



Tustin Estate newsletter

January 2021

Welcome to the latest edition of the Tustin Estate monthly newsletter from Southwark Council.

Work continues to engage with residents of the blocks and houses, the school and the businesses as part of the consultation on the future of the estate.

The Upcoming Ballot

Residents will be asked to vote in February 2021 in a ballot on the future of the Tustin Estate.

All those residents who have a vote in the Resident Ballot in February 2021 will, this month, receive the Landlord Offer Document.

The Landlord Offer document is Southwark Council's offer to you and includes:

- The commitments to residents
- The plans and designs
- Details of how to vote

The booklet has been designed to contain the information you need to make an informed decision about whether you are in favour of the redevelopment of the Tustin Estate or not.



When will the ballot be?

The ballot will be held between Wednesday 10 February and Friday 5 March. The vote lasts for 23 days and closes at 5pm on Friday 5 March 2021.

If you are voting by post, your postal vote must be received by Tuesday 9 March 2021.

It is an independent ballot which is run by Civica Elections Services (CES) an

impartial and independent organisation. Southwark Council will not be able to see how individuals have voted. It will manage the ballot process in line with Greater London Authority (GLA) guidance. CES is an independent company with over 100 years' experience of administering ballots and are the UK's leading provider of election services. They will be responsible for:

- Receiving and counting the votes
- Verifying that all votes have been casted legitimately
- Issuing the result

You will be able to vote using either of the following methods:

- Post the completed ballot paper back to CES in the pre-paid envelope provided.
- Vote online at www.cesvotes.com/tustinand provide the security code listed on your ballot paper.
- Call the Freephone number on your listed on your voting paper and provide the security code listed on your ballot paper.

Residents who are able to vote on the future of the Tustin Estate are anyone aged 16+ who are:

- Council tenants and any joint tenants who have been named on the secure tenancy agreement.
- Resident leaseholders who are named on the lease and have resided in their home for at least a year prior to the ballot.
- Resident freeholders who are named on the deed and have resided in their home for at least a year prior to the ballot.
- Residents who live on the estate as their principal home and have

been on the council's housing register for at least a year.

The Tustin Model

If you want to see a model of the latest layout, you can visit the 'Box behind Bowness' which has a model of the final proposals.



You can get in touch directly with the design team by emailing **commongrounds@dshha.co.uk**.

The Tustin Website

Common Grounds has developed a website for the people of Tustin Estate.

There is lots to see on the website including designs, minutes of meetings, and videos of the presentations and meetings.



The website can be found at **<https://tustin.estate>**. If you haven't already registered on the website, you will need to do this. Please let us know

if you need help accessing the website.

Tustin Community Association

The Tenants and 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 by Zoom.

Andrew Eke is Chair of the Tustin Community Association. The contact details for the TCA are:

- Telephone: **07464 867739**
- 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**

Contacting Southwark about this project

The project team working with the community on any plans for the low rise homes on the estate can be contacted on **020 7732 2886** or email **tustin@southwark.gov.uk**

Languages – do you need an interpreter or translator?

We will arrange for an interpreter to talk with you and translate documents where necessary.

Please contact the project team to ask for this service.

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**

All repairs for 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**

Trial Pits at Manor Grove

Contractors have been asked to further investigate cracking to external brickwork at 81 Manor Grove. The investigation will provide a conclusive report on this property and proposed remedial work. They have external reviewed the area but to understand site conditions better they will be opening up a number of trail pits at Manor Grove.

Each of the opened up areas will be covered over with a safety footway. The contractors are due to be at Manor Grove 18th January to 22nd January. If you have any questions, please contact Sophie Hall-Thompson (**sophie.hall-thompson@southwark.gov.uk**).

Coronavirus

From Monday 4 January 2021, England moved into a new period of national restrictions, until Sunday 21 February 2021. This means that once again, we should all stay at home as much as possible and work from home if we can.

While this is hard for everyone, it is really important that we stick to the rules, so together we can reduce the number of people who are catching the virus, protect our families, friends and neighbours, and save lives.

The laws that the Government have introduced for this period mean you should only leave your home for specific purposes. These include to:

- Exercise outdoors or visit an outdoor public place
- Attend medical appointments or for any medical concerns or emergencies, including a booked Covid-19 test, or avoid harm or injury (such as domestic abuse)
- Go to work if you cannot work from home
- Shop for basic necessities like food and medicine
- Visit members of your support bubble, care for vulnerable people, or volunteer

Many businesses, such as pubs, non-essential shops, cinemas, leisure centres, museums and hair and beauty salons are closed.

Full details of the restrictions, can be found at www.gov.uk/coronavirus

Help us Keep Southwark Safe

Please be careful and make sure you protect yourself, your family and your friends, at all times.

If you think you have any of the COVID-19 symptoms you and anyone living with you should self isolate immediately and book a test by calling 119 or visiting

www.nhs.uk/coronavirus. Symptoms include:

- A high temperature
- A new, continuous cough
- A loss or change to your sense of taste or smell

If you have symptoms you and anyone you live with must stay at home and

self-isolate until you get your results. It is now a legal requirement to self-isolate if you've had a positive test or if you've been told to self-isolate by the national test and trace service.



If you think self-isolating could be difficult for any reason support is available. Visit the council's website for more information

www.southwark.gov.uk/coronavirus

Local Police Sessions

PC Imogen Thomas and PCSO Felix Adeyanju make up the local Old Kent Road Ward Police team. Their weekly drop in sessions at the Ledbury TRA Hall in Pencraig Way are suspended for now.

They have requested that any crime must be reported if it is an emergency to 999, and for non-emergencies to 101.

The team can also be contacted by emailing

oldkentroad.snt@met.police.uk or by telephone on **020 8721 2436**, or they can be tweeted at [@MPSOldkentRoad](https://twitter.com/MPSOldkentRoad)

Old Kent Road AAP

The draft Old Kent Road Area Action Plan (December 2020) has been now published and is available for consultation until 5 April 2021. It can be found at:

www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/area-action-plans-section/old-kent-road-aap/current-and-previous-versions-of-okr-aap.

The draft AAP sets out an ambitious strategy for growth in the Old Kent Road area. Over the next 20 years the area will be transformed by the provision of new underground stations as part of the Bakerloo Line Extension, 20,000 new homes (including 5,000 social rented homes) and 10,000 additional jobs.

The 2020 draft AAP builds on the previous 2017 draft, emphasising the council's commitment to ensuring that the plan has a people focus which puts local residents, communities and others at the heart of the regeneration.

If you would like a hard copy of the plan, please email the team at: **planningpolicy@southwark.gov.uk**

Rapid Testing Centre

Southwark are currently encouraging key workers and those who can't work from home to get a lateral flow test. This includes school staff, supermarket staff, transport workers, security guards, cleaners, construction workers and many other roles.

Free rapid Covid tests are now available in Peckham. You should only have a rapid test if you do not have Covid symptoms. You can book it through the Council's website **www.southwark.gov.uk**.

Here are some of the benefits:

- 1 in 3 people with COVID-19 have no symptoms. Check you're not carrying the virus and spreading it to work colleagues, or those you live with.
- Covid numbers are very high. Rapid tests help find more cases and help to control the virus.
- Rapid tests are painless and results are available in less than an hour.

The testing centre is at the Damilola Taylor Centre, 1e Surrey Grove, Peckham SE15 6DR and is open from 18 January 2021. It will be open from 9am to 7pm, seven days a week. More sites will open soon.

You should not book a rapid, lateral flow test:

- if you have COVID-19 symptoms. Instead, self-isolate and book a free NHS test on the government website.
- if you have been in close contact with someone who has tested positive for COVID-19. Instead, stay at home and self-isolate

If you test negative you must continue to follow the current Covid-19 rules.