



Sceaux Gardens newsletter

30 July 2021

Marie Curie Major Works Update

The works at Marie Curie are now in the detailed design phase. This means we are now looking at how we will carry out the works, including what materials we will use.

Pilot works are currently taking place to a number of void properties within the block. Scaffold to enable works to the window panels have been erected up to the third floor this week, with further investigative works taking place next week. Further inspections and surveys have taken place to the main roof of the block, as well as the flat roof above the TRA Hall.

We will continue with the pilot works, with further updates being provided to the Residents Project Team as part of our regular meetings (further details related to the RPT can be found later in this newsletter). Once all pilot works are complete, we will then be in a position to move into wider resident consultation.

Engie Site Set Up

Residents have raised concerns about the position of the current Engie site compound behind Fontenelle, which has been in place for a number of years. Options will be explored to see if there are any other suitable locations for the compound to be moved to away from Fontenelle. Updates will be provided to residents in the near future.

Sceaux Gardens QHIP Major Works Update

The feasibility report for this scheme is almost complete it just awaits recommendations following the intrusive compartmentation survey, which we carried out in an empty property at Fontenelle a couple of weeks ago. Engie is awaiting the report from their appointed sub-contractor, which will include recommendations for any compartmentation/fire stopping works that were found when the survey was carried out. Once it is received it will go through an agreed review process that includes Engie's own designer/surveyor/Southwark's Fire Safety Team and the appointed consultant from Calfordseaden. The purpose of this review is to agree what works need to be included in the scheme and also give a general overview on how the works will be carried out.

Much like Marie Curie, the council will be looking to hold regular Design Team Meetings, and working alongside the Resident Project Group as we progress through this scheme. Further details as to when these meetings will take place will be circulated to those involved in the coming weeks.

Cezanne House (New Build) Update

Major works to Cezanne House (located on the former Florian shops site) are coming to a close, with Engie carrying out finishing works to address minor snagging items picked up during regular site inspections. These works will ensure that the block is in the condition, and to the high standards, that we would expect. As of this moment, we expect that site works will conclude as of Tuesday 3 August 2021.

We are working behind the scenes to have the property information readily available on the council's in-house services, which will enable us to start moving on to the next step, that being opening properties for rental. This cannot be done until a number of matters are signed off by Building Control, and the council's Planning Division. We will hope to provide updates on this to all residents, and the TRA, in the very near future.

Marie Curie – Oven/Cooker Survey

As you are likely aware by now, we are proposing to remove the gas from Marie Curie as part of the refurbishment works. Those returning who currently have a gas oven and/or hob will be given a replacement electric oven and/or hob when they return.

As part of these works we need to see whether any upgrades are needed to the block's electricity supply to allow only electric appliances to be used. Some

testing has already been undertaken of the current electricity usage in the block, but we need to know how many households currently use gas for cooking as part of this overall assessment, to help progress the detailed design of the scheme.

Over the next week or two you will be contacted by representatives from the project team who will ask you what type of oven/hob you currently use. We thank you in advance for your cooperation in providing this information.

The Marie Curie Resident Project Group

The Marie Curie Resident Project Group meets monthly and oversees the project from a resident perspective working with Southwark Council. The first of these meetings took place on Monday 19 July 2021, and was well attended by residents keen to ask questions related to the ongoing works, as well as provide their views on how any and all decisions will impact them as tenants and homeowners.

It was agreed that we would set up a regular sub-committee that would meet with the project team during the day, to look at design proposals, discuss, and help formulating these key decisions. The sub-committee would then provide feedback to the Resident Project Group outside of the monthly meetings. Dates for this are still to be agreed, it is hoped that options as to when these meetings can take place will be provided to those already involved early next week.

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**

Marie Curie Visit by London Fire Brigade

On Monday 3 August, the London Fire Brigade (LFB) will carry out a joint visit of Marie Curie with representatives from the council's Fire Safety Team. This is a routine visit that is being made at the request of the council and there is no cause for concern with regards to any fire safety issues.

Although the LFB have been kept fully updated on the progress of alarm installations and the role of the waking watch in the block, it is an opportunity for them to view in person and discuss the current arrangements and raise queries or offer additional advice.

PEEPS Update

We previously advised that we were reviewing the number of Personal Emergency Evacuation Plans (PEEP) required for some of the vulnerable residents in Marie Curie. Previously there were four residents that had been identified as requiring a PEEP and therefore would require assistance to evacuate the building if the communal alarm system went off. As part of the review a total of 25 households were identified by the resident services team as requiring an assessment as to

whether a PEEP was required. These were all reviewed by the Fire Safety Team and in total there are now seven residents with PEEPS.

The Waking Watch numbers have been reviewed and it is not currently deemed necessary to increase the number at this time. You will see in another article that we have a joint visit arranged with the London Fire Brigade on Monday 3 August and the PEEPS identification process and the numbers of Waking Watch personnel are something we will discuss with them. If they suggest any amendments/adjustments then we will review this again and will update you all in due course.

Surgeries at Marie Curie

In the past week, we have spoken to 53 residents in the past week. The most common issues officers have been asked to address is related to the bidding process, and how residents can amend applications once they have gone live. We will continue to provide assistance with the bidding process going forward, and ask that you contact us as soon as you are able.

Further open surgeries have been planned to take place at Marie Curie next week. These open forums will allow residents to speak directly to members of the council about the proposed works, their views and any concerns that they may have. We are finding that these are being well attended, with residents being able to

stop by and speak to officers face-to-face.

Surgeries are held regularly at the **Marie Curie TRA Hall**, and take place on **Monday, Wednesday, and Friday** each week, between **10am and 2pm**.

Sceaux Gardens August TRA Meeting

The next Sceaux Gardens TRA Meeting is due to take place on Tuesday 17 August 2021, starting at 7pm

To join the meeting via Zoom, please visit zoom.us/join and use the following details:

Meeting ID: 868 1329 3076

Passcode: 525015

Leaseholder Contact

If you are a leaseholder and are yet to speak to us, please get in touch with us on **020 7732 2886** or **020 7732 2757** or you can also email mariecurie@southwark.gov.uk. We can then discuss with you any issues of concern.

Rehousing Update

All residents in Marie Curie will have to leave their homes while the block is renovated. Residents have the choice to move either permanently or temporarily.

If you choose to move permanently and are registered for re-housing, you should note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to Southwark Council's lettings policies. Marie Curie council tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date.

The available properties will change each week and therefore we encourage households to check www.southwarkhomesearch.org.uk every week to see if there is a property that meets your needs.

73 tenants are now registered for re-housing.

So far, four residents have successfully bid for a new home, which they have viewed and one of them has accepted their new home.

If you need help with bidding or need assistance to register, help is available 24 hours a day on **020 7732 2886** or **020 7732 2757**. The team can also help you to amend your application. This could include updating your medical needs or updating your household members or the inclusion of additional priority stars through paid or voluntary work.

How to bid on Southwark's Homesearch Bidding Website

Accessing the available properties

- Visit www.southwarkhomesearch.org.uk
- Bidding cycle opens from Thursday to Sunday midnight each week
- Login using your bidding number and date of birth (or your own chosen password)
- The website will show available council and housing association properties
- The system will automatically show the eligible properties you can bid for based on your bedroom requirement.
- Place a bid on your chosen property
- Take a note of your queue position but please note this can change before the end of the bidding cycle

Bidding advice and tips

- Check the local area before placing a bid
- Successful applicants are those who bid weekly and are flexible in their property and area of choice.
- Please carefully read the property advert, which will contain information such as location, rent, floor level, parking, etc.
- Have access to your phone the following week so you can be contacted and invited for a viewing if you are first, second or third in line for the property

Prioritisation of households

Households will be prioritised based on the following:

- Priority band
- Number of stars
- Length of time they have been placed in the priority band

Property allocation

- Your final queue position will be confirmed when the bidding cycle closes.
- If the first bidder refuses the property, it will be offered to the second bidder and so on until the property is taken
- If you are invited for a viewing you will need to produce documents to confirm your household and identity

Change of circumstances

- Tell the council about any changes to your situation (for example medical needs, household members, contact details).
- Submit these changes using the following link and upload supporting documents
https://forms.southwark.gov.uk/ShowForm.asp?fm_fid=864

For further guidance you can view a video that Southwark have developed at: <https://vimeo.com/493801078/32870706f2>

Bidding Numbers

Some residents have advised they are having difficulty in placing a bid. One issue we have found is some residents have advised they are unsure of what their bidding number is.

As part of the registration process, residents will receive two numbers relating to their application. Firstly, the application receipt reference number issued at the point of making the application and then the Homesearch bidding number.

The most important number is the bidding number, which allows residents the ability to access the available

properties online. This is a 7 digit number beginning with 3. Example below:

Bidding number example = 3123456

If you do not have your bidding number, you can contact the Marie Curie team 24 hours a day on **020 7732 2886** or **020 7732 2757** and this will be provided.

Roadmap moves to Step 4

England moved into Step 4 of the roadmap from Monday 19 July.

This means from Monday 19 July:

- Capacity restrictions for large events are lifted
- Limits on numbers of guests at life events like weddings is lifted
- Limits on social contacts are lifted
- Remaining businesses can re-open

However is essential that we take these steps carefully and sensibly. It is expected and recommended people continue to wear face coverings in crowded places. You must still continue to self isolate if you are told to do so by NHS Test & Trace. Consider limiting close contact with people you do not live with.

If you plan to travel do so safely and plan ahead. You should continue to wear a mask (unless exempt), wash hands and maintain social distancing when out in public.



To see how this will impact council services please go to www.southwark.gov.uk/roadmap for more information.

For more information on the current guidance see the government website at www.gov.uk/coronavirus

Help us Keep Southwark Safe

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 have had a positive test or if you are 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

Keep testing

One in three people could be carrying the COVID-19 virus without showing any symptoms. As part of coming out of lockdown safely everyone should be getting tested regularly – even if they don't have symptoms. Home tests are now available for FREE to every household in the UK.

There are a number of ways you can get a test:

- There are now 45 community pharmacies in Southwark offering home test collection, including 10 who offer assisted testing. The map below shows all the current provision: <https://maps.test-and-trace.nhs.uk/>
- Tests can also be collected from 9 Southwark libraries – you can find the list at www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-

test-if-you-don-t-have-symptoms/community-collect

- Home delivery is available for home testing – to apply go to www.gov.uk/order-coronavirus-rapid-lateral-flow-tests
- There are two mass testing sites at London Bridge and Peckham
 - London Bridge Station, St Thomas Street Exit, SE1 9QU
 - 21-23 Bournemouth Road, Peckham, London, SE15 4UJ

Tests can also be booked at

www.southwark.gov.uk/health-and-wellbeing/coronavirus/get-a-free-covid-19-test/book-a-test-if-you-don-t-have-symptoms/mass-testing

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** today.

We have also received some questions from leaseholders which we will be responding to next week.

Mail Order Deliveries – Keeping Corridors Clear

Please remember that corridors must be kept clear at all times. If you are shopping online you should ensure that there is someone at home to take in your parcels as they can't be left on the communal landings.

Resident Services Officer for Marie Curie

Sonia Forrest is the Resident Services Officer for Marie Curie. You can contact Sonia on **07946 369 599** and her email address is

Sonia.forrest@southwark.gov.uk.

You can also contact the Resident Services team who are available 24 hours, 7 days a week on **020 7732 2886** or **020 7732 2757**. You can also email them on **mariecurie@southwark.gov.uk**

Marie Curie Webpage

Everything we have issued to residents, including these newsletters and information to tenants and information to tenants, are uploaded to our website at **www.southwark.gov.uk/MarieCurie**

Repairs

All repairs for Marie Curie should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**

Fire Safety Team

If you wish to contact the Fire Safety Team for information on fire safety relating to your block you can contact them via **FRA@southwark.gov.uk**

The Independent Tenant and Homeowner Advisor

Neal Purvis and Lee Page from Open Communities are the Independent Tenant and Leaseholder Advisors for the works on Sceaux Gardens Estate, including Marie Curie.



Neal Purvis

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leepage002@gmail.com

You can contact Neal and Lee, or the rest of the Open Communities team, on **0800 073 1051**.

The Marie Curie/Sceaux Gardens Works Team



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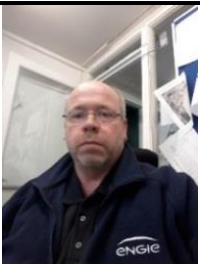
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