



# Tustin Estate newsletter

## Welcome

Welcome to the September 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?

Early next month the architects who will be working with residents to draw up options for the low rise homes on the estate will be appointed. As a reminder these options could include:

- Maintaining the blocks only,
- 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.

The options can only be drawn up with your input, as residents are key to helping to decide what the future Tustin Estate looks like.

Residents from the Residents' Project Group and officers from Southwark Council will be interviewing the potential architects. Before that happens, there will be an opportunity for all residents to meet the architects who are being interviewed so that you can feed back on what you think of them.

On Tuesday 1<sup>st</sup> October 2019 between 4pm and 8pm there will be a drop-in session at Pilgrims Way Primary School to meet the potential architects. The architects will show examples of their previous work and explain how they will work with and listen to residents. Those residents who attend the drop-in session will be asked for their feedback so that the residents on the panel interviewing

the architects can take their views into consideration.



With the architects being appointed shortly, it 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 about the options and make alternative suggestions.

## One to One Visits

Southwark Council officers are planning to visit all the low rise homes on the Tustin Estate in September 2019. The aim will be to visit every home on an appointment basis rather than cold calling.

The officer visiting will be completing a questionnaire. The aim of the questionnaire is:

- To make sure every household is aware of the consultation.
- To find out what people like or dislike about their home, block and estate to aid the architects working up the options.

- To find out the needs of residents so that the new build option deals with those requirements.

After the interview, the resident will be written to with a copy of the questionnaire, to give them an opportunity to feedback any other issues that feel that is worth raising that they did not raise during the visit. Any resident who raises any concerns will have a written response on those concerns.

If you missed the phone calls that have been made to make an appointment with you, please ring **020 7732 2886** and we will be happy to make an appointment with you.

## New Homes on the Tustin Estate

At the moment, as a result of the works to the Tower blocks, 13 new homes are nearing completion on the Tustin Estate.

These include:

- 2 three bedroomed flats – ranging from 95m<sup>2</sup> to 105m<sup>2</sup>
- 1 two bedroomed flat – 64m<sup>2</sup>
- 5 one bedroomed flats – ranging from 54m<sup>2</sup> to 63m<sup>2</sup>
- 5 studio flats – ranging from 43m<sup>2</sup> to 48m<sup>2</sup>

These new homes will be advertised to let in the Autumn. All of these new homes will be let to tenants in housing need, who live on the Tustin Estate.

They will be let in the normal way through the “bidding process”. When they are ready to let, we will be writing to all those on the housing list to let you know when the bidding opens.

## Stock Condition Survey

Over the next few months you will see a number of surveyors on the estate carrying out a Stock Condition Survey.

A Stock Condition Survey is being undertaken to ascertain the structural condition of the communal areas and the inside of tenanted properties. This will set out the ongoing costs of maintaining the estate over the next 30 years and of any further work required to meet current health and safety requirements.



This survey is essential as it will help whoever is appointed as the architect to develop the options and it will form the basis of the ‘maintain only’ option.

## 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**.

## Tustin Webpage

Don't forget! The 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](http://www.southwark.gov.uk/Tustin)

## 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](mailto:neal.purvis1@btinternet.com).

The TCA are currently working with Engie to arrange residents' coach trips at the end of September and beginning of October. Keep your eye out for the posters advertising the trips.

## 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](mailto: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](mailto: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**.

## Check Your Tumble Dryer

A number of fires in homes across the country have been caused by faulty tumble dryers.

There have been warnings over the last few years, but now the number of appliances affected has increased. So if you have checked whether your appliance is affected before, please check again, as it could now mean that your tumble dryer is one of those that need attention.

So if your dryer was made before September 2015, and it is one of these makes, please check again:

- Indesit
- Hotpoint
- Creda
- Swan
- Proline

To do so you will need the model number.



Then call Whirlpool, who make the tumble dryers, on **0800 151 0905** or visit **[www.whirlpool.co.uk/dryerrecall](http://www.whirlpool.co.uk/dryerrecall)**.

If Whirlpool confirms that your tumble dryer is affected by the warning, you must unplug it immediately, and stop using it until it is replaced or made safe.

## Old Kent Road Ward Panel meeting

The Old Kent Road Safer Neighbourhood Team (SNT) will be holding their next quarterly meeting on Wednesday 2 October, 2019 at 7pm. It is open to all residents.

The meeting will be held at the Ledbury TRA Hall, Pencraig Way, Peckham, London SE15 1SH.

This is an opportunity to meet your SNT, a group of Metropolitan Police Officers dedicated to serving your community. The team is made up of officers based in our area (or ward), supported by additional officers from the wider area.

## Livesey Exchange

The Livesey Exchange is a proposed new community hub that will be located at the junction of the Old Kent Road and Rotherhithe New Road.

They are holding a community consultation event at 91 Peckham High Street, Peckham, London SE15 5RD on the following days between 12 noon and 8pm:

- Monday 16<sup>th</sup> September 2019
- Tuesday 17<sup>th</sup> September 2019
- Wednesday 18<sup>th</sup> September 2019

Please come along to share your views.

## Brimmington Park

Southwark are keen to involve people in shaping the improvements to Brimmington Park.

The park currently has:

- two 5-a-side synthetic surface football pitches that are in poor condition
- a large hard surfaced play area
- an outdoor gym
- table tennis tables
- a sport pavilion in the south, next to the football pitches that provides changing rooms and toilet facilities for the sports clubs that use the pitches.

The Playing Pitch Strategy has identified a need for high quality all-weather pitches in the borough. The council is investing in sports facilities at Brimmington Park and Burgess Park towards meeting this need. Better sports facilities will encourage more people to take part in physical activity.

To improve the facilities at Brimmington Park, we've drawn up a design proposal that will:

- improve the changing room building by refurbishing or replacing it

- replace the poor condition football pitches with new high quality all weather pitches
- design out antisocial behaviour and encourage positive use of the park
- add a new free open access ball court
- improve the landscape through by adding more planting

The proposed new facility will include a dedicated reception with a controlled entrance. We will look to implement the council's fees and charges for use of the new pitches which will contribute towards maintenance of the facility and staffing.

We welcome your feedback on the design ideas. A drop-in consultation event is being held in the park on Thursday 19 September 2019 between 4pm and 7pm.