



Tustin Estate newsletter

November 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

However, please be aware of scams.



What is the latest on building the first phase of the new homes?

Bouygues UK, who is building the new homes have advised us given us the following update on three sites in phase one as follows:

- The demolition of **Hillbeck Close** and **Ullswater House** has been delayed by 2 weeks due to asbestos removal. The asbestos will be safely removed before demolition. The first expected collapse/knock down of building expected to happen at the end of November/beginning of December.
- On the **Heversham House/Ilderton Road** site the utilities continue to be disconnected. The ground

investigation works are continuing. The retaining walls and landscaping are to be taken down and the ground levelled

- At **Manor Grove** the hoarding is to be installed in preparation for the demolition of the garages

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

Planning update

In July, Southwark planning authority granted permission for Tustin Phase 1, and outline permission for Phases 2-4. As part of the planning process Southwark planners were required to refer the application to the Mayor of London for his final decision, known as a Stage 2. The Mayor of London approved Stage 2 on 17 October 2022 and the decision notice has now been issued.

Christmas lights switch-on - 7 December

The Tustin Christmas lights switch-on will be held on Wednesday 7 December 2022. Please save the date. The time and venue will be confirmed shortly.

Development agreement update

In October 2022, Southwark Cabinet approved the development agreement

between the Council and Linkcity. We are pleased to say the Development Agreement has been signed. Works continue on site.

Options for resident leaseholders

We want to talk to all resident leaseholders about the new housing options available to you. As set out in the Tustin Estate Landlord Offer Document, every resident leaseholder who wants to stay living on the rebuilt Tustin Estate will be offered a new leasehold home that can be bought via shared ownership, shared equity, or equity loan with the council. There may be alternative options available for you if there are any affordability issues. Letters will be sent to you shortly.

Condition surveys for privately owned homes

Pulse Consult have been appointed to undertake condition surveys for the privately owned homes on the Tustin Estate. We think it is important to carry out these condition surveys so we can monitor any impact the construction works may have on your home and to enable us to repair any damage caused by the construction works and for which the Council is responsible as quickly and efficiently as possible. You can still book in your survey by contacting Gosia at Pulse on **07951 949 472** or email **gosia.bachanowicz@pulseconsult.co.uk** to arrange a mutually convenient

date and time, for the survey to be conducted.

Getting ready to go on the Housing Register

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 are working with them to get registered on the housing list.

Don't forget you will need this information to complete a housing application:

- 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:



Appropriation

Southwark Council will be taking a report to the cabinet meeting on 6 December 2022, to appropriate Phase 1 of the development site under the Housing and Planning Act 2016, to override any rights affected to remove the possibility of anyone being able to stop the development based on any rights of way or light that they might have. This does not mean that the rights are removed but would instead allow for possible financial compensation.

Dumped rubbish

The cleaners for the estate have a hard enough job to keep the estate clean, let alone clearing up after ignorant residents who think it is ok to dispose of their rubbish by simply dumping it around the Tustin Estate.

Please keep our estate tidy. Any resident found disposing of their rubbish in this way will have action taken against them, as it contravenes the tenancy agreement.

Money for studying

Are you 16-25 and planning to study Architecture, Design, Engineering or Law at university? KCA the architects working on the rebuilding of the nearby Ledbury Estate have funding for local residents. See page 9 of this newsletter. If you are interested in applying.

Help with your CV

Are you a Southwark student or resident interested in a career in design or architecture? Karakusevic Carson Architects will be hosting a CV and portfolio workshop at their office in Hackney, to help candidates that are looking to apply to a university course or job in architecture or design.

It will be held on Wednesday 30 November 4:30 - 6:30 pm Karakusevic Carson Architects, Studio 501, 37 Cremer Street, London E2 8HD, just along from Hoxton Station, on the

Overground line from Queens Road Peckham.

All attendees will have the opportunity to receive advice from a number of staff members on their CV and portfolio! Refreshments will be provided.

To book a place please contact Hajir Kheder by email (h.kheder@karakusevic-carson.com) and tell her your name, first line of your address and a little bit about yourself and what career/job you are interested in pursuing.

Energy saving tips

With the cost of living on the rise, there's never been a better time to cut your energy bills and be kind to the planet. We've put together some tips to help you and your family reduce your energy use in every room of your home.

Over half of home energy bills spend goes on heating and hot water. It's really important to look at your home heating habits and see if there are small changes we can make to reduce our heating bills.

- **Turn down your thermostat.** Just one degree lower could save you up to £128 a year. Set a timer on your thermostat for your heating to come on only when you need it.



- **Don't heat empty rooms.** Individual radiator thermostats mean you can adjust the temperature in each room accordingly.
- **Keep doors between adjoining rooms shut.** This way, you stop the heat from escaping.
- **Run your heating for an hour less each day.** Even using a little less energy each day adds up to savings over time.
- **Bleed your radiators.** Trapped air can make your radiators less efficient, so they'll be slower to heat up.
- **Keep the heat in.** Simply closing your blinds or curtains in the evening can also stop heat loss by up to 17%. Just be sure your curtains don't cover the radiators.

Primary school admissions

Before applying for a primary school place for your child to start in the Reception year in September 2023, you should research all the schools that you and your child are interested in.

As a Southwark resident, you must apply online for a primary school place. You can find further information on completing an online school admissions application on our how to apply online page at www.southwark.gov.uk.

When applying for a school place you can express a preference for up to six schools whether they're in Southwark or in another borough.

You must ensure that the online application is fully completed and that all details are entered correctly. Failure to tick certain boxes such as the sibling box, the social/medical box or the 'looked after child' box will mean that your application will not be considered under these criteria.

If you're providing additional documents to support your application you must upload these as an attachment with your online application before 11.59pm on 15 January 2023. Please do not post or email supporting documentation as we will not be able to accept these.



When you've completed your online application, you must submit it by the closing date of 15 January 2023 by 11.59pm. The online application will not be deemed as on time unless it's submitted by this time and date.

Locally, Pilgrims' Way school on the Tustin Estate encourages parents to look at their website and encourages parents to visit. To find out more go to: www.theriverpeckfederation.org.uk/pilgrims-way

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**.

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's email address is:

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 taking minutes at the estate-wide 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 and Freephone **0800 073 1051**.



Jen Pepper
jen.pepper@opencommunities.org



Murselin Islam
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

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 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

Apply today!

Up to
£3000

Student
bursary

Are you 16-25 and planning to study Architecture,
Design, Engineering or Law at university?



Since Summer 2021, Karakusevic Carson Architects (KCA) have been working with Southwark Council for the Ledbury Estate redevelopment in Peckham. This project will provide new high, quality homes for residents and improved outdoor spaces and a new community centre.

KCA are launching a bursary award as part of the project and invite young people living in the area who are planning on studying architecture, engineering, design or law at university to apply today.

We will award a total of £3,000 which can be split between several suitable candidates or awarded to one individual. We are looking for candidates from under-represented backgrounds to help them achieve their career goals.

to apply:



<https://kca240507.typeform.com/bursary-form>

Follow the link above to apply

Applications accepted from Southwark residents only. Apply before 1st January 2023 to avoid disappointment. The successful candidate(s) will be selected through an interview process in the new year. For any queries, email Hajir h.kheder@karakusevic-carson.com

karakusevic carson Architects

Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
Thursday 17 Nov 2022 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 24 Nov 2022 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 1 Dec 2022 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 8 Dec 2022 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org .
Thursday 15 Dec 2022 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 5 Jan 2023 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 12 Jan 2023 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org .
Thursday 19 Jan 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .
Thursday 26 Jan 2023 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 2 Feb 2023 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 9 Feb Jan 2023 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at jen.pepper@opencommunities.org .
Thursday 16 Feb 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: tustintca02@hotmail.com .