



Marie Curie newsletter

23 July 2021

Major Works Update

The council's project team for Marie Curie, which includes council officers, contractors and consultants, met with the Resident Project Team on Monday 19 July. At the meeting, the council gave an update on the current position and discussed residents' issues. A further Resident Project Group meeting is arranged for 24 August 2021.

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 for the works that were identified as needing to be carried out in the Feasibility Report.

Some pilot works are due to start next week to an empty property on the 3rd floor of Marie Curie. To carry out these works it will be necessary for a small section of scaffold to go up on the block to access this third floor property, plus a separate scaffold to the TRA Hall roof. This will allow the contractors to undertake window panel replacement and balcony balustrade replacement works to the pilot property and carry out inspections to the roof and cladding of the TRA Hall.

As well as the monthly Resident Project Group meetings, we will hold more regular Design Team Meetings, which representatives from the Resident Project Group are invited to. As these are working meetings, these are generally held during the working day and dates/times are currently being arranged.

A separate design team meeting is also to be arranged with representatives from the Marie Curie Resident Project Group as well as representatives from the Sceaux Gardens QHIP Resident Project Group to discuss a brief for an options appraisal for the undercroft / ground floor area of Marie Curie, where currently there are two community groups working.

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.

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.

Cezanne

As we reported last week, there are 28 new homes being built on the Sceaux Gardens Estate at Cezanne.

We have been asked the following questions from residents:

- 1. Which applicants will have priority to move to Cezanne? It had previously been subject to a Local Letting Scheme agreed with the TRA that prioritised those moving out of, or returning from Florian and Racine? Will the Local Letting Scheme be amended?***

Ricky Bellot from Southwark has responded that the report has been amended to prioritise tenants from Marie Curie above all other tenants and former tenants of Sceaux Gardens. However if the tenants from Marie Curie do not register an interest in the new homes, the remaining tenants and former tenants of Sceaux Gardens will be prioritised in the following order:

- Tenants residing on Marie Curie placed in band 1
- Existing tenants of Racine House placed in band 1.
- Former tenants of Florian and Racine moved away from the estate as part of the decant program of the two blocks.

- Existing tenants of the local lettings area
- All other residents on the housing register

- 2. Is there a clear date on when Cezanne will be handed over and ready to let?***

Ricky Bellot from Southwark has responded that the council has been given a provisional date of the 3 August in order to have this handed over. Further details will be placed in the weekly magazine to confirm the details of the new build homes and how the properties will be allocated.

Community Space

We have been asked the following questions from residents:

- 1. Covid has meant that the TRA have had limited use of the TRA Hall during the last year. It is essential that there is uninterrupted access to space for the TRA to meet to address the challenges of the works proposed across Sceaux Gardens. Will the TRA Hall be accessible during some or all of the works proposed? What other options are there for community space on the estate during works.***
- 2. The Bike Project and Makerspace are fully funded and have been operating in the ground floor of Marie Curie. How will the council ensure continuous access for***

these two community spaces at a time when they are most needed?

Mike Tyrrell from Southwark Council responded that the council is committed to working with the TRA, the Bike Project and Makerspace to keep the organisations going during the works. The works that have to be done to the block includes the pipework and wiring that run from the top to the bottom of the block and these probably run through the stilts that are in the community space areas. Therefore if they have to move, we will work with them to provide alternative space.

Door Entry System

We have been asked the following question from residents:

- 1. Marie Curie Door entry system has not worked since the waking watch started in November. When will the Council refund the service charge to Tenants and Leaseholders?***

Olive Green from Southwark Council responded that the team is currently working with our colleagues in repairs to get the system up and running again. Once that has been completed, service charge refunds will be processed.

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 discuss with you any issues of concern.

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.

Need to speak to Southwark face-to-face?

Officers will be available at the Sceaux Gardens TRA Hall on Mondays, Wednesdays and Fridays between 10am and 2pm. Just come in and see us.

Rehousing Update

All residents in Marie Curie will have to leave their homes while their blocks are 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>

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 it 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

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. 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**

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**.

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
neal.purvis1@btinternet.com



Lee Page
leepage002@gmail.com

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

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**.

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

The Marie Curie Works Team



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