



# Tustin Estate newsletter

## September 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 are pictured above.

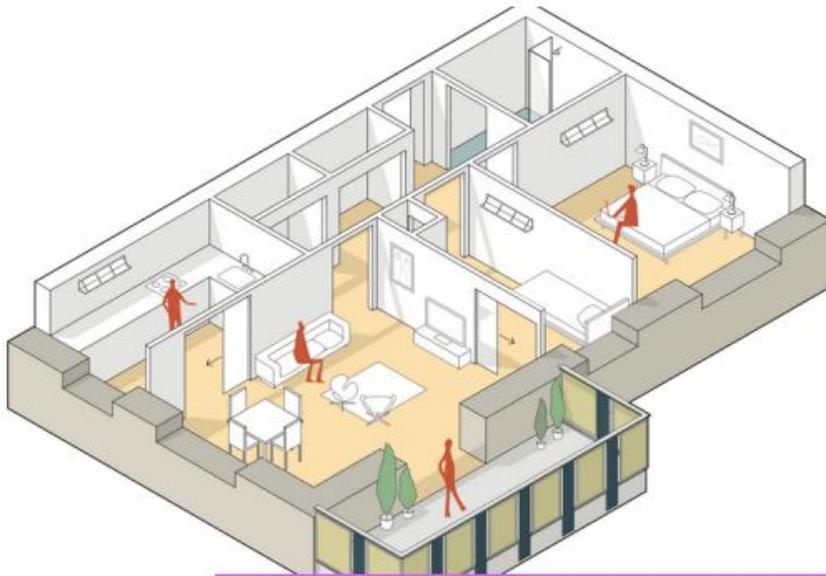
801  
OLD  
KENT  
ROAD  
VENUE

# TUSTIN ESTATE – INTERIOR DESIGN WORKSHOP

THURSDAY 22ND SEPTEMBER



3pm -  
7.30pm



JOIN US TO TALK TO THE  
DESIGN TEAM AND THE  
DEVELOPER ABOUT THE  
INTERIOR OF THE NEW  
HOMES



Workshop 1: 3.30pm - 5.00pm  
Workshop 2: 6.00pm - 7.30pm  
Delivery Group meeting on  
design, with presentation and  
material samples

## Queen Elizabeth II

21 April 1926 - 8 September 2022

People across the country and beyond are mourning the passing of Her Majesty Queen Elizabeth II.

Southwark, as a central London borough, has had the great privilege of hosting the Queen and the Royal Family on a number of occasions, not least for her Silver Jubilee celebrations in 1977, and again in 2013 to Southwark Cathedral to view the Jubilee Window, then on to the Shard.

She will be sadly missed by many in the borough and both the Mayor and Leader of Southwark Council have sent messages of condolence to her family.

Southwark is hosting part of the queue for Her Majesty Queen Elizabeth II's Lying-in-State. Mourners from across the UK, Commonwealth and around the world are joining the line which forms on the Albert Embankment, runs along Belvedere Road behind the London Eye, and heads onto the South Bank where it follows the River Thames past the National Theatre, Tate Modern and HMS Belfast through to Southwark Park.

For anyone wishing to pay their respects in that way, a book of condolence is available in a number of places in Southwark:

- **Southwark Cathedral**, London Bridge, SE1 9DA. Come on any day between 8am and 10pm.
- **Southwark Council offices**, 160 Tooley Street, SE1 2QH. Come on any day between 8am and 6pm.
- **Southwark Council offices**, 132 Queen's Road, SE15 2HP. Come on any day between 8am and 6pm.

## Interior Design Workshop

It is getting to the detailed design part for the new homes on the Tustin estate.

This will be done through two workshops at 801 Old Kent Road on Thursday 22 September 2022; one in the afternoon between 3.30pm and 5pm and one in the evening between 6pm and 7.30pm.

This is the exciting part of working with the builders who are building your new homes. Please come along and join in.

More details are on page 2.

## Construction video

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.



## Development agreement update

Southwark Council will now be taking a report to the cabinet meeting on Tuesday 18 October 2022, to agree to enter into the development agreement with Linkcity and approve the cost of the works to build the new homes in Phase 1.

After this, the development agreement will be signed. We had originally intended the report to go cabinet in September, but this minor delay will not impact any of the works starting on site in late September.

## Parking changes

On 8 September 2022 we closed the temporary parking bays outside Heversham House and re-opened the permanent parking bays between the towers. Thank you for your cooperation.

At 8am on Monday 26 September 2022 we will close the Manor Grove car park and an extra part of the car park outside Heversham House.

At the same time we will start the hoarding around around Ullswater House, Hillbeck Close, the site in front of Heversham House, and the Manor Grove garages.. Manor Grove road will not close until next year. Residents and visitors can continue to park between the towers. Any cars left in the Manor Grove car park or the extra part of the car park at Heversham House after 8am

on 26 September 2022 will be moved by the council to the new parking bays between the towers.

In addition to estate residents, carers of residents and visitors can also park in the new car park. The parking restrictions are unchanged and virtual permits are required. The enforcement times are between 7am and 7pm and if required the council can enforce up to 11pm.

A meeting was held on 25 August 2022 and attached to this letter are the meeting minutes and questions and answers. Later this year, we will open new temporary parking bays behind Bowness House and at Manor Grove. This will be consulted on separately. We are also proposing to restrict disabled bays on the estate so they can be used by estate residents and will provide an update on this in October.

Residents and visitors can park at the Manor Grove car park and extra part of Heversham car park until 26 September 2022.

## New Homes on Tustin

Tenants in Kentmere House, Heversham House and Bowness House are now being visited to register for rehousing so that they will be able to the

rehoused in the new homes that will be built on the Tustin Estate.

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

If tenants or resident leaseholders choose a home in Phases 2, 3 and 4, they will have to move to a temporary new home in Phase 1, which will be chosen from those left over after those who have chosen a permanent home in phase 1.

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

The offer document states:

- Tenants and resident leaseholders will be guaranteed a newly built council home.
- Tenants and resident leaseholders will be pre-allocated a home based on prioritisation of housing need, medical need, how long you have lived on the estate.
- If you are currently on the ground floor, have a garden or both we will work to allocate you a home on a like for like basis meaning if you have a garden we will look to allocate you a home with a garden

## Hillbeck Close re-housing

Phase 1 requires the residents of Hillbeck Close to be rehoused either temporarily or permanently. So far, there are 29 empty properties.

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.

## 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**.

## Southwark Council's Healthy homes handyperson service

The Southwark Council's Healthy homes handyperson service is all about helping people to remain living independently at home and you can benefit from the service if:

- You're aged over 60 or
- Any age with a disability
- And live within the borough of Southwark

Southwark Council's handyperson service is a friendly and professional team of multi skilled trades people who can carry out small repairs and minor adaptations to help you continue to live safely and independently at home. And because our team are employed by the council, you can rest assured that the work will be carried out to a high

standard and you don't need to worry about rogue tradespeople or large bills.

Examples of types of work we can help with are:

- Moving Furniture
- Hanging or taking down curtains
- Putting up curtain rails
- Taping down carpets and electrical leads
- Changing lightbulbs
- Putting up shelves
- Re-glazing small windows
- Small Plumbing repairs
- Bleeding radiators
- Fixing draught excluders
- Minor carpentry work
- Small areas of tiling or grouting
- Grab/hand rails

Examples of types of jobs we can't help with are:

- Unfortunately we can't help with gas servicing decorating or electrical works.
- If you are a Southwark Council resident, we can only help with those small jobs that are NOT included in your tenancy agreement.

How much does the service cost?

- You will need to pay for the materials used
- There is a small hourly charge for labour (the team will advise on costs)
- There are no call out charges or hidden extras

If you have a job that is not listed or you need more information, please ask the team who can provide advice and information or refer you onto someone else who may be able to help.

To find out more information, to make an appointment or to refer someone to us who you think will benefit from our

service call **020 7525 1863** or email **handyperson@southwark.gov.uk**.

## 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**

## 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**.

## 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**.

## 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** 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**



**Murselin Islam**

**murselinislam@hotmail.com**

## Help to cope with rising costs

If you receive a pension you may be entitled to a one-off £324 Cost of Living payment and other help to cope with rising costs – but you must first claim Pension Credit.

Pension Credit is a type of benefit that gives you extra money to help with your living costs. If you are over State Pension age and are on a low income,

you might be eligible. Pension Credit is separate to your State Pension.



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Pension Credit tops up your income to:

- £182 per week or £791 per month if you are a single person over State Pension age
- £279 a week or £1,209 per month for a couple over State Pension age

If your income is already higher than this, you might still be eligible for Pension Credit if you get benefits such as Attendance Allowance or Carers Allowance.

It is important to claim Pension Credit to get other support especially as there are thousands of people in Southwark who are entitled to Pension Credit but are not claiming it. It is important to claim Pension Credit as you can then get extra support with energy bills this autumn and other benefits such as:

- a one-off Cost of Living payment of £324 to help with the cost of living this winter

- a £150 Warm Home Discount which is usually credited to your energy account by your energy supplier in March
- free NHS prescriptions, dental treatment and sight tests. You can also claim help towards the cost of glasses and transport to hospital
- a Cold Weather Payment of £25 when the average temperature in your area is 0°C or below for seven days in a row between 1 November and 31 March
- rent/mortgage support
- other financial support for those with disabilities and/or caring responsibilities

You can claim on line, by telephone or by post. More details are on the Government website

**[www.gov.uk/pension-credit](http://www.gov.uk/pension-credit)**

If you would like help with your claim, there are lots of local organisations that can help you. This includes Age UK, Link Age Southwark, Time and Talents and Southwark Pensioners Centre. **Please call 020 7525 5000**

## Join our Digital Champions

Do you have half an hour or an hour free to help someone in your neighbourhood learn how to use the internet? If you do then you could be a Southwark Digital Champion. The revolution in digital technology has meant that some people are 'digitally excluded', unable to access the range of vital services that can be accessed online such as shopping, paying bills or booking GP appointments.



Southwark Council aims to bridge the digital divide by providing support, training plus access to affordable and free internet for residents. Our volunteer champions are crucial to this, providing help to those most in need. You could even be helping people you already know.

And Champions don't need to be computer experts, you just need a basic knowledge of the internet and a desire to help people in your local community. Certificated training is also provided, paid for by the council.

For more information ring our digital inclusion team on **07783 776 066** or you can email the digital inclusion team at **[digital.inclusion@southwark.gov.uk](mailto:digital.inclusion@southwark.gov.uk)**. You can also check out our webpage **[www.southwark.gov.uk/digital-inclusion](http://www.southwark.gov.uk/digital-inclusion)**.

## Cleaner, Greener, Safer



Have you got an idea to make your local area a safer, healthier place to live?

Funding is now available to help make it happen for permanent improvements and physical items. Funding decisions are taken at public meetings of Southwark's five community councils.

Find out more today by going to Southwark's Cleaner Greener Safer applications page at our website **[www.southwark.gov.uk](http://www.southwark.gov.uk)**.

## Adult Learning

Looking for something new this autumn? Southwark Council's adult learning classes begin next week. Enrol in courses to improve your wellbeing, bring out your creative talents or enhance our personal and professional development

As well as courses in English and maths, we've ballet, tap dancing, pilates, zumba, pottery, sewing, creative writing, upholstery and much more.



Find out more today by going to Southwark's Adult Learning page at our website **[www.southwark.gov.uk](http://www.southwark.gov.uk)**.

## Southwark Wellbeing Hub

The Southwark Wellbeing Hub provides information and support for anyone in Southwark worried about their mental

wellbeing, or that of someone close to them.

It is run by the charity Together for Mental Wellbeing. The Hub's services are free and open to anyone who lives in Southwark, or who is registered with a Southwark GP.



The Southwark Wellbeing Hub works in partnership with Southwark Council's Adult Social Care Mental Health Team. They provide an easy point of access for any person who has care and support needs because of their mental health and any person who cares for someone with mental health needs.

Finding support for your mental health can seem like an overwhelming task. The Southwark Wellbeing Hub is here to help. Call on **020 3751 9684** or email **[southwarkhub@together-uk.org](mailto:southwarkhub@together-uk.org)** today.

## Get your COVID-19 vaccinations

Vaccines are your best protection against COVID-19, and some people need another dose to help keep them safe. Find out more at **[www.southwark.gov.uk/covidvaccine](http://www.southwark.gov.uk/covidvaccine)**

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

Covid rates remain high in Southwark and across London. 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

## OLD KENT ROAD WARD MEETING

**Tuesday 20 September 2022**  
**7 - 8.30pm**

Links Community Centre  
353 Rotherhithe New Rd, London SE16 3HF



Old Kent Road; Peckham; Nunhead & Queens Road; Rye Lane; Peckham Rye

Old Kent Road Ward Meeting

Topic: **The Cost of Living Crisis**

Come along to find out more about local provision(s). An opportunity to speak with your Councillors, council officers and community organisations providing support in and around Old Kent Road Ward.

**Ask questions,  
have your say.**

**East Central**

**Ward Councillors:** Councillor Richard Livingstone, Councillor Michael Situ, Councillor Evelyn Akoto  
**Community Champion:** Councillor Sabina Emmanuel  
Empowering Communities Development Officer: Shireen Raymond  
[Shireen.Raymond@southwark.gov.uk](mailto:Shireen.Raymond@southwark.gov.uk) | 020 7525 3690

 @lb\_southwark  facebook.com/southwarkcouncil



## Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
<b>Thursday</b> <b>22 Sept 2022</b>	<b>Interior Design Workshop</b>	Workshop on the interior design of the new Homes at 801 Old Kent Road between 3.30pm and 5pm.
<b>Thursday</b> <b>22 Sept 2022</b>	<b>Interior Design Workshop</b>	Workshop on the interior design of the new Homes at 801 Old Kent Road between 6pm and 7.30pm.
<b>Thursday</b> <b>22 Sept 2022</b> <b>3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday</b> <b>6 Oct 2022</b> <b>3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday</b> <b>13 Oct 2022</b> <b>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</b> <b>20 Oct 2022</b> <b>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</b> <b>27 Oct 2022</b> <b>3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday</b> <b>3 Nov 2022</b> <b>3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday</b> <b>10 Nov 2022</b> <b>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</b> <b>17 Nov 2022</b> <b>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</b> <b>24 Nov 2022</b> <b>3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday</b> <b>1 Dec 2022</b> <b>3pm to 7pm</b>	<b>Tustin Drop-in</b>	This will be held at 801 Old Kent Road, between 3pm and 7pm.
<b>Thursday</b> <b>8 Dec 2022</b> <b>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> .