



Marie Curie newsletter – Cezanne special

25 August 2021

New Homes at Cezanne

From tomorrow, Thursday 26 August 2021, Marie Curie tenants will be able to bid for the new homes on Sceaux Gardens Estate. The online bidding cycle will run from Thursday 26 August until 11.59pm on Sunday 29 August.

There are 28 new homes at Cezanne: 8 one bedroom homes; 14 two bedroom homes; and 6 three bedroom homes. Priority will be for existing Marie Curie residents. The three homes that have been built for wheelchair users, will only be available for those who require an adapted home.

When it comes to bidding for the homes, you will not have to bid on individual homes, but on the bedroom size you need. For example, if you want a three bedroom home you will simply bid for a three bedroom home at Cezanne. Whoever bids first will then pick which home they want. Whoever bids second will then pick from the remaining homes, etc.

Tenants from Marie Curie have priority for these new homes and they will be allocated based on the following criteria, in accordance with the council's Allocations Policy:

1. Priority band

2. Additional priority stars (paid employment, voluntary work, severe medical need)
3. Application registration date.

The ground floor homes all have a patio area, and the flats on the first to fourth floors will all have private balconies.

The three ground floor adapted flats for wheelchair users (Flats 1, 2 & 4) consist of vinyl throughout and carpeted bedrooms.

The other 25 flats are carpeted throughout (vinyl in the kitchen and bathroom).

All bathrooms are combined (bath, basin and toilet) other than the three adapted flats for wheelchair users that consist of walk in showers, basin and toilet. Please note Flat 4 has two shower rooms.

Some of the flats have an open plan living room and kitchen. These are flats 1,2,3,4,5,10,11,16,17,22,23,28.

Those flats that have a kitchen that is separate from the living room are flats 6,7,8,9,12,13,14,15,18,19,20,21,24,25,26, and 27.

The details including rent of each property are on page 5 of the plans for all the flats are on page 6 onwards of this newsletter.

If you are interested in these new homes, you need to make sure your Homesearch application is active for bidding.

Please note the Marie Curie team is available for residents to contact on **020 7732 2886** or **020 7732 2757** for help understanding the bidding process and activation of your bidding application. Additionally, the team can help tenants who need help to bid for these homes.

Getting ready for a viewing

If you are offered a property, you will need to check that your furniture and other items fit. So, before you go and view measure up your cooker, fridge, washing machine and other important items, and take a tape measure with you to check that they fit.

Heating

The new homes will all be connected to a communal heating system.

The heating system at is based on a Combined Heating and Power (CHP) system served by an energy centre on the ground floor of the Lakanal and feeds into a Heat Interface Unit (HIU) located in each flat. All the HIUs all have smart meters attached to them so that you can be accurately charged for the heating and hot water that you use, separate from the rent.

The meters are smart meters and will be supplied by a company called Switch2. They measure use by the day and you can pay for the heating and hot water as well as the daily standing charge in three ways. These are:

- Regular top-up – You can arrange for payments to be taken from your bank account on a set date, either weekly or monthly.
- Auto top-up – You can set up payments to be taken from your bank account automatically, when it reaches a set amount of your choosing.
- Pay as you go – This is like having a key meter but there is no key. You simply have a card and you can top up your account by paying on line through an app or an online account, paying by phone, or by popping into a shop there you see a Pay Point sign.

You will have an emergency fund on the meter so that your account can go into £10 in debit.

Water Meters

By law, all new homes must have water meters fitted, so that water is charged for by how much you use, instead of a flat rate. Households with fewer people will generally pay a bit less than usual, and larger households generally a bit more.

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/howForm.asp?fm_fid=864

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

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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Lee Page

leepage002@gmail.com

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

Cezanne Available Homes

Flat Number	Size	Floor	Weekly Rent	Weekly Service Charge
1	Two Bed	Ground Floor	£137.96	£9.01
2	Two Bed	Ground Floor	£137.96	£9.01
3	Two Bed	Ground Floor	£132.42	£9.01
4	Three Bed	Ground Floor	£146.76	£9.01
5	One Bed	1 st Floor	£114.17	£9.67
6	Three Bed	1 st Floor	£145.10	£9.67
7	Two Bed	1 st Floor	£132.42	£9.67
8	Two Bed	1 st Floor	£132.42	£9.67
9	Three Bed	1 st Floor	£145.10	£9.67
10	One Bed	1 st Floor	£114.17	£9.67
11	One Bed	2 nd Floor	£114.17	£9.67
12	Three Bed	2 nd Floor	£146.21	£9.67
13	Two Bed	2 nd Floor	£132.97	£9.67
14	Two Bed	2 nd Floor	£132.97	£9.67
15	Three Bed	2 nd Floor	£146.21	£9.67
16	One Bed	2 nd Floor	£114.72	£9.67
17	One Bed	3 rd Floor	£114.72	£9.67
18	Two Bed	3 rd Floor	£139.63	£9.67
19	Two Bed	3 rd Floor	£133.52	£9.67
20	Two Bed	3 rd Floor	£133.52	£9.67
21	Three Bed	3 rd Floor	£146.76	£9.67
22	One Bed	3 rd Floor	£115.29	£9.67
23	One Bed	4 th Floor	£115.29	£9.67
24	Two Bed	4 th Floor	£140.18	£9.67
25	Two Bed	4 th Floor	£134.64	£9.67
26	Two Bed	4 th Floor	£134.64	£9.67
27	Three Bed	4 th Floor	£140.18	£9.67
28	One Bed	4 th Floor	£115.29	£9.67

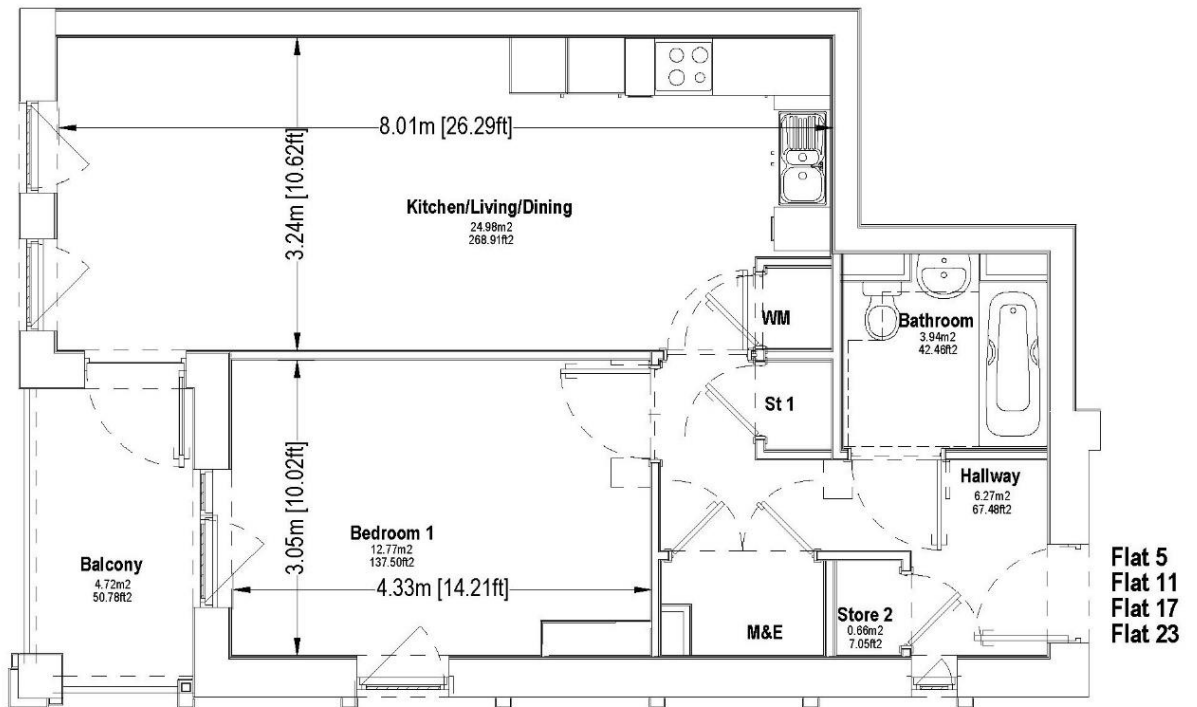
One Bedroomed Flat Layouts

Flats 5, 11, 17 and 23

Combined Living Room/Kitchen – 24.9 square metres / 268.9 square feet

Bedroom – 12.77 square metres / 137.5 square feet

Bathroom/ WC – 3.94 square metres / 42.46 square feet



FLOOR PLAN - FLATS 5, 11, 17 and 23

Scale 1:50 @ A3



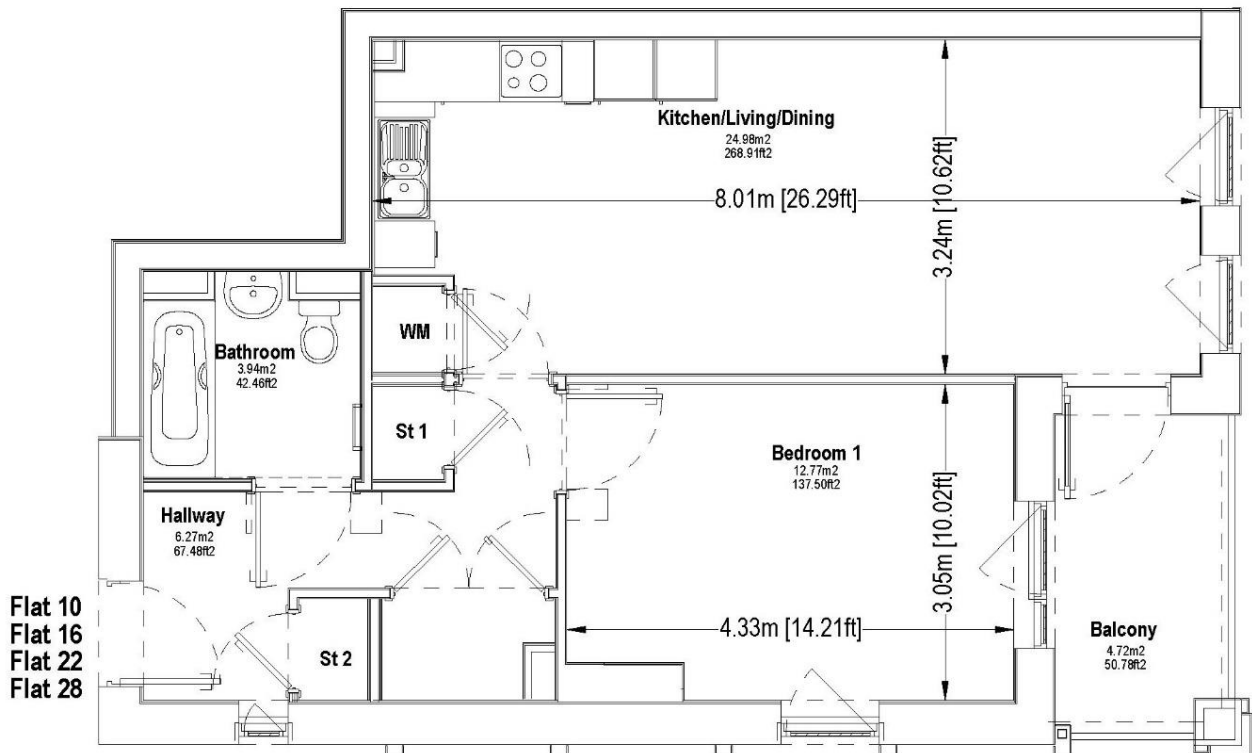
One Bedroomed Flat Layouts

Flats 10, 16, 22 and 28

Combined Living Room/Kitchen – 24.9 square metres / 268.9 square feet

Bedroom – 12.77 square metres / 137.5 square feet

Bathroom/ WC – 3.94 square metres / 42.46 square feet



FLOOR PLAN - FLATS 10, 16, 22 and 28

Scale 1:50 @ A3



Two bedroomed Flat Layouts

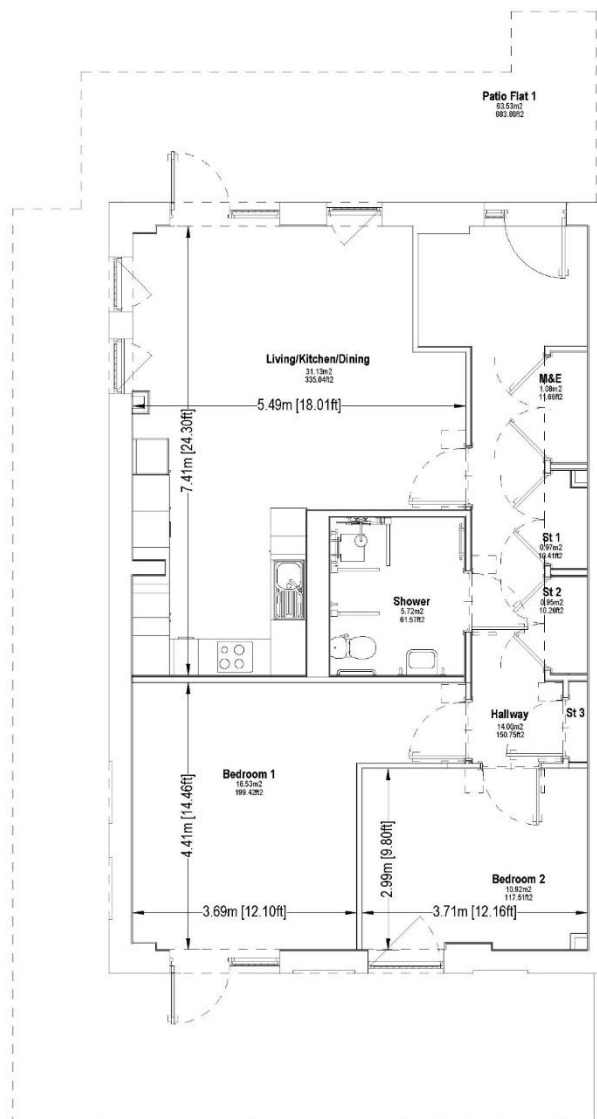
Flat 1 - Wheelchair Accessible

Combined Living Room/Kitchen – 31.3 square metres / 335.04 square feet

Bedroom – 18.55 square metres / 199.42 square feet

Bedroom – 10.92 square metres / 117.5 square feet

Shower room/ WC – 5.72 square metres / 61.57 square feet



FLOOR PLAN - FLAT 1

Scale 1:50 @ A3



Two bedroomed Flat Layouts

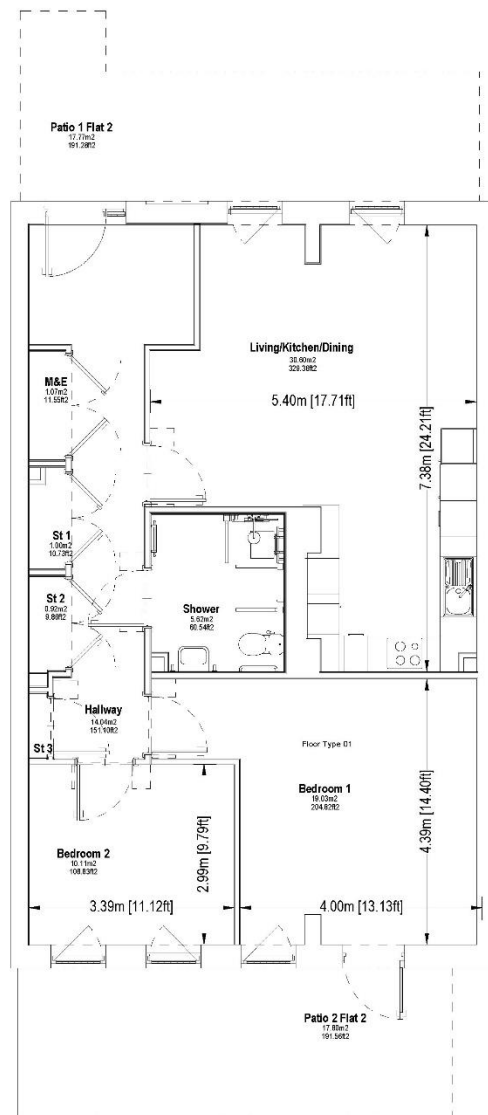
Flat 2 - Wheelchair Accessible

Combined Living Room/Kitchen – 30.6 square metres / 329.36 square feet

Bedroom – 19.03 square metres / 204.82 square feet

Bedroom – 10.11 square metres / 108.83 square feet

Shower room/ WC – 5.62 square metres / 60.54 square feet



FLOOR PLAN - FLAT 2
Scale 1:50 @ A3



Two bedroomed Flat Layouts

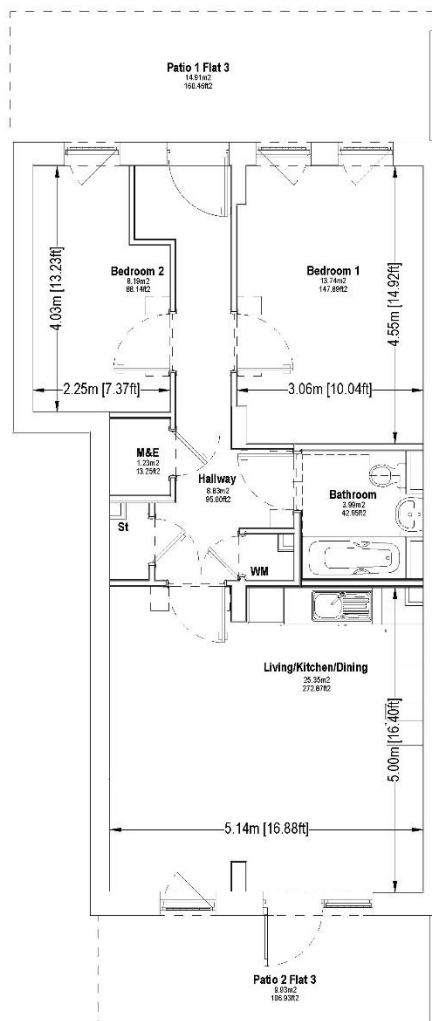
Flat 3

Combined Living Room/Kitchen – 25.32 square metres / 272.87 square feet

Bedroom – 13.74 square metres / 147.89 square feet

Bedroom – 8.19 square metres / 88.14 square feet

Shower room/ WC – 3.99 square metres / 42.95 square feet



FLOOR PLAN - FLAT 3

Scale 1:50 @ A3



Two bedroomed Flat Layouts

Flats 7, 13, 19 and 25

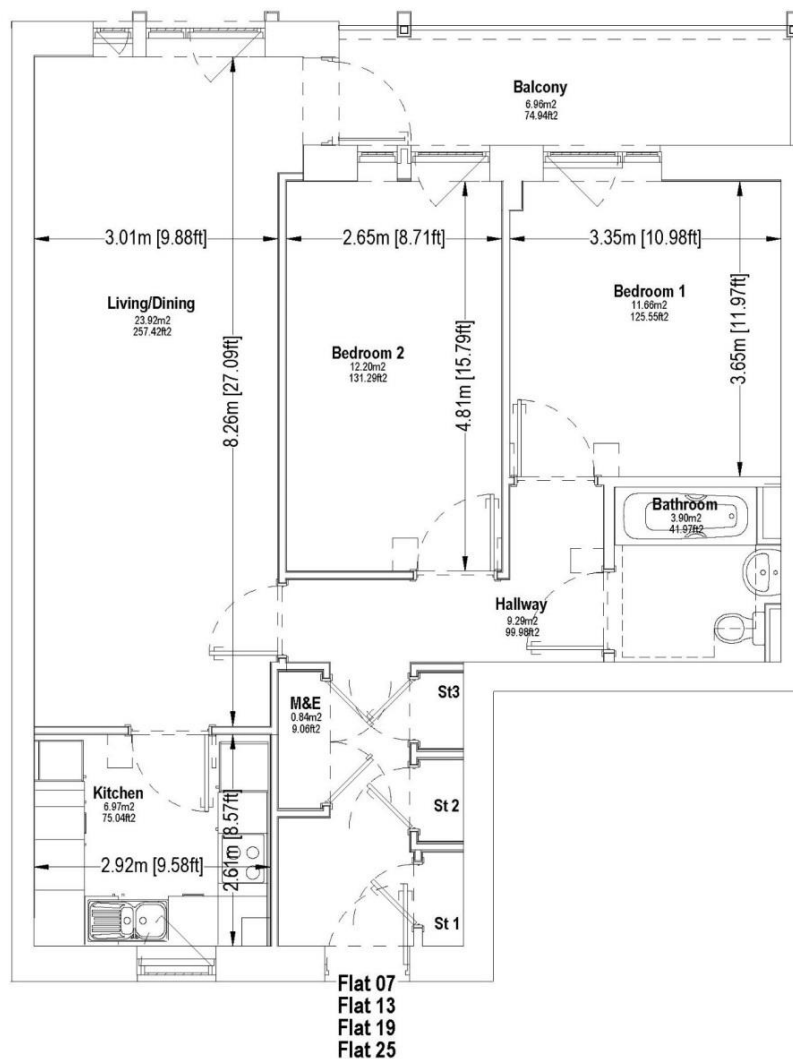
Living Room – 23.92 square metres / 257.42 square feet

Kitchen – 6.97 square metres / 75.04 square feet

Bedroom – 12.2 square metres / 131.92 square feet

Bedroom – 11.66 square metres / 125.55 square feet

Bathroom/ WC – 3.9 square metres / 41.97 square feet



FLOOR PLAN - FLATS 7, 13, 19 and 25

Scale 1:50 @ A3



Two bedroomed Flat Layouts

Flats 8, 14, 20 and 26

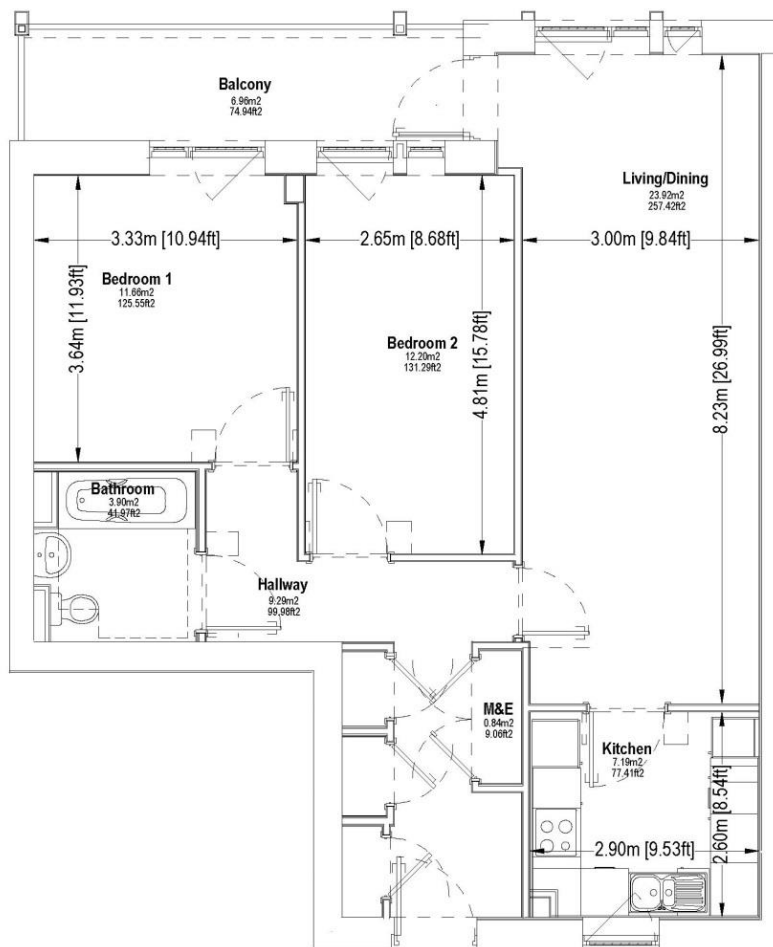
Living Room – 23.92 square metres / 257.42 square feet

Kitchen – 7.91 square metres / 77.41 square feet

Bedroom – 11.66 square metres / 125.55 square feet

Bedroom – 12.2 square metres / 131.29 square feet

Bathroom/ WC – 3.9 square metres / 41.97 square feet



Flat 08
Flat 14
Flat 20
Flat 26

FLOOR PLAN - FLAT 8, 14, 20 and 26

Scale 1:50 @ A3



Two bedroomed Flat Layouts

Flats 18 and 24

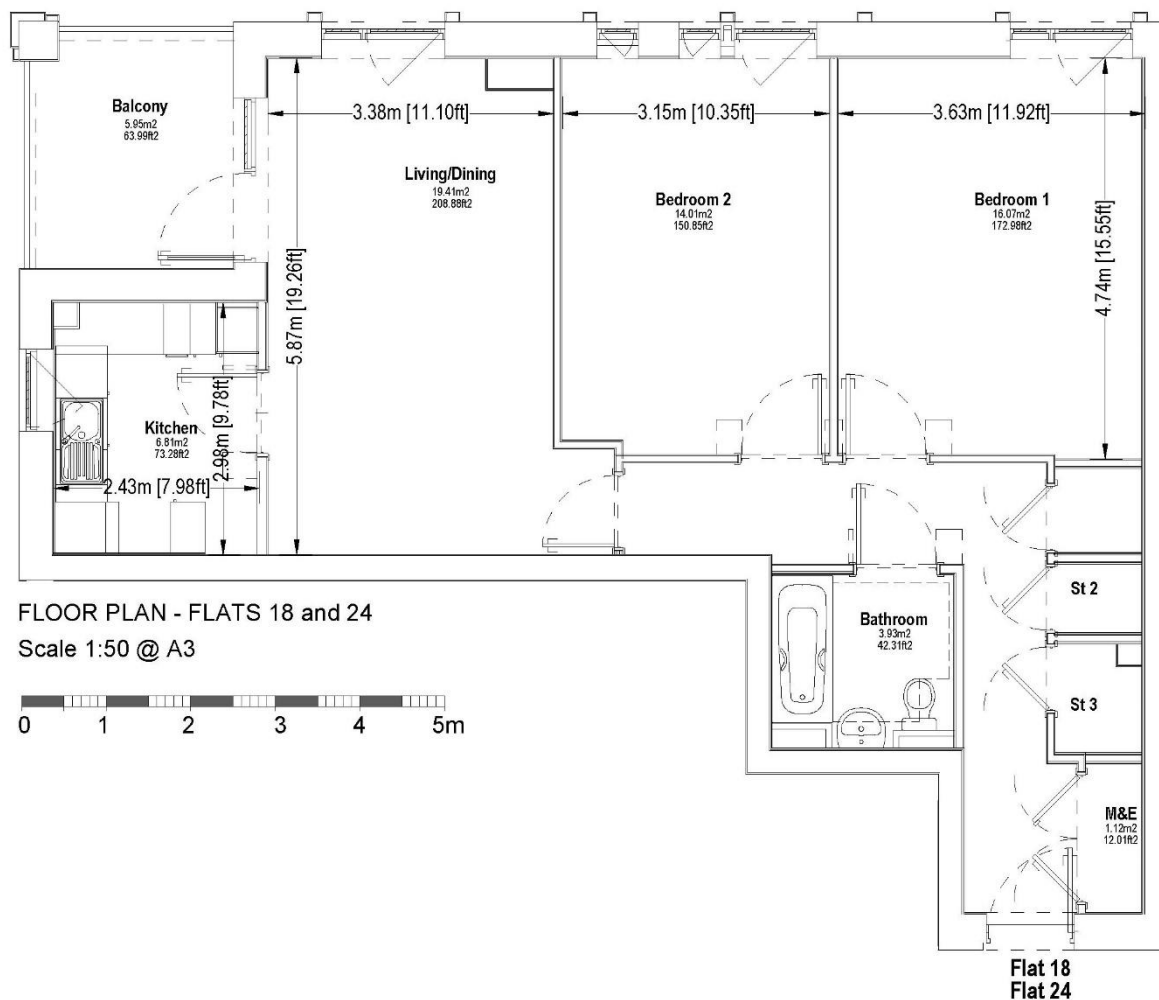
Living Room – 19.41 square metres / 208.88 square feet

Kitchen – 6.81 square metres / 73.28 square feet

Bedroom – 14.01 square metres / 150.85 square feet

Bedroom – 16.07 square metres / 172.98 square feet

Bathroom/ WC – 3.93 square metres / 42.3 square feet



Two bedroomed Flat Layouts

Flat 27

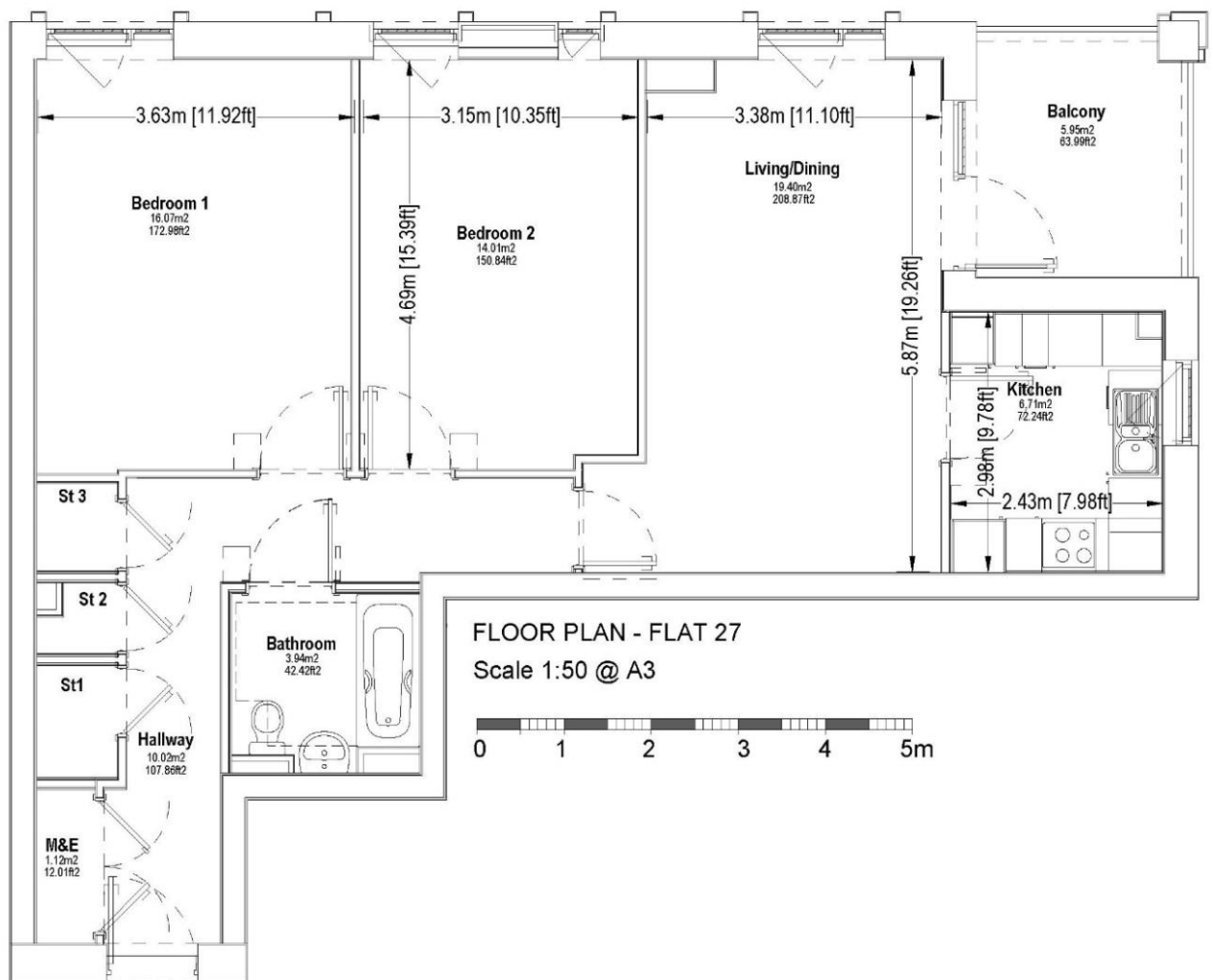
Living Room – 19.4 square metres / 208.87 square feet

Kitchen – 6.71 square metres / 72.24 square feet

Bedroom – 14.01 square metres / 150.85 square feet

Bedroom – 16.07 square metres / 172.98 square feet

Bathroom/ WC – 3.94 square metres / 42.42 square feet



Flat 27

Three bedroomed Flat Layouts

Flat 4 - Wheelchair Accessible

Living Room – 16.10 square metres / 173.26 square feet

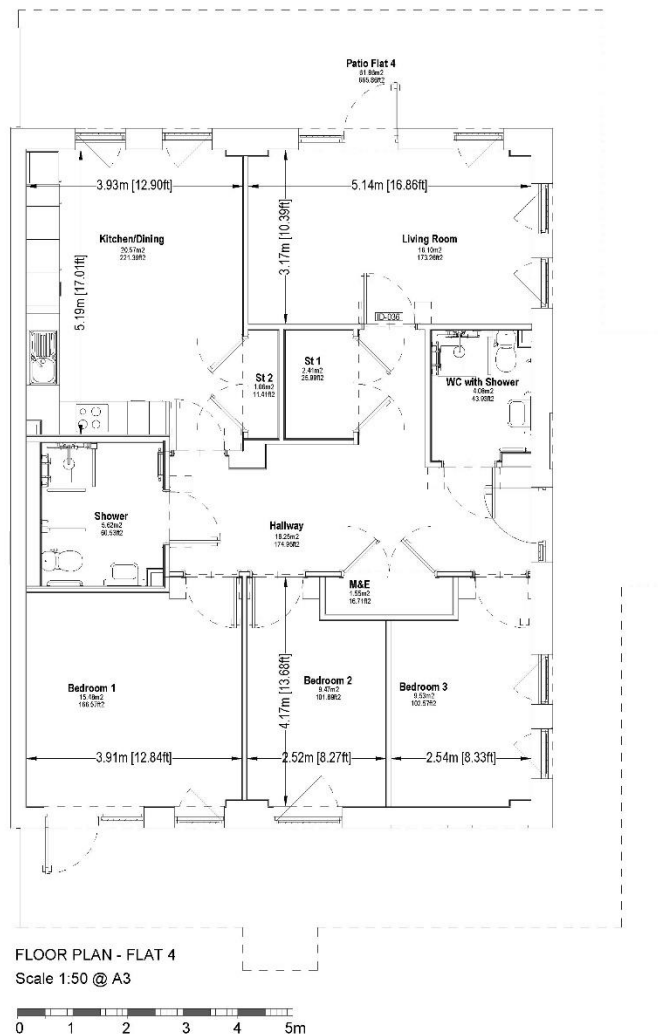
Kitchen – 20.57 square metres / 221.36 square feet

Bedroom – 15.48 square metres / 166.57 square feet

Bedroom – 9.47 square metres / 101.89 square feet

Bedroom – 9.53 square metres / 102.57 square feet

Shower room/ WC – 5.62 square metres / 60.53 square feet



Three bedroomed Flat Layouts

Flats 6 and 12

Living Room – 19.4 square metres / 208.86 square feet

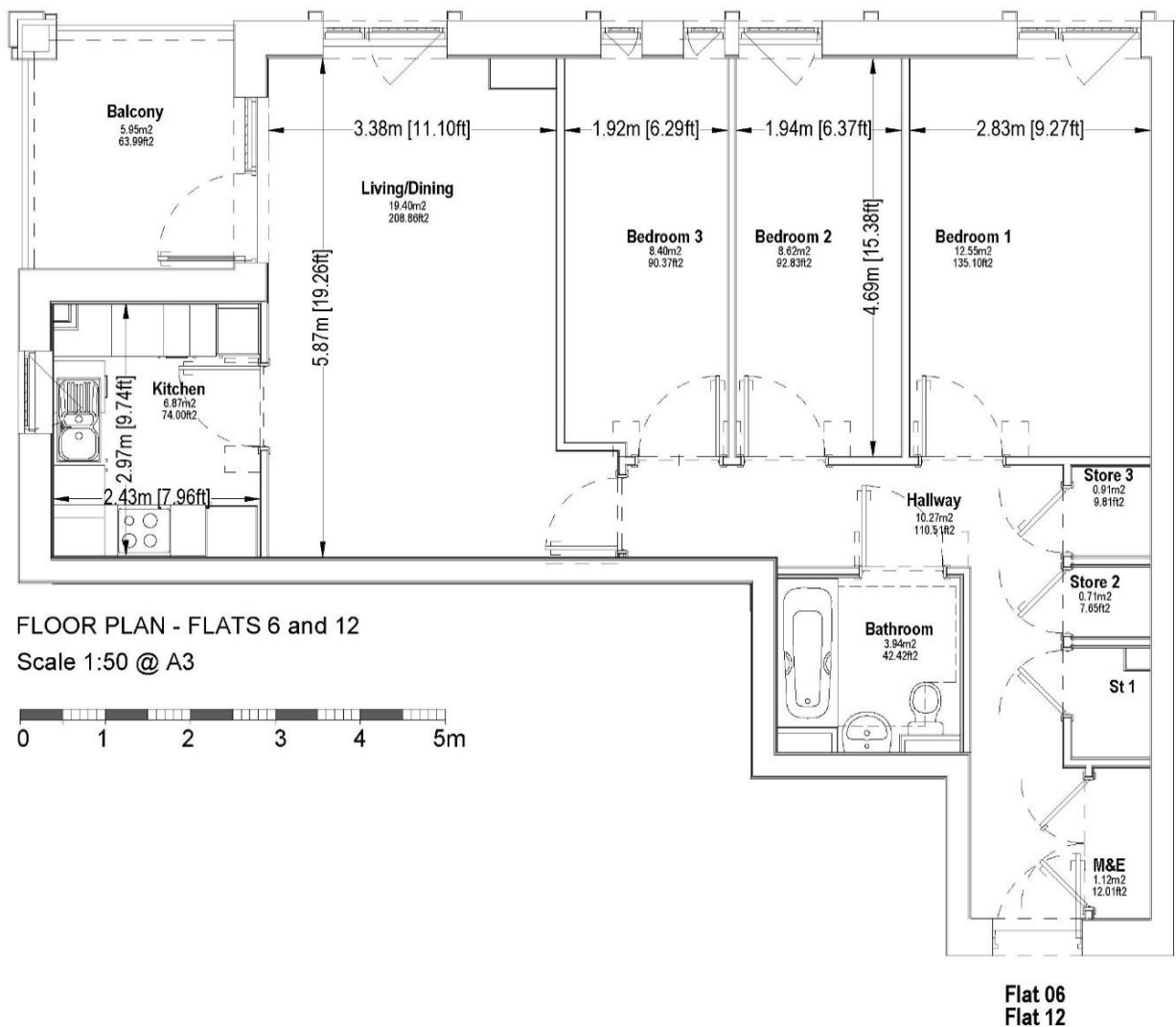
Kitchen – 6.87 square metres / 74 square feet

Bedroom – 12.55 square metres / 135.1 square feet

Bedroom – 8.62 square metres / 92.83 square feet

Bedroom – 8.40 square metres / 90.37 square feet

Bathroom/ WC – 3.94 square metres / 42.42 square feet



Three bedroomed Flat Layouts

Flats 9, 15 and 21

Living Room – 19.04 square metres / 208.87 square feet

Kitchen – 6.71 square metres / 72.24 square feet

Bedroom – 12.69 square metres / 136.58 square feet

Bedroom – 8.72 square metres / 93.85 square feet

Bedroom – 8.45 square metres / 90.99 square feet

Bathroom/ WC – 3.94 square metres / 42.42 square feet

