs - GP details, medication(s), treatment(s), names of hospital(s) attended for health needs, names of any consultants involved in health needs
- **Annual Household Income** - proof of income must be provided from one of the list below:
  - Confirmation from DWP letter showing name and address
  - Recent pay-slip
  - Letter from employer showing name and current address
  - Contract of employment
  - P60
  - Bank statement showing wages
  - Voluntary National Insurance contributions
  - Pay and tax records
  - Recent Self-Assessment Tax return
  - Self-Assessment Employment Tax & National Insurance

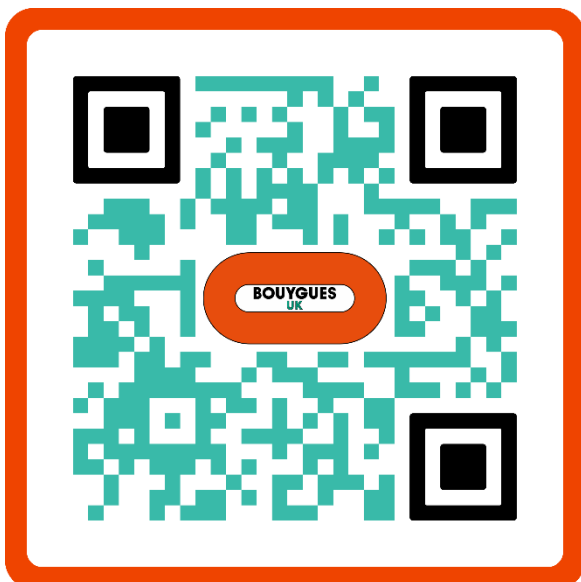
- **Community contribution** - If you or anyone on your application is currently volunteering for a charity in Southwark or in paid employment, please provide a confirmation letter from the manager. This must state your name and address, the number of hours worked per week and the date you started working.

We will be contacting each of the permanent tenants in Bowness House, Heversham House and Kentmere House, to help you get registered.

If you need help or have any worries, just contact the team on **020 7732 2886** or email **tustin@southwark.gov.uk**, we are here 24 hours a day, 7 days a week.

## Construction video

Don't forget Bouygues have created a video to show how the construction of the new homes will be managed – you can watch it online using this QR code:



## Hillbeck Close re-housing

All the homes at Hillbeck Close are now empty and ready for demolition.

All the former Hillbeck Close secure tenants will be able to move back to a new home on the estate and will be contacted about the allocations process. They continue to receive these monthly newsletters.

## Black blood donors urgently required

The NHS is urgently calling for black donors to give blood to help people with sickle cell disease as the demand for donations reaches record levels.

About 250 donations are needed every day to help treat the blood disorder in England.

But currently only about half of all hospital requests are being met with matched blood, the NHS says.

Sickle cell mostly affects people of black heritage and ethnically-matched blood gives the best treatment.

The disease, which is the fastest-growing genetic condition in the UK, causes red blood cells to distort and become sticky, blocking vessels and restricting oxygen supply, which triggers excruciating pain.

To find your local blood donation centre, please visit **[www.blood.co.uk](http://www.blood.co.uk)**.

## 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**.

## Repairs

The blocks that are due for demolition are still maintained by the council. All repairs for all the blocks on the Tustin Estate should be reported by calling **0800 952 4444**.

## £400 off energy bills for all households from this October

The UK Government's Energy Bills Support Scheme starts in October.

Every household in Great Britain with a domestic electricity supply will get a £400 discount to help with energy bills. This is a government discount that you don't pay back. You don't need to apply for the scheme.

The £400 discount is in addition to the Government Energy Price Guarantee.

**How will I get the discount?** It will be paid in six instalments, starting from October 2022 and ending in March 2023. Payment will be made each

month. The first two payments will be for £66, followed by four payments of £67.

How you'll receive the discount depends on how you pay for your energy.

Your payment method	How you'll receive the discount
Budget Direct Debit (Monthly)	An automatic refund each month to the bank account your Direct Debit payments are taken from
Cash/Cheque or Direct Debit Whole Amount	An automatic credit to your energy account in the first week of each month
Budget Direct Debit (Monthly)	An automatic refund each month to the bank account your Direct Debit payments are taken from
Pay As You Go	An automatic credit to your smart Pay As You Go meter within the first two weeks of each month
Prepayment	A voucher from the Post Office® within the first two weeks of each month to redeem when you top-up

**Beware of scams** - You don't need to apply for the scheme, and you won't be asked for your bank details at any point.

Please stay alert to potential scams and report any unusual activity.

## 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

## 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 Jen Pepper on Freephone **0800 073 1051** or at **jen.pepper@opencommunities.org**

## Resident Services Officer

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 Bouygues

If you want to contact Bouygues UK their Resident Liaison Officer is Mariam Ayoola.



**Mariam Ayoola**

**mariam.ayoola@bouygues-uk.com**

## The Independent Tenant and Homeowner Advisor

The Open Communities staff who will work on Tustin, providing individual advice to tenants, leaseholders and freeholders, and organising, chairing and minuting the Estatewide and Resident Project Group Meetings, are Jen Pepper and Murselin Islam. You can contact Jen on **jen.pepper@opencommunities.org** and Murselin at

**[murselinislam@hotmail.com](mailto:murselinislam@hotmail.com)** and Freephone **0800 073 1051**. Jen and Murselin are supported by Ray Coyle, the Managing Director of Open Communities.



**Jen Pepper**

**[jen.pepper@opencommunities.org](mailto:jen.pepper@opencommunities.org)**



**Murselin Islam**

**[murselinislam@hotmail.com](mailto:murselinislam@hotmail.com)**

## **Polio immunisations: protect your child today**

Experts are worried that polio may be spreading in London. Making sure your children have been fully vaccinated, including an extra booster for 2022, is the best way to protect them.

Book a polio vaccine for your child today at **[www.nhs.uk/polio](http://www.nhs.uk/polio)**

## **Get your winter vaccinations**

Vaccines are the best protection we have against viruses like flu and COVID-19 that can cause serious illness this winter. If you're 65 years or over, you are eligible for a free flu vaccine and a COVID-19 booster.

Find out if you're eligible at **[nhs.uk/wintervaccinations](http://nhs.uk/wintervaccinations)** and book now.

## **Help to prevent spreading COVID-19 and protect yourself**

The best way to protect yourself and your loved ones is to:

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

## Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
<b>Thursday 20 Oct 2022 starting at 6pm</b>	<b>Tustin Community Association Meeting</b>	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
<b>Thursday 27 Oct 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm. Bouygues and Council staff will be present to answer any queries about phase one construction.
<b>Thursday 3 Nov 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 10 Nov 2022 starting at 6pm</b>	<b>Tustin Resident Project Group</b>	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> .
<b>Thursday 17 Nov 2022 starting at 6pm</b>	<b>Tustin Community Association Meeting</b>	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
<b>Thursday 24 Nov 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 1 Dec 2022 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 8 Dec 2022 starting at 6pm</b>	<b>Tustin Resident Project Group</b>	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> .
<b>Thursday 15 Dec 2022 starting at 6pm</b>	<b>Tustin Community Association Meeting</b>	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
<b>Thursday 5 Jan 2023 3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday 12 Jan 2023 starting at 6pm</b>	<b>Tustin Resident Project Group</b>	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> .
<b>Thursday 19 Jan 2023 starting at 6pm</b>	<b>Tustin Community Association Meeting</b>	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .