

Appendix 1

Tustin Test of Opinion – Open Question Comments

Ambleside Point

- I feel option 4 is what the estate needs to accommodate all its residents comfortably and make it a more welcoming place generally. Also it provides new homes for everyone that are struggling on the bidding system.
- The current stock is in a sad state, only demolishing and rebuilding will be best.
- Those flats are a disgrace to look at, pull them down and rebuild.
- Option 4 will improve the whole estate and make it a great place to live and improve the whole area.
- Option 4 is what is best for everyone on the estate.
- We do not want our social housing to move to the private sector.
- I have chosen option 4 because I think it would be nice to give the estate a fresh start as I believe it is, at this point, beyond repair.
- Building additional homes will be too crowded.
- I don't want to sit on my balcony and look into somebody's bedroom.
- To keep the balcony sight view of the residents from the towers.
- Option 4 finds a good balance to improve and modernise the area.
- Option 1 is better for the environment and will also allow more green space, an undervalued resource. I'm disappointed that there is not an option promoting green space, better for people physically and mentally.
- We need more homes to house the growing population in Southwark. Option 1 will make available more homes for families like mine who needs 3 bedrooms now.
- Tenants pay rent and deserve new homes. Children should not feel that their parents live in low income, unfinished and poor housing. Get new houses, a park for families and a barbecue area.
- Option 4 because I want a new home.
- The low rise flats look decrepit and old, the estate needs rebuilding and it will generate new people and businesses in the area.

Bowness House

- Demolition is the best money saving option long term.
- Option 4 is the most suitable as a home owner
- Community needs modernisation and updates to bring the living standard up to date
- I love my flat, I never thought demolition would be the best option for me but sadly it seems to make the most financial sense. Option 1 is highly expensive but options 2 & 3 are even more than that and would be the worst possible overcome for me.
- I don't want Manor Grove to be demolished against the wishes of the residents there but I do want the rest of the estate to be demolished and rebuilt.
- I do not feel safe and different people entering the building that has door entry, bad smells and drugs being traded.

- I live in Bowness House. My house has structural problems and refurbishment will not be value adding long term. Its cost saving to demolish and rebuild.
- New build, safer open space, better security, parking. Better visually and living conditions.
- Changes need to be made in this area, tenants need up to date homes/bathrooms/kitchens.
- Option 4 will give the area a new look and still remain a good community for old or new residents.
- I have ranked option 4 as favourite because they benefit me, new homes, better condition.
- We have lived on the estate for over 30 years. We are getting too old for a big upheaval in our lives.
- The children need a new school and the hostel & bedsits need to be replaced.
- The building is very old and weak and also infected with rats and other pesticides. There are so many problems in individual flats such as mould, leakages and many more.
- Option 4 because our flat is run down beyond repair at this point. We're constantly calling to repair something. Enough is enough.
- Dirty environment, noise and air pollution, old and dilapidated facilities
- This block is currently unsustainable in its current form and I think that option 5 gives the estate the best opportunity to regenerate the estate to an excellent standard.

Grasmere Point

- I am concerned that the new tower block, 21 floors, is taller than the current blocks, 19 floors, and I will petition that this gets reduced in line with the other blocks.
- I just don't understand why the high rise blocks like Grasmere Point have not been demolished to build new homes.
- Too much hassle for residents living there.
- Option 4: Provides complete regeneration. It provides more homes than other options. It will be done step by step and I like the idea of building new school and dedicated sheltered housing for elderly. It provides best value; supports and rejuvenates our community and the environment
- Too many people in high rise smoking weed, urinate in lift.
- Sick of you taking homes.
- More space for family, they are overcrowded in the flat.
- Option 4 is best option to provide more council properties (homes) especially for the over 55's.
- Option 4 is best for the future.
- New homes, cheaper to run, more energy efficient, greener.
- Option 4 is the solution best suited to delivering decent homes and sorting out the social and environmental issues for Tustin residents, long overdue.

Heversham House

- Currently in a studio flat, in need of two bedrooms.
- Option 4 is my favourite option as Tustin Estate requires a lot of work as it has a long list of faults which can't simply be fixed with refurbishments. Demolition and rebuilding is the best and only option most suitable.

- I don't want Heversham House to be demolished.
- Options are not really fit for us. We have to pay a mortgage and we are over 50. We have worked and lived in the SE15 area for over 20 years. We cannot afford to pay £100,000. I feel like these options are destroying our lives and the communities in such a difficult time.
- Whilst the design of the estate is well thought out, the fabric and condition of the homes are in very poor condition and out of date.
- I wish for as little change as possible to our daily life.
- I don't want to live on a building site.
- As a leaseholder, the options (option 4 favourite) I have chosen seems like the best options without having to pay towards new flats/works which I will not benefit from. These costs will be quite substantial and I will not be receiving anything from it. I would like the estate to be regenerated as it's quite run down and dirty.
- I do not have savings/money to afford to pay such a big amount. These options are not fair for us. I'm over 55 and unwell with diabetes. I have lived in Southwark for 20 years and these options are destroying my life. It's an advantage for developer to make money from new homes.
- Option 4 will make the estate safer and clean.
- I do not want my house to be knocked down, I would like to see an improvement and for the block to be looked after better.
- The buildings are falling apart. They are not maintained, they are filthy, old and unsafe to live in. Please move us out of these death traps!! There is mould in the rooms/bathrooms. There are cracks in our flat, you can't keep plastering.
- Option 4 because Heversham House is really badly designed and falling to bits, can't even do up our house as walls so bad.
- The property needs more than a face lift, the area is being built up and these homes are not, which they need to be. The estate smells, a lot of faults to the homes, leaks, pest problems and more. Currently not environmentally friendly.
- I want to carry on living in this place but I need the bathroom and kitchen to be refurbished.
- The estate needs a new development in the community and my flat is too small for kids. There are too many cracks in the flat. When you try taking the wallpaper off some of the wall is falling off even in the bathroom and kitchen.
- Everything in our maisonette is what we have put in ourselves over the last 52 years. No confidence in the council/government as to our future on this estate. As a 76 year old, I feel the parties mentioned give no consideration to people our age. Obviously worried, love our maisonette.
- Change is inevitable. New flats will be of a higher standard adhering to most recent guidelines.
- These buildings are no longer fit for purpose - living and raising family.
- The houses are in very poor condition. There are ants and mice infesting the house. Some people do a wee in the lift.
- New homes and refurbish existing homes.
- As an 83 year old and a tenant for 52 years, in all that time (other than new windows), we have never had any council improvements. Everything in our maisonette we have carried out ourselves and it is lovely. Also worried as we feel this council/government gives no consideration to people our age.

- Option 4 is my favourite because the layout makes the estate feel open and safe. Option 3 is my least favourite option because it didn't improve the old layout and address some of the problems we are currently have.
- Option 4 is the best option for 211 low rise to have new homes, 2nd better for open spaces for everyone.
- The buildings are not fit for purpose.
- I believe it is better to demolish and rebuild our homes as these have existed for years and are completely old and out of date. It would be nice to have a newly refurbished environment/building.
- The houses are in very poor condition. There are ants and mice infesting the house. The neighbours are noisy and are smoking around the front of my house.
- I think Option 5 will suit all properties and people in question.
- I don't even want to hear refurbishing or maintaining after what I've been through in my flat with leaking.
- The estate deserves more than a refurbishment. A complete demolition in this area will completely change the behaviour in this community. The building is falling apart, there is anti-social behaviour, and there are rodents, disgusting smells around most block entrances. We deserve a change in this low rise estate.
- Option 2 meets the needs of my family and I.
- The school should be updated no matter what the options.
- These buildings have been here for a long time, and is damaged, leaking and damp rooms, rats, damp buildings, things falling apart etc.
- I feel as though improvements to the homes are needed. A new kitchen, bathroom would help a lot. Other improvements could be needed also but it isn't enough to need to knock down estates.
- All flats are very old, over 50 years old.
- The maisonette, Heversham House, is not a conducive environment to live in, in terms of mice and leaking. There is no space for storage and the communal area is in a deplorable state.
- I have witnessed refurbishment and do not think it offers much better living standards for tenants! A new home gives a feeling of 'Worthiness'!
- I have lived on the estate for many years and believe the estate will benefit from new homes as these buildings are falling apart.
- A new build community will improve the vast majority of residents overall life and welfare.
- I think the whole building and area is now outdated, needs a change.

Hillbeck Close

- Option 4 is the best option for me as a private resident.
- Full regeneration will bring more interest, opportunities, diversity and improved economy to the area.
- The estate is in much need of a facelift, housing stock very old and costly to maintain.
- Hillbeck Close is completely run down. I am constantly removing mould off the walls and constantly dealing with pests. A new home and green area is needed.
- I believe most buildings are in need of a serious rebuild to meet modern standards.

- The estate has a lot of land with less buildings and its very old, it needs to be demolished and to rebuild in order to fit the need of homelessness.
- Of the options offered, option 4 appears to be the best result in my eyes.
- Option 4 will make the estate safer and clean.
- Option 2 is conducive positively in keeping with the needs or preferences of long term residents and promotes growth of small business and welcomes new people to the area.
- The estate is in desperate need of an overhaul. It is currently very difficult to maintain in its aged state and I have noticed a dwindling care to the estate in general amongst the residents (people littering more than usual and just a general disrespect of the area so I believe options 1 and 2 will only exacerbate this issue) so a fresh start will be necessary in incentivising people to take better care of this community.
- The houses are small, the land has been wasted so they need to build modern houses which can accommodate more people in the area. The houses are old with a lot of holes which contain insects, mice and other creatures.

Kentmere House

- Do not want my flat demolished. Do not want 8 years of building going on. Do not want Manor Grove or school demolished
- Concerned about duration of rebuild and uncertainty of coming back without suitable housing.
- I have been here 33 years, it is convenient and near the shops. I am disabled and I do not want to move, it is too much upheaval for me. I am used to the surroundings and it is quiet round here.
- Option 4 is best suited to my needs.
- Too many issues for maintaining plus the homes in Kentmere House are too small for families.
- The estate is old and outdated. It needs to be modernized, it is currently very costly to maintain.
- My living conditions are really poor, especially being next to the bins. Kentmere House has to go.
- I don't want to move from my home.
- I have ranked the options in this way (option 4 favourite) because of my personal preferences, also taking into account my personal situation and health circumstances.

Manor Grove

- I think that the estate needs refurbishment as it is in poor conditions and many council tenants live in terrible conditions. I would have voted for option 5 if I had a guarantee that the estate would improve. Unfortunately, all options see an increment in houses and in overcrowding on the estate. Traffic is bad as it is, transport is already lacking, and parking spaces are rare. Furthermore, it is obvious from the current state of the estate, that the council is unable to maintain an estate of the current size. By enlarging it, we will have to endure a worse environment as it is clear that the council is unable to cope with the enlargement. Refurbishment would have been a great option if it took into account the

interests of the tenants. Unfortunately, it only takes into account the interests of a council that is absent and does not supply to the needs of its own tenants.

- Tustin Estate has had its life now, time for new builds. Due to old plumbing of pipe work, old electrics, rodents, e.g. mice, rats, ants. Make it more modern in looks, it is after all 2020.
- I've been here for three years, I like the way it is now. I'm not willing to make any changes.
- Option 1 because we are freeholder owners and want to keep our Homes in Manor Grove.
- I don't care about the rest of the estate but I want my house to stay the same.
- The whole estate needs to be pulled down. Too many problems, old plumbing, old electrics and pipework. Mice and rats. People who don't live on the estate use it as a walk way to the many churches and leave rubbish on the estate that I pay for.
- As a freeholder on Manor Grove I support residents in other blocks getting what they need but I will fight any attempt to demolish my home against my will.
- I believe the entire estate should be demolished and replaced with new buildings that meets the 21st century.
- Don't want our home knocked down but do want as many new council homes as possible for those who need them.
- The houses in Manor Grove need refurbishing or knocking down. Quiet environment. Very old buildings and rat infested most times. Moulds and cracks. Old toilet bowls and flushes. Chain flushes in toilets, old model.
- Do not want my house demolished
- We as a family enjoy living in our home and the local area. We don't want the area to get busy which will be inevitable if new homes are built. We would like to maintain the area the way it is and feel very strongly about this. We would also like to keep the green spaces and parking space.
- I have lived here since 1975, the neighbourhood is very good. I would not want to see Manor Grove get demolished, these homes are good and worth saving.
- The estate is run down, there will be a lot of disruption from building works also I don't want to be stuck with being surrounded by temporary accommodation tenants who will not want to invest where they are put and not being compensated if we have to stay.
- It is a very safe estate for me and my family. Since we have been living there we have not experienced any harassment or any problems. I love my house and garden and I love being a freehold property.
- I don't wish for my current house to be demolished. Just refurbished and with minimum new build and disruption taking place
- All the additional council homes should be for council tenants, who else would they be for.
- We as a family enjoy living in our home and the local area. We don't want the area to get busy which will be inevitable if new homes are built. We would like to maintain the area the way it is and feel very strongly about this. We would also like to keep the green spaces and parking space.
- My house has too much damage and needs knocking down to start again.
- Very quiet area, love it. The houses are very old and need either knocking down or refurbishing depending on the funding by the council. So many cracks and mould on the walls, needs immediate attention.

Windermere Point

- The reason is this option 1 is fair to all current tenants.
- Option 5 has the second largest increase in additional homes. It is also the most environmentally friendly and intergenerational.
- There is already demolition and works going on in this estate. I would appreciate it if the council will continue with this work, build the parking space as promised as right now it is not safe for tenants to park their cars. Repaint each flat if possible and finish this work at hand.
- Option 4 is the only one that makes sense
- My husband and I have lived on this estate ever since it was built in the late 60's. We don't like the idea of a tower block (21 floors) higher than Windermere Point, the wide open spaces in front of our tower block is being blocked off
- The existing shops, home and school are very old and outdated. I am also in an overcrowded home and would like the opportunity for a brand new built home. This estate needs to be severely updated to fit the standards and needs for the generations to come. The more new homes the better!
- I have friends in Heversham and their homes are lovely. They have worked hard to keep their homes nice. Now they don't want to move.
- I believe regeneration is required on a large scale. My ranking of options indicates this, though my preference is to maintain certain elements of the layout of the estate environment.
- It will provide a lot more homes, school and over 55 dedicated homes and park.
- Option 1 will mean less disruption to tenants.
- Option 4 will mean more space.
- I think this block is no longer sustainable in its current form. Option 5 is the best option and I think it will give the Council the best opportunity to regenerate the estate to an excellent standard.
- New buildings have more space