

COMMUNITY BUILDINGS IN STOCKWELL



A STUDY
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Agenda Services: Development & Heritage Projects

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1.1 Stockwell has a thriving network of organisations managing community buildings from which are provided a very wide range of activities and projects and which can host a wide range of social, worship, education, arts and other events. The common linking motivational drive is to address the continuing problems of social inequality, and to help local residents achieve a greater quality of life. No single report can do justice to this community and social action work.

1.2 Stockwell Partnership commissioned this study of community buildings because as it moves out of the period of Urban II European funding it wanted to have an idea of priorities for investment, improved ways of working together, future financial sustainability, and whether there are opportunities for business incubation, starter units, social enterprise and community led business support services. The brief is set out in Appendix A.

1.3 The work undertaken in the preparation of this report has revealed some of the richness and complexity of action, provision and new developments, but also revealed a set of complex inter-connected issues, and a wide wide range of concerns. The methodology used is set out in Appendix A.

Concerns and Perceptions

1.4 A small number of people interviewed or attempted to be interviewed expressed concerns about the use to which this report might be made especially by Lambeth Council. This is because of difficult relationships in the past. A number of people expressed views in confidence. Because of this views have not been attributed to individuals. This report seeks to respect the concerns, anxieties and sensitivities. Stockwell Partnership will need to think carefully how it consults on any follow-up to this report.

1.5 It became clear during this study that there is sometimes a gulf between an organisation's self-perception and how others perceive it. All organisations need to invest time in raising their public profiles to minimise misunderstandings. Networking and problem solving with others will help build cohesion between organisations in order to be more effective in achieving the overriding goal of supporting local people to achieve a better quality of life, educationally, socially, economically, and spiritually.

The Language of Regeneration: Spiritual Capital

1.6 The language of regeneration and neighbourhood renewal talks about 'social', 'economic', 'environmental', 'social exclusion', and 'social', 'economic' and 'environmental' capital. Yet the fear of crime, the general decay of the state of the local environment, the lack of prospects, can all have adverse effects on individuals' sense of well-being and mental health. The experience of social exclusion or the onset of sudden crises, whether economic or health, can adversely affect the way people feel. The constant experience of negative material conditions has an adverse effect on the human spirit. We should also be talking about 'spiritual capital'. This is not the same as the religious concept of 'spirituality'. A non-religious example is the conclusion of

longitudinal historical medical research in the United States that the more intellectually stimulated very old people are, the healthier they remain.

1.7 An analysis of the neighbourhood, its history, socio-economic and environmental conditions, of the degree of poverty and social exclusion, of the risk factors that may enlarge poverty and social exclusion, of the services and initiatives available, of the strengths in the community, and the state of 'spiritual well-being'/'spiritual capital' are the foundation stones on which effective action on neighbourhood regeneration can be built.

The Report's Function For Discussion

1.8 There was not enough time in the contract period to hold a meeting to discuss emerging issues and concerns relating this wider agenda with those involved in running community buildings. This report therefore provides my personal assessment of the situation.

1.9 My thanks to all those who spent their valuable time talking to me, to others who supplied information by telephone and email or in short chats, and to the advice and support provided by members of the Partnership's community buildings steering group. Any errors of fact or interpretation are mine.

1.10 The report is structured around the detailed components of the brief and includes the list of recommendations in the text.

1.11 I hope that organisations and their activists will find this report helpful in developing a joint strategy to improve their ability to achieve their aims.

1.12 All recommendations are made to Stockwell Partnership which plans to start a dialogue process about this report with organisations. Organisations may therefore wish to consider the recommendations in preparation for that dialogue.

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31 October 2008

History and Diversity

1. Stockwell has a rich history of community and social action including Christian Churches, working class, artisan and lower middle class mutual organisations, and especially since the 1960s, community action, tenants, black and other ethnic minority organisations,.
2. The histories of organisations have been complicated both internally, between each other, and with Lambeth Council.
3. Their collective activity softens the harsh reality of many local people's lives, fosters aspiration and well-being, and helps people move on to create a better life for themselves.
4. This study is a contribution to an improved understanding of the contribution of and the challenges facing those organisations in Stockwell which are responsible for buildings in which activities and projects are run.

Stockwell Community Buildings

5. **Definition.** A wide definition has been adopted for this study to ensure that general and specialist buildings in Stockwell are included: general community centres, estate halls, Christian churches, specialist centres, community projects, children's and youth centres, schools open for community use, and other buildings offering space for community activities. Not all buildings in these categories are available for public hire.
6. **General Community Centres.** Since 2000 four new general centres have been opened in the Urban II area of Stockwell Heathbrook, Springfield Community & Health (SCHC), Stockwell Community Resource (SCRC) and Yvonne Carr (YCCC). Heathbrook is outside the new area defined for Stockwell. SCHC has faced funding and partnership problems, and therefore been not yet been able to maximise occupancy and use. There are many ideas for activities and projects that could be run in the Centre. SCRC is thriving, is almost at maximum capacity and has been developing as a specialist hub providing adult learning activities in other community buildings. YCCC faces recurring challenges and has not yet reached its full potential including developing as a hub. There is a proposal to convert it into a Children's Centre, which may have implications for the capital funding given to it under Urban II and by Lady Margaret Hall Settlement.
7. **Urban II Help.** Financial support from URBAN II has assisted other organisations to strengthen their ability to run their activities. There has therefore been some progress in achieving the Urban II programme aim to invest in new and help improve the usage of existing buildings.
8. **Improvements Under Way.** There are several developments underway or planned which will see an improvement to other community buildings paid for from other sources of funding.

9. **Modernisation Needs.** There is considerable scope for the modernisation of several community buildings which are available for public hire or which provide specialist support to particular groups. Many organisations running activities and projects in their buildings face recurring challenges over revenue funding, especially for core management costs.

10. The former Rising Sun Public House is not currently available for development into community facilities because it is being used by the Council's tree surgeon contractors. The former lecture theatre at the former South Bank University building on Wandsworth Rd is likely to be managed by the Lost Theatre Company which plans to consult local people and organisations on developing a community programme. Christ Church on Brixton Rd is looking to rationalise its buildings for improved church and community use.

Ownership & Management

11. **Ownership.** The majority of buildings are owned by Church organisations and Lambeth Council. The Council is in the process of regularising the use of halls, flats and other properties and sites managed by Tenants & Residents Associations and community and voluntary sector service providers.

12. **Only One Community Owned Building.** Only Yvonne Carr Community Centre can be described as a building asset owned and controlled through Thessaly Community Project by people in the local community for the benefit of local people, and open to all local people to be members.

13. **Stockwell Partnership and Civic Hub.** Stockwell Partnership has not been vested with a building which would generate a revenue to underpin its activities. The idea of creating a Civic Hub building at Stockwell Cross is one option for it to try and obtain a building asset which it owns.

14. **Trust Ownership Proposals.** The proposals to set up trusts for Springfield Community & Health Centre and the new building proposed for the former Annie McCall Hospital/Stockwell Studios site will not mean community ownership and control if trust partners include public and private sector organisations.

15. **Asset Transfer.** The Council could transfer some of its buildings to community organisation control under the Government's asset transfer scheme.

16. Working with specialist community and voluntary organisations Stockwell Partnership could develop an agreed strategy that addresses a broad agenda based on a bottom up perspective of meeting the needs of the people living and working in the area and the public and the community buildings needed to support these, including building asset transfer.

17. **Modernisation Needs of Tenants Halls.** Tenants halls managed by Tenants & Residents Associations (TRAs) need a lot of capital investment to bring them up to a modern standard and make them more attractive for hiring.

18. **Community Building Facilities.** The facilities in community buildings vary in

scope depending on the size of the buildings. The major common denominator is the availability of halls for hire, with fewer buildings offering smaller meeting and activity rooms.

19. **Hire Charges and Conditions.** Hire charges are variable reflecting different charges for different types of users, the facilities available, and the length of the event or activity. Sometimes no charge is made to help new emerging groups. There are returnable deposits against damage or breach of hire conditions, and sometimes charges for extra services and cancellation charges. Hire terms are variable partly according to the simplicity/complexity of each building and its proximity to residential neighbours.

20. **Occupancy Levels.** Occupancy is not something that is easily comparable due to different functions of the organisations involved and the facilities available in different buildings. There is considerable scope for more intensive use of Tenants and some Church halls during the day which could be achieved by other organisations running activities there.

21. **Improvements Under Way or Planned.** Improvements are underway, being planned or under consideration in several buildings: Springfield and Stockwell Methodist Churches, a new community centre for the Bolney Meadow Estate, the Conference Suite at South Lambeth YMCA, Stockwell Park High School, the Old Laundry, DRCP and its former nursery and St. Anne's Church Hall.

22. **Design Problems.** Some buildings have design problems causing gutters to be clogged with leaves and debris and causing roof leaks. The height of some ceilings interiors, especially Churches, makes heating the spaces very costly. There can also be problems with accessing lighting and heating fixtures at high level. Such designs do not take account of cleaning, maintenance and fixture replacement costs.

23. **Repairs, Maintenance & Modernisation.** Because of the nature of when they were built or last renovated and their use most community buildings need to have regular programmes of deep cleaning, minor repairs and redecoration, and occasional modernisation.

24. **Noise Problems.** Several buildings have problems with noise levels in halls or to the outside of the building risking annoyance to and complaints by residential neighbours.

25. **Cycle and Buggy Facilities.** Hardly any buildings have cycling and buggy parking facilities. There are space and financial reasons why buggy facilities cannot be provided.

26. **Funding.** Funding repairs, improvements and modernisations is the main challenge facing all owners of community buildings.

27. **Section 106.** Over the next few years a large sum of money will need to be raised to carry out modernisations. A potential source of funds could come under Section 106 planning obligations that have to be met by developers as a condition of their planning permissions.

28. **Environmental Issues.** There are a number of environmental issues related to community buildings. Most community buildings do not have the full range of energy and water saving devices. Several organisations report that they are not benefiting from the Lambeth Council re-cycling service. Several gardens and outside areas need improvement.

29. **Management Difficulties.** Organisations managing community buildings have substantial problems in relation to maintenance, repairs, renovation and modernisation. The more a building becomes run down the less attractive the premises becomes to hire and so income drops, meaning less surplus for repairs, redecoration and improvements. Organisations which own their own buildings often do not have the money to employ specialist advisers. They can also be faced with the same problem of falling income.

30. **Future for Lambeth Council Owned Properties.** For Lambeth owned properties the Council could invest money, grant a long leasehold or transfer the freehold, or support the setting up of a collectively owned trust to transfer the properties to.

31. **A Building Maintenance Support Service.** If a trust could be established it could employ suitably qualified staff to provide the following services to its own property stock and to those organisations which own property but are not members of the trust, including building repair, maintenance, and redecoration, advice on building adaptations, improvements, 'greening'; advice on health and safety and risk assessment, an annual building inspection, and electrical testing.

32. If the establishment of a trust is not feasible then local organisations managing buildings may want to consider establishing a collectively owned 'building maintenance support service' social enterprise, or consider asking one of their number to provide such a service.

33. **Building Management Support Service.** A suitable organisation could provide a support service to help organisations manage their buildings more effectively and keep their policy and procedures up to date.

34. **Booking & Information Systems.** Each organisation runs its own hirings booking system and has its own set of rules. Many organisations have a flexible policy towards their lettings. Several concerns have been expressed about having a central booking system. There is support for a proper database of community facilities available for hire.

35. **Websites.** There may be scope for a website support service to help organisations keep their websites up-to-date and to help others set them up.

36. **Local Democracy.** Over the last few years there has been much concern expressed about the low participation in the electoral democratic process. Community buildings organisations can help foster local democracy. In Stockwell several community buildings provide the venue for Councillors to run advice surgeries.

37. **Community Buildings By Category.** Community buildings have been grouped by one their national organisations into four types: symbol, resource, gathering place

and cultivator. It is very difficult to fit most Stockwell community buildings into these categories, partly because some are aimed at serving specialist groups within the whole community, not the whole community.

38. **National research** has identified a number of factors which are critical in the success of a community building. Stockwell Community building management organisations may find it helpful to consider to extent to which they meet these criteria.

39. **Community Anchors.** The networks of organisations that run community buildings have developed the concept of 'community anchors'. 'Community anchors are organisations that are 'well placed to nurture the creation of trust, as well as stimulating networks and connections within the areas in which they are based.' Stockwell has no community anchors at present. Only one looks like an anchor: St John Community Development Project. Some have the potential to become anchors.

40. **Advocacy Role.** Research suggests that an important role for community anchor organisations is advocacy work on behalf of their local community. This is being compromised by the pressure to take on public service contracts. St John Community Development Project and Springfield Community Flat are able to be advocates. Specialist organisations can be effective advocates for the social groups they work with. To increase their effectiveness as 'holistic' advocates they need to strengthen their involvement in networks.

41. **Where Next?** It would appear that while it is rich in organisations and buildings Stockwell is poor in terms of having independent, multi-purpose, advocacy community organisations in control of buildings where they can provide activities and services and enable others to meet and organise.

42. As it is early days for the development of Lambeth Council's structures to implement its new approach to community engagement and neighbourhood working, Stockwell Partnership has the opportunity as a co-ordinating group to enable local organisations, especially specialist ones occupying Council owned premises, to collectively engage with the Council to consider the recommendations to local authorities contained in the joint Local Government Association and Community Matters report *Community buildings - maximising assets* (2006).

43. **Supply and Demand.** It has been difficult to assess supply and demand because no organisation keeps detailed records of enquiries for bookings which they cannot meet.

44. **Are Additional Buildings Needed?** While there is a spread of community buildings for hire across Stockwell, there are only four modern multi-purpose ones in the Urban II area. There is no similar facility in the south-east of the area or in the north of the area, although the plans for the new community centre on the Bolney Meadow Estate could provide one both for the residents and the wider community. Since Stockwell Community Resource Centre is already at 95% capacity, and in order to develop the Stockwell Cross area into a more thriving town centre, there is a case for providing more community building facilities here.

45. **Capacity in Underused Buildings.** The underuse of several community

buildings does enable unmet demand to run events, projects and activities to be met. A programme of upgrading them would make them more attractive and marketable and therefore increase their hirings and income.

46. **Size Limits.** There are few venues that can cater for events involving more than 400 people. More facilities might be made available if more primary schools were to open up their premises for hire.

47. **Commercial Venues.** There is a mixed economy in hireable space for events and meetings. Potential hirers for social events have a number of commercial venues they can consider, especially public houses. Consideration could be given to requiring developers of public houses to retain or include a room for hire.

48. **Demand.** Anecdotal evidence suggests that there is a continual stream of enquiries for hirings, especially for church groups, social functions and rehearsal space. Every so often short-term specialist projects need to hire space.

49. **Social and Economic Inequality.** Concerned about the continual high levels of social and economic inequality many organisations running community buildings would like to be able to run more activities themselves or host other organisations activities, but these are dependent on revenue funding. There is a wish, especially among faith groups, to increase community outreach addressing the holistic nature of people's lives, encouraging self-improvement to maximise individual potential.

50. **Identified Needs.** The following needs for increased or new activities have been identified by people interviewed for this study: elderly people, youth work, health, bereavement counselling, self-help groups like Alcoholics Anonymous and Narcotics Anonymous, skills development and debt counselling.

51. **Welfare Rights and Debt Advice.** While some welfare rights, debt and legal advice services are provided. Stockwell has no major independent advice providing organisation. Such organisations can play a major role in supporting economic and social well-being and bringing money into the local economy.

52. The development of improved advice service provision should be a major priority for the next stage of social action in the Stockwell area. Research into advice services has consistently shown that the nearer advice services are to where people live the more, and the further they have to travel the less, likely they are to access them.

53. **Savings & Credit.** Given the growing concerns about people's problems with debt, there is a potential for community buildings to become the venues for promoting the Lambeth Savings & Credit Union, a mutually co-operative saving and loans organisation.

54. **After School Activities.** Mixed provision in schools and in other buildings offers pupils a choice depending on what activities they want to pursue.

55. **Elderly People.** Several people have expressed concern that the needs of elderly people have been neglected and that there are not enough activities provided for them. Stockwell Partnership's Old Person's Forum, has a role in seeking to work with

other local organisations to further develop activities for the elderly in the area.

56. **Women.** Many women cannot work, are socially isolated and want to develop skills in cooking, baking and textiles. There is also scope for more literacy work with women from other countries who cannot read or write in their own languages let alone in English.

57. **English Language Learning.** Several people have indicated that there is more scope for ESOL provision, given the large number of local residents who do not have English as their first language.

58. **Cultural Needs.** The diversity of the residential population means that there is a wide range of different cultural heritages which people value preserving, commemorating, and showing. While multi-cultural activities should continue to be fostered, it is important to ensure that some sections of the community are not neglected, or not sufficiently encouraged to engage. It has been suggested that the white working class has been marginalised, especially its retired members, that the Portuguese have not been sufficiently linked in with the civic network, and that those of Afro-Caribbean heritage no longer drive community initiatives as they did in the 1970s and 1980s.

59. **The Arts.** There is a continual wide range of arts activities across the area in various community buildings, helped by specialist arts organisations, in particular the local Stockwell Studios arts group. There is more scope for arts activities during the day at various community buildings which are not well used in the daytime.

60. **Cinema.** There has also been a demand for cinema facilities. It is possible for films to be shown using special equipment in any community building with a large hall. Lost Theatre Company plans to show films at the former South Bank University theatre. There may be potential to bring back into use part of the old Cinema building on Clapham Rd.

61. **Developing Partnerships.** Several organisations have expressed a wish to work with others to further develop local services and activities.

62. **Perceptions and Communication.** The fact that the Stockwell Community Researchers found there had not been a significant perception of improvement in community facilities and activities may be due to lack of knowledge. Community buildings could increase their public profile if information available about them could be improved and circulated.

63. **Welcoming New Residents.** One way to foster information and knowledge among new residents about the services and activities in the area, and to encourage their early engagement, is for special events to be run to welcome them.

A Civic Hub for Stockwell Cross?

64. A Civic Hub building could help improve the facilities at Stockwell Cross as the district town centre. It could include premises for Stockwell Partnership and other local community and voluntary organisations providing services, a community cafe as a focal

point and meeting place, a Lambeth one-stop shop, and an independent advice centre.

65. A study of the possibility of redeveloping the buildings at 13-19 Stockwell Rd as the Civic Hub has shown it is not possible. However, it is possible to explore establishing a Hub at 13-5 Stockwell Rd and the former Cinema building on Clapham Rd which backs onto it. Lambeth Primary Care Trust is investigating building a Neighbourhood Resource Centre to house local general practice surgeries, and bring in a range of specialist health services. This could also include some of the components of a Civic Hub. There are a number of issues about both proposals that need to be explored.

Community Buildings & Business Units

66. The brief requested an evaluation of the scope for community buildings to provide business units. Organisations registered as charities, companies limited by guarantee and industrial and provident societies are themselves businesses, showing social entrepreneurship. Several community buildings contain space which is let to other businesses as their operational bases.

67. **The Importance of Business Units in the Local Economy.** Lambeth Council's planning and economic development policies recognise the importance of small and medium sized businesses in the Borough's economy, and the need for more small business starter units. The nature of demand is not known but there is a regular flow of enquiries to the Council and community building organisations.

68. **Community Buildings With Potential for Business Units.** Only five buildings have been identified where the organisations could consider exploring providing additional business unit space: Tigray House, Khatme Nubuwwat Centre, Oasis Children's Venture, the former Annie McCall Hospital/Stockwell Studios, and the former Rising Sun Public House if the tree surgeon contractor does not win renewal of his contract.

69. **Private Sector Provision.** There are already a wide range of small office, business and industrial premises available for renting in and around the Stockwell area, and plans and ideas for the creation of more, including the Bottle Store and on the Freeman's site.

70. **Community Provision Experience.** Any business units created by the community and voluntary sector will need to take into account the existence of private sector provision in relation to setting their rental and service charges and conditions, and whether they can provide common support services.

71. **Potential Sites.** The following have been identified as potential sites in private ownership which might be developable into business units: Lidl Site on Clapham Rd to develop a business centre linked to Stockwell Park High School, and 19 Jeffreys Rd & 330-334 Clapham Rd and 18 Union Rd and 340a-344 Clapham Rd which the Council already has policies to keep in employment use, 70 Stockwell Rd, and the upper floors of public houses.

72. **Future Marketed Property.** From time to time private sector owned properties will come onto the market which may be suitable for conversion into business units. The possibility of not-for-profit property ownership organisations investing in

business units could be explored.

73. The corner of Stockwell Green/Rd comprises two linked buildings owned by voluntary organisations which are for specialist office and activity with the single homeless. Between them are privately owned office units in a former public house. There are a number of reasons why it would make sense for the community and voluntary sector to seek to buy the former public house for business units.

74. **Future Redundancy of Church Buildings.** There may be scope for the development of business units if any Church buildings become redundant in the future.

75. **Local Business Needs & Networking.** A lot more knowledge is needed about what the needs and aspiration of businesses are in the Stockwell area to ensure that the development of business units is relevant to help build and sustain local businesses. An important step towards helping to build a support system would be the creation of a database of local businesses. There could be a role in this for Stockwell Park High School.

The Health Agenda

76. The health agenda in Stockwell is important. The existence of new and improved health service buildings does not in itself lead to increased healthy eating, exercise, fitness and participation to the range of easy playable games through to hard sports. These require a range of different approaches, including supporting activities at various community buildings. The experience of the former Healthy Living Centre at South London YMCA provides a model for successfully engaging local people.

77. If Lambeth Primary Care Trust wants to bring more services to local people then it could discuss the provision of health outreach services with organisations managing community buildings increasing.

78. There is scope for Aardvark Recycling to develop its vegetable box delivery service in partnership with community buildings.

The Economic Challenges Ahead.

79. With existing levels of social and economic deprivation and level of worklessness and low skills, many of Stockwell's residents, face a serious threat from the developing economic recession. The new Government welfare and benefits policies will put pressure on those not in work to develop their skills and have work placement experiences. They may put pressure on their benefit income level driving down their living standards and forcing them to borrow money at very high interest rates.

80. **From Grant Aid to Contracts.** Community and voluntary groups can no longer expect grant aid from the public sector. The funding for services they offer the Council are now subject to the commissioning process. Community and voluntary organisations will need to explore how they can work more closely together for mutual benefit, through joint project development, offering their services to each other's buildings, and joint funding applications. The development of provision of services across a number of buildings could help their engagement in assisting implement the agendas of Lambeth

Council and Primary Care Trust.

81. **The Neighbourhood Learning Agenda.** The Council's economic development agenda and the Government's new welfare reforms are linked together by the aim to reduce worklessness and welfare benefit dependency and helping people into work. There is potential for engagement and influence by community and voluntary sector organisations in Stockwell around the Council's economic agenda, especially in relation to increasing adult learning through neighbourhood centres.

82. In developing its neighbourhood learning agenda the Council could declare Stockwell as its fourth pilot which could attract Lambeth First funding.

83. **Supporting Small Business and Social Enterprise Growth.** Another area for engaging with the economic agenda is through helping the emergence of new small businesses and social enterprises. A lot of support work is needed to develop social enterprises, but several local organisations have experience in doing this.

84. **Job Brokerage.** The Urban II programme supported a number of projects to help people into employment and set up small businesses. With the end of programme funding there is a danger that the knowledge of what worked and what did not work will be lost. It might be worth investigating establishing a Job Shop service.

85. **Supporting Each Other As Business.** Many organisations may be able to gain mutual benefit through buying and promoting each other's services. e.g. Aardvark Recycling and community building organisations.

RECOMMENDATIONS (to Stockwell Partnership)

History & Diversity

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| 1 | Consider developing a project to research, write up and celebrate the rich history of community, faith and social action in the Stockwell area. |
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Stockwell Community Buildings

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| 2 | As the only community organisation member of the Partnership Board that does not have a lease or service stake in the operation of the building, consider what its strategic, developmental and mediation role should be at Board meetings in terms of seeking to develop Springfield Community & Health Centre as a major community hub. |
| 3 | Convene a meeting with Lambeth Council and the Board of Thessaly Community Project to discuss the further development of services to Lambeth residents at the Yvonne Carr Community Centre. |
| 4 | Discuss with Lost Theatre Company about the community use of the theatre in the former South Bank University building with a view to assisting it maximise its wish to consult with the local community and schools. |
| 5 | Consider: (a) adopting a strategic policy on public and community ownership of land |

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| | and buildings; (b) seek a meeting with the Council to discuss the options and mechanisms for the transfer of community building assets to the control of local community organisations, and (c) discuss with relevant local organisations which options they would support for discussion back with the Council. |
| 6 | Discuss with TRAs how other organisations involved in managing community buildings can assist them to achieve the repairs, improvements and modernisations they would like to carry out. |
| 7 | Discuss with local organisations making a joint approach to Lambeth Council to consider ensuring that a percentage of Section 106 financial donations are negotiated with all developers so put into a Community Buildings Fund. |
| 8 | Discuss with Lambeth Council specifying that some Section 106 monies be allocated (a) to improving or providing new community buildings; (b) to particular community buildings near each development; and (c) building up a Community Buildings Fund. |
| 9 | Discuss with Hemans TRA, Wheatsheaf Hall management group, and St Anne's Church's Vicar jointly asking Lambeth Council to ensure that the Section 106 agreement on the redevelopment of 143-161 Wandsworth Rd includes funding towards improvements and revenue costs at their Halls. |
| 10 | Discuss with Lambeth Council the drafting of guidelines for building/site owners planning to provide new halls and community centres on such matters as: avoiding roof designs which create gulleys where leaves and water collect, and roof drainage systems that are inadequate; the advisability of either (i) building a second storey to enable future expansion for activities and projects, even if initially the second floor is let out as office and business starter units, or (ii) ensuring a second storey can be built on later; the advisability of having two halls (i) for social events and meetings and (ii) a sports hall; the need to install the most up-to-date energy and water saving measures including solar panels and wind turbines; the need to ensure that all lighting, heating and other service fixtures that need regular, cleaning, maintenance and replacement are designed to reduce the running costs involved; seeking advice from Community Matters, the national organisation for community associations and centres. |
| 11 | Discuss with community building organisations: (a) making a joint approach to Lambeth Council to provide recycling services to those which do not currently receive them; (b) exploring the development of a project, including a training element, which can help them plan and install energy and water efficiency devices, solar panels and wind-turbines; (c) seeking the advice of Roots & Shoots in Kennington about the solution it found to the problem of noise in its new build hall. |

Section 5 - Future Management of Community Buildings

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| 12 | Discuss with community building organisations whether they would like one of their number to provide a building maintenance support service. |
| 13 | Discuss with community building organisations whether they would like one of their number to provide a building management support service. |
| 14 | Discuss with community building organisations setting up a website database service. |
| 15 | Discuss with community buildings and other local organisations with websites or |

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| | wish to develop websites the establishment of a website support service. |
| 16 | Discuss with community building and other organisations the development of a strategy to develop democratic engagement by local people in local affairs. |
| 17 | Discuss with community building organisations reaching agreement on what positive recommendations to make to Lambeth Council about its relationship with them, using relevant recommendations in this report and the Local Government Association and Community Matters report 'Community buildings - maximising assets' (2006). |

Section 6 - Supply and Demand

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| 18 | Develop a strategy to increase the provision of advice service provision in the Stockwell area with particular priority being given to provision at hub buildings, especially the Springfield Community & Health Centre, with outreach provision to as many community buildings as possible. |
| 19 | Discuss with the Lambeth Savings & Credit Union developing a strategy which would allow its promotion and provision of services at appropriate community buildings in Stockwell. |
| 20 | Ask its Old Person's Forum to review the range of activities provided for elderly people in the area and discuss with local organisations how more might be put on at various community buildings. |
| 21 | Discuss with community building and other local organisations of which partnerships they would find it mutually beneficial to develop, how to improve on the celebration of cultural diversity in the area through their activities, and how to ensure that more events take place in community buildings during the various themed weeks and months in Lambeth, such as Black History Month. |
| 22 | <p>Discuss with the Head and Governors of Stockwell Park School jointly organising a two day weekend community festival at the School, involving:</p> <ul style="list-style-type: none"> • showcasing the work of the School and the talent of its pupils • showing what the new School will be like • stalls by local organisations • a rolling continuous session at which the Partnership can discuss with local people the Future Stockwell Strategy • local businesses promoting themselves • a debate about how to address the social and economic needs of the area • engage local people in the development of local facilities and activities • local history displays and talks • children's activities • vocational training demonstration sessions • theatre, dance, sport, and music performance • art workshops and displays |
| 23 | Consider a publicity strategy involving the development of more websites, Enewsletters, newsletters through the door, involving good coverage of local developments and news, especially about community buildings, their services and |

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| | activities, and for such information to either be included in or circulated with local residents neighbourhood and parish newsletters, and the establishment of a community newspaper. |
| 24 | Develop a strategy for welcoming new residents into area, and as a first step convene a meeting of Presentation, Olmec, Khatme Nubuwat Centre, Stockwell Community Green Services, Hammerton Hall, and St. Andrews Church to discuss the organisation of a welcome event for the new residents of the private and Presentation housing schemes at Stockwell Green, to which local organisations and public service providers would be invited to take part. |

SECTION 7 - A CIVIC HUB FOR STOCKWELL CROSS?

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| 25 | <p>Consider convening a joint working party comprising Lambeth Council, Lambeth PCT, Hyde South Bank Homes (as a major street frontage land owner), Tigray Development Group, Stockwell Park High School, and any other key organisations to consider whether agreement can be reached on how to develop a new Civic Hub building or buildings that could comprise a range of services and facilities, including:</p> <ul style="list-style-type: none"> • improved general practice services • specialist health services transferred from hospitals • offices for Stockwell Partnership and other local organisations • a community cafe • a Lambeth Council one-stop shop • an independent advice service • a cinema • small start up business spaces |
|----|--|

Section 8 - Community Buildings & Business Units

| | |
|----|---|
| 26 | Discuss with the Tigray Development Group how it can improve the internal configuration of its building to increase the number of office and business spaces and bring the cinema back into public use, possibly as part of a Civic Hub. |
| 27 | Discuss with Oasis Children's Venture how it can be supported to achieve its redevelopment plans, including whether there is scope for maximising the business unit potential which would increase its rental income. |
| 28 | Discuss with Lambeth Council, Capital & Provident, and Stockwell Studios whether there is anyway in which additional artists workplaces can be included in the proposed scheme for the former Annie McCall Hospital building and site, including the provision of work/live, live/work units. |
| 29 | Keep on its agenda the potential future of the former Rising Sun public house building in the event of the Council tree surgeon contractors not renewing their lease. |
| 30 | Discuss with Lambeth Planners an alternative use for the community facilities provision at the Bottle Store development given that Lambeth PCT does not wish to take up its option to provide a health centre. |

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| 31 | Discuss with Stockwell Park High School, Stockwell Green Community Services and the London College of Business Management & Information Technology whether it can assist explore the potential for developing the Lidl site on Clapham Rd as a business enterprise centre. |
| 32 | Discuss with Lambeth Council: (a) the preparation of an up-dated development brief to create business unit provision on the sites at 19 Jeffreys Rd & 330-334 Clapham Rd and 18 Union Rd & 340a-344 Clapham Rd; (b) monitoring the sale of public houses and consider encouraging them to have their upper floors converted into business units. |
| 33 | Discuss with Lambeth Enterprise CIC whether it wishes to expand its activities and buy buildings to convert into additional small business centres like its Lambeth Co-op Centre. |
| 34 | Discuss with the Ethical Property Company whether it could develop a role in the area to create and manage business units. |
| 35 | Discuss how the community and voluntary sector can ensure that the former pub building on the corner of Stockwell Green and Stockwell Rd is turned into lettable business units, including: (a) making representations that the Council should make it clear under its planning and economic development policies that it would favour the former public house being converted for business units rather than residential; (b) to convene a meeting with Stockwell Green Community Services, Presentation, Olmec and Lambeth Council to explore the development of a partnership between them to identify potential tenants for business units that may be created in the former public house. |
| 36 | Discuss with Stockwell Park High School the development of a pupil business and enterprise project for the Stockwell area including a database, a business Enewsletter, a website to help support local businesses and networking and support. |

Section 9 - The Health Agenda

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| 37 | Discuss with Lambeth PCT how to provide more health services, activity to encourage healthy eating, and the development of healthy exercise, games and soft sports activities in community buildings and on open spaces. |
| 38 | Convene a joint meeting with community building and children's services organisations and Aardvark Recycling how to develop a programme of outreach activity and provision of vegetables and fruit |

Section 10 - The Economic Challenge Ahead

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| 39 | Convene a meeting to discuss with the organisations that received Urban II funding to provide job brokerage services, and with Olmec, the knowledge learnt about what works and what does not work in helping unemployed and low skilled people into employment, with a view to exploring establishing a Job Shop. |
| 40 | That Stockwell Partnership consider discussing with community building and other organisations, including Aardvark Recycling, how they can mutually benefit each other's businesses through purchase, promotion and supporting each other's staff training needs. |

3.1 The past experiences of community buildings are shaped over time within an ever changing context of social, economic, political and developments. As elsewhere in the country the Stockwell area has had a rich history of community initiatives since the early 19th Century, particularly involving faith led social action and working class, artisan and lower middle class mutual organisation. From the late 1960s a wide range of community action campaigns and organisations developed, including those representing the needs and aspirations of people of African, Afro-Caribbean and South Asian heritage and other ethnic minority communities. There is now a highly diverse community and voluntary sector in Stockwell, often called the 'Third Sector' which also includes social enterprises, (businesses with a social remit). Appendix C lists some these developments.

3.2 The range of community and voluntary organisations in the Stockwell area include those that have emerged from that historical background, and have been shaped in their actions and interventions, as well as through interaction with each other and particularly with Lambeth Council. These histories have been complicated, because of disagreements within and between organisations and rivalries and hostilities between leading activists. Understanding the sector and why it is so diverse is incredibly difficult because there are so many dimensions to it. Leaving aside the practical problems these organisations are faced with, the sum total of their collective activity cannot be underestimated in softening the harsh reality of many local people's lives, in fostering aspiration and well-being, and helping people move on to create a better life for themselves. The running of activities that engage people does not just need funds, volunteers and staff, but also buildings from which they can be organised and in which they can be run. It is hoped that this study will contribute to an improved understanding of the contribution of and the challenges facing those organisations in Stockwell which are responsible for buildings in which activities and projects are run.

RECOMMENDATIONS

- | | |
|---|---|
| 1 | Consider developing a project to research, write up and celebrate the rich history of community, faith and social action in the Stockwell area. |
|---|---|

COMMUNITY AND OTHER BUILDINGS
(INDEX TO NUMBER CODING ON ADJACENT MAP)

| Organisation | Address |
|--|--|
| 1 Annie McCall Hospital/Stockwell Studios | McCall Close. SW4 6QU |
| 2 Ashmole Tenants Hall | 2 Meadow Rd, SW8 1QB |
| 3 Christ Church | 96 Brixton Road, SW9 6BE |
| 4 Christ Church | Union Grove, SW8 |
| 5 CLUFO | 56 Courland Grove, SW8 2PX |
| 6 Dorset Rd Community Project | 1 Sherburne House, Bolney St, SW8 1EW |
| 7 Fenwick Tenants Hall | 128 Willington Rd, SW9 9NN |
| 8 Frances De Sales & St Gurtrude Catholic Church | 26 Larkhall Lane, SW4 6SP |
| 9 Hammerton Memorial Hall | Lingham St, SW9 9HF (behind St Andrews Church) |
| 10 Hemans Tennants Hall and Computer Centre | Hemans Estate, Hemans St, SW8 |
| 11 Kelvedon Residents Hall | Kelvedon House, Spurgeon Estate, Teversham Lane, SW8 2ND |
| 12 Khatme Nabuwatt Centre | 35 Stockwell Green, SW9 9H |
| 13 Lambeth Co-op Centre | 11 Mowll St, SW9 6BG |
| 14 Lambeth Somali Community Association | The Annex, 13-15 Stockwell Rd, SW9 9AU |
| 15 Lambeth Vietnamese & Chinese Youth Association | 56b Courland Grove, SW8 2PX |
| 16 Lansdowne Green Community | Flat 60 Cornwallis Court, Lansdowne Green Estate, SW8 |
| 17 Lansdowne Green Community Hall | 283-291 Wandsworth Rd, SW8 2ND |
| 18 Lansdowne Youth Centre | 278-280 South Lambeth Road, SW8 1UJ |
| 19 Mursell Hall | Mursell Estate, Portland Grove SW8 1JB |
| 20 Negashi Centre | 283-291 Wandsworth Rd, SW8 |
| 21 Oasis Children's Venture | Office: 1, Aston House, Springfield Estate, Wandsworth Rd, SW8 4ER |
| 22 Children's Nature Garden | Corner of Larkhall Lane & Studley Rd, SW9 |
| 23 Cycle Centre and Adventure Playground | Larkhall Lane, SW9 |
| 24 Go Kart Track | Priory Grove, SW9 |
| 25 Old Laundry | Eastcote St, SW9 |
| 26 Rising Sun Public House | 118 Larkhall Lane, SW |
| 27 St Andrews Church | Landor Rd, SW9 (corner of Lingham Rd) |
| 28 St Anne & All Saints Church and Hall | Miles Street, South Lambeth Road, SW8 1RL |
| 29 St John Church & Community Development Project | 386 Clapham Rd, SW9 9AR |
| 30 St Michael's and All Angels Church and Hall | Stockwell Park Rd, SW9 0DA |
| 31 St Stephen's Church | St Stephen's Terrace, SW 8 (corner of Wilkinson St) |
| 32 South Bank University Lecture Hall (former) | Wandsworth Rd, SW8 2JZ |
| 33 South Lambeth Library | 180 South Lambeth Road, SW8 1QP |
| 34 South Lambeth YMCA | King George's House, 40 Stockwell Road, SW9 9ES |
| 35 Springfield Community Flat | 53-54 Bocket House, Union Road, SW8 2RE |
| 36 Springfield Health & Community Centre | 110 Union Rd, SW8 2SH |
| 37 Springfield Methodist Church | 200 Wandsworth Rd, SW8 2JU |
| 38 Springfield Youth Project | 6 Donnington House, Union Road, SW8 2RN |
| 39 Stockwell Baptist Chapel | Courland Grove, SW8 2PX |
| 40 Stockwell Baptist Church | 276 South Lambeth Road, SW8 1UJ |
| 41 Stockwell Community Resource Centre | 1 Studley Road, SW4 6RA |
| 42 Stockwell Methodist Church | Jeffreys Rd, SW4 6QX |
| 43 Stockwell Park High School | Clapham Rd, SW9 0AL |
| 44 Stockwell Partnership | 157 South Lambeth Rd, SW8 1XN |
| 45 Stockwell Spiritualist Church & Healing Centre | St Michael's Rd, SW9 0SL |
| 46 Stockwell United Reform Church | 60 Stockwell Rd, SW9 9JQ |
| 47 Stockwell Women's Awareness Network | Annex, 13-15 Stockwell Rd, SW9 9AU |
| 48 The Studio, Reay Primary School | Hackford Rd, SW9 0EN |
| 49 TDA House | 211 Clapham Road, SW9 0QH |
| 50 Turners Function Centre (to be marked as private sector centre for hire) | 47-49 Dorset Rd, SW8 1EX |
| 51 Wheatsheaf Hall | Wheatsheaf Lane, South Lambeth Rd, SW8 2UP |
| 52 Yvonne Carr Centre/Thessaly Community Project | 2 Thessaly Rd, SW8 4HT |



Introduction

4.1 The list of community buildings in the Urban II area, in the area of Stockwell suggested in the Future Stockwell Framework, and some just around the borders, which residents can use, are shown on the map on page 23 and listed on page 22. Photographs are in Appendix G.

4.2 A wide definition has been adopted for this study to ensure that general and specialist buildings in Stockwell are included. Not all organisations in some of these categories are available for hire for community uses. e.g. Stockwell Baptist, most primary schools.

| Type of Building | Name |
|---|---|
| General community centres | Heathbrook Community Centre, Springfield Community & Health Centre, Stockwell Community Resource Centre, Yvonne Carr Community Centre |
| Estate Halls | Ashmole, Fenwick, Hemans, Kelvedon, Lansdowne Green, Mursell & Wheatsheaf Lansdowne Community Flat Old Laundry (Stockwell Gardens West Estate) |
| Christian Churches | Christ Church (Brixton Rd), Christ Church (Union Grove), Frances De Sales, St Andrews, St Ann's & All Saints, St John the Evangelist, St Michael's & All Angels, St Stephen's, Springfield Methodist Church, Stockwell Baptist Chapel, Stockwell Baptist Church, Stockwell Methodist Church, Stockwell Spiritualist Church & Healing Centre, Stockwell United Reform Church |
| Community projects | Dorset Rd Community Project Springfield Community Flat |
| Specialist centres | Khatme Nubuwat Centre Lambeth Somali Community Association Negashi Centre |
| Children's/Youth Centres | CLUFO Lansdowne Youth Project Lambeth Vietnamese & Chinese Youth Association Oasis Children's Venture Union Grove Community Day Nursery |
| Schools open for community use | Reay School (Studio) Stockwell Park High School |
| Other Buildings offering space for community activities | Stockwell YMCA Stockwell Studios Tigray Development Group |
| Other | Hammerton Memorial Hall |

4.3 Since 2000 four new general centres have been opened in the Urban II area of Stockwell Heathbrook, Springfield Community & Health, Stockwell Community Resource and Yvonne Carr.

4.4 **Heathbrook Community Centre** is at the bottom end of the thin strip of the Urban II area running down the west side of Wandsworth Rd to the border with the London Borough of Wandsworth, and is not in the new Stockwell area suggested in Future Stockwell Framework.

4.5 **Springfield Community & Health Centre (SCHC)**. In terms of the social and economic needs of the Springfield Estate area covered by the Urban II programme, SCHC is the ideal place to be the major community hub, in which partner organisations provide services and activities. Its operation has faced funding and partnership problems, and therefore been not yet been able to maximise occupancy and use. If the Partnership Board can find a way forward to solve the revenue funding difficulties the Centre could become a thriving hub of activity. The opening of the proposed cafe to be run by Camden Society will help. The more activities that take place, the more people may decide to register with the GP. The greater the number of users may make it economic for the pharmacist to move in. A permanently staffed and friendly welcome at reception is needed. There were many ideas suggested in the original discussions on what services should be provided. e.g. a laundrette, business starter and artists units, and a kiln for pottery making. Suggestions for activities include work with mental health support groups particularly for depression, the elderly, refugees and asylum seekers, people in debt, and ESOL for those whose level is too low to be accepted onto Lambeth College courses. The cafe kitchen could be used for teaching basic cooking. Given the child care facilities provided at the Centre by Springfield Community Flat and Union Grove Community Day Nursery NVQ training opportunities could be developed in child, play, health and social care. While the use of part of the building by the former Housing Department (now Lambeth Living) brings in rent and service charge revenue, its occupation of so much space does mean it may be difficult to develop the Centre as a base for a variety of projects and small businesses.

4.6 **Stockwell Community Resource Centre** is thriving, is almost at maximum capacity and has been developing as a specialist hub providing adult learning activities in other community buildings.

4.7 **Yvonne Carr Community Centre** serves residents in both Lambeth and Wandsworth. It faces recurring challenges and has not yet reached its full potential including developing as a hub. At the present time there is a fundamental reappraisal under way on its future and that of the Patmore Hall next door which it manages, in terms of the creation of a Children's Centre to be funded by Wandsworth Council. The further development of services to Lambeth residents could be usefully explored.

4.8 These four centres have benefited from Urban II capital and/or revenue funding. In addition the creation of new community rooms in the Khatme Nubuwwat Centre has been supported with Urban II funding. Revenue support from URBAN II has assisted other organisations to strengthen their ability to run their activities e.g. St John Community Development Project to employ an administrator and part time fund raiser from December 2006 There has therefore been some progress in achieving the Urban II

programme aim to invest in new and help improve the usage of existing buildings. It should be borne in mind that to receive Urban II funding organisations had to obtain matched funding from other sources.

4.9 Several developments underway or planned which will see an improvement to other community buildings paid for from other sources of funding are discussed in para 4.33.

4.10 There is considerable scope for the modernisation of several community buildings which are available for public hire or which provide specialist support to particular groups, like children and young people. Many organisations running activities and projects in their buildings face recurring challenges over revenue funding, especially for core management costs.

4.11 The next sub-sections discuss the position of community buildings in relation to the categories of information outlined in the brief. These are supported by tables in Appendix D. It should be noted that only two schools appear in the list: Reay and Stockwell Park High School. Primary schools in the area spoken to during this study stated that they were not available for hire. Many provide a range of after-school activities for their pupils, and some have pupils collected to go to other organisations after-school clubs. The tables include information provided or obtained from other sources. They do not include information on the following buildings.

4.12 **The former Rising Sun Public House** at 118 Larkhall Lane on the corner of Larkhall Park. This had been subject of discussion locally as to its potential use for community facilities associated with the Park. Lambeth Council which owns the building has let it to its tree surgery contractor as offices, workshops and yard. If the contractor does not win a renewal of the contract then it is possible that the building can be reviewed again for potential community facilities.

4.13 **The former South Bank University lecture theatre** on Wandsworth Rd. The Lost Theatre Company is in discussions with the developer over taking on a lease. The building will be able to offer a fully equipped theatre space seating between 150-180 people. There will be facilities in the auditorium to project DVDs/films as well as computer presentations. The theatre comes with dressing rooms, a workshop and other backstage facilities. There will also be 2 rooms (about 25ft x 25ft) which can be used for rehearsals, classes etc. The Company hopes to have a cafe/bar in the foyer area. It is keen to develop links with the local community and organisations, and is now in touch with Stockwell Partnership as a result of this study. It will be contacting local groups/schools etc. closer to the opening of the venue to ascertain what they would like to see in the local area.

4.14 **Christ Church** (corner of Brixton Rd and Mowll St). This is located just north of the Future Stockwell Framework area. The parish covers a few streets in the area, The Church has been through a complicated history since its threatened closure in the 1970s. The premises are used for a number of activities especially a charity shop and the Van Gogh Cafe which helps train people with learning difficulties. At the back the former hall is leased for the Lambeth Co-op Centre. The Church has a rich history of community engagement. The legacy is the physical resources which it is looking to rationalise for improved church and community use. It is in the process of recruiting a

community development worker in partnership with Lady Margaret Hall Settlement.

OWNERSHIP & MANAGEMENT

4.15 The majority of buildings are owned by Church organisations and Lambeth Council. Table 1 sets out the buildings owned by Lambeth, the managing organisations and the basis on which they have occupancy. Most other buildings are managed by their owner organisations. Different Christian Church denominations have different ownership arrangements, but management lies with the clergy and their parishioner/elder committees. Table 2 sets out the ownership of non-church buildings not owned by Lambeth Council.

4.16 **Lambeth Council Owned Buildings.** Lambeth Council owns a number of properties which it lets to community organisations, Tenants & Residents Associations (TRAs), and other service providers. There is an overall policy on TRA managed premises adopted in September 2005 following consultation with the Tenants Council. As estates have been transferred to registered social landlords, the ownership of some premises has passed over to them e.g. on Dorset Rd estate the DRCP flat and nursery and the disused tenants hall. The agreement between the Council and the Tenants Council contained arrangements for establishing rental values, the process of regularising the letting arrangement for the properties, and the division of responsibilities between sections of the former Housing Department, now Lambeth Living, and Corporate Property Services. The latter is in the process of approaching TRAs to discuss regularising their occupancy of tenants halls.

4.17 Lambeth Council also lets other community groups use properties and sites. These are also in the process of being regularised. The base line for the Council is to establish a commercial basis for the lettings, moderated by the useage for community benefit.

4.18 **Absence of Community Owned Assets.** Despite the funding under the SRB and Urban II programmes there is only one community owned building asset: Yvonne Carr Community Centre. It is owned by Thessaly Community Project which is controlled among others by the Patmore and Carey Gardens Co-operatives, whose members are the residents of the two estates. Apart from this Centre the community buildings in this study have remained in the ownership of Lambeth Council or are owned by housing associations (RSLs - registered social landlords) or organisations most of which have restricted memberships based on faith allegiance. The Council is in a continual process of deciding whether to retain its buildings and what uses are made of them.

4.19 The table below sets out the situation with respect to buildings owned by the Council and housing associations (registered social landlords - RSL). Flats used as community buildings are not included as they are part of residential blocks.

| Nature of Ownership | Council or RSL owned | Council or RSL managed | Community Owned | Community managed |
|---|----------------------|------------------------|-----------------|-------------------|
| Annie McCall Hospital/Stockwell Studios | Yes | No | No | No |
| Ashmole Community Hall | Yes | No | No | Yes |
| Fenwick Hall | Yes | No | No | Yes |
| Hemans Tenants Hall and Computer Centre | Yes | No | No | Yes |
| Annex 13-15 Stockwell Rd (Lambeth Somali Community Association) | Yes | No | No | Yes |
| Lansdowne Green Community Hall | Yes | No | No | Yes |
| Mursell Hall | Yes | Shared | No | Shared |
| Negashi Centre | Yes | No | No | No |
| Oasis Children's Venture | Yes | No | No | Yes |
| Old Laundry | Yes | Yes | No | No |
| Springfield Community & Health Centre | Yes | Yes | No | No |
| Stockwell Community Resource Centre | Yes | Shared | No | Shared |
| Stockwell Partnership | Yes | No | No | Yes |
| Wheatsheaf Hall | Yes | No | No | Yes |
| Yvonne Carr | No | No | Yes | Yes |

4.20 Stockwell Partnership is a local community organisation which is open to all local residents and organisations which agree with its aims and objectives. A way has not been found during the period of the Urban II programme to ensure that it was vested with a building which would generate a revenue to underpin its activities. The idea of creating a Civic Hub building at Stockwell Cross is one option for it to try and obtain a building asset which it owns (see Section 7). The proposals to set up trusts for Springfield Community & Health Centre and the new building proposed for the former Annie McCall Hospital/Stockwell Studios site do not mean community control if trust partners include public and private sector organisations. The Council could consider a transfer of some of its building assets to community control under the Government's asset transfer pilot scheme. This could be done either through freehold or very long leasehold which effectively are the same as freehold. Presentation is exploring setting up a community development trust for the proposed new community centre on the Bolney Meadow Estate. Hyde South Bank Homes could consider transferring the ownership of Stockwell Resource Centre to the Centre's organisation.

4.21 In recent years Lambeth Council's need to raise money forced it down the road of selling public assets to obtain a capital receipt. The problem with selling off public assets is that the land bank for future public and community service needs is reduced, and will only be met through buying from the private market. The cost of such purchases is increasingly prohibitive and difficult to fund.

4.22 As one of the few, if not the only organisation in Stockwell which can take a strategic view, Stockwell Partnership has a potential role in working with specialist

community and voluntary organisations to develop an agreed strategy that addresses a broad agenda based on a bottom up perspective of meeting the needs of the people living and working in the area and the public and community buildings needed to support these. Such a strategy could include:

- (1) arguing that local people should not be presented with fait accompli solutions to land and building development threats;
- (2) public land and building assets being retained for public service and community uses;
- (3) transferring the freehold, or long-term leasehold control, or public buildings to organisations which are controlled by members of the local community.

PHYSICAL ASPECTS

4.23 Table 3 summarises the position with regard to disability accessibility and the need for repairs and maintenance, changes and improvements. Because of organisations concerns about relationships with Lambeth Council repair, maintenance and improvement works needed are not detailed.

4.24 Tenants halls managed by Tenants & Residents Associations (TRAs) need a lot of capital investment to bring them up to a modern standard and make them more attractive for hiring. Members of TRAs managing halls often do not have the time, knowledge, and skills to put into preparing improvement plans and fund raising. Some may appreciate help. TRAs are not registered as charities or companies limited by guarantee. Committee members are therefore vulnerable as potentially personally liable in the event of something going wrong. Transfer of estates to RSLs can result in investment in improved halls and community facilities, as is underway on the Bolney Meadow Estate and is promised if Ashmole is transferred to Metropolitan Housing Trust next year. In the case of non-TRA organisations in Council property it is for them to discuss their needs with the Council. The others are independent organisations which wish to be in control of what happens. Funding issues to improve community buildings are discussed below.

COMMUNITY BUILDING FACILITIES

4.25 Table 4 sets out the facilities in community buildings. These vary in scope depending on the size of the buildings. The major common denominator is the availability of halls for hire, with fewer buildings offering smaller meeting and activity rooms. The following buildings are not included in the table:

- Annie McCall Hospital/Stockwell Studios community facilities closed due to health and safety issues. Site subject to possible redevelopment
- Christ Church, Brixton Rd, which is reviewing its buildings
- Lambeth Co-op Centre which contains office and business units
- Stockwell Baptist Church is not available for public hire
- Stockwell Spiritualist Church & Healing Centre is not available for public hire

HIRE CHARGES AND CONDITIONS

4.26 Table 5 summarises the position relating to hire charges and conditions. Charges are variable.

- Tenants halls charges are lower for residents than others.
- Charges can be variable according to day and time.
- Some organisations require a returnable deposit against damage and non-compliance with hire terms.
- Some organisations charge extra for use of kitchens and equipment.
- Some calculate their hire charges according to the estimated costs e.g. of heating and lighting.
- Several organisations have flexible policies to ensure that new smaller emerging groups with little or no money can have free or very reduced price hirings.

4.27 There are also returnable deposits against damage or breach of hire conditions, and sometimes charges for extra services, cancellation charges.

4.28 Hire terms are variable partly because of the simplicity/complexity of each building and its proximity to residential neighbours. Some hire term agreements are one page. Others are several pages and one organisation supplies a user handbook. Some specify compliance with their child protection and equal opportunities policies.

OCCUPANCY LEVELS

4.29 Occupancy is not something that is easily comparable due to different functions of the organisations involved and the facilities available in different buildings. TRAs have flexible hiring policies to give preference to the bookings by estate residents, and block booking hirers know that their bookings may be cancelled. From time to time some facilities will not be available for hirings because of re-decoration and renovation work, or TRAs are engaged in other issues.

4.30 There is considerable scope for more intensive use of Tenants and some Church halls during the day which could be achieved by other organisations running activities there.

4.31 Table 6 sets out the report author's subjective assessment. Organisations may have a different view. Occupancy levels are subject to unpredictable ebbs and flows in demand. Sometimes this can be due to an organisation regularly booking a venue moving its office base away from the area. Sometimes activities close because of changes in personal circumstances of the individual organiser.

USEAGE

4.32 Table 7 summarises the activities and gives examples of hirings. The size of halls and rooms and the nature of the activity determine the numbers that can be catered for. The numbers actually attending an event by a hirer are not always known by the building managers unless one of their members or their caretaker is present.

BUILDINGS ASSESSMENT

4.33 **Improvements Under Way or Planned.** Improvements underway, being planned or under consideration in several buildings are as follows:

- Stockwell Methodist Church is renovating three rooms, two of which will be available for community use from January 2009.
- Springfield Methodist Church Friendship House's new worship area and 2 community rooms should be finished by January 2009.
- Presentation will be replacing the closed and boarded up former South Lambeth Estate Tenants Hall into a new community centre for the use of tenants of the Bolney Meadow Estate and the wider community.
- Improvements and some re-configuration are being made to the Conference Suite in South Lambeth YMCA.
- The improved facilities at the Stockwell Park High School will be available for community use from 2010.
- There will be modernised community facilities in the proposed redevelopment of the former Annie McCall/Stockwell Studios site.
- Hyde South Bank Homes is considering the future use of the Old Laundry and tenants hall in Eastcote St on the Stockwell Gardens West Estate.
- Presentation is discussing with Dorset Rd Community Project its future activities and the use of the flat.
- Olmec is renovating the former DRCP Nursery to bring it back into use as a social enterprise day nursery.
- Improvement works at St. Anne's Church Hall.

4.34 **Design Problems.** Some buildings, even those built since 2000, have design problems causing gutters to be clogged with leaves and debris and causing roof leaks, including:

- Ashmole Community Tenants Hall
- Stockwell Community Resource Centre (SCRC)
- Yvonne Carr Community Centre (YCCC)

Further the designs of the last two are such that it is not apparently possible to build second floors on them.

4.35 The height of some ceilings interiors, especially Churches, makes heating the spaces very costly. There can also be problems with accessing lighting and heating fixtures at high level. Such designs do not take account of cleaning, maintenance and fixture replacement costs.

4.36 YCCC demonstrates the problems involved in using a sports hall as a hall for other types of events especially social ones. The finish of sports halls is designed to take a heavy pounding and can never look or feel as nice and attractive as halls in which other types of social events and meetings need to take place.

4.37 **Repairs, Maintenance & Modernisation.** Because of the nature of when they were built or last renovated and their use most community buildings need to have:

- regular deep cleans
- redecoration
- minor repairs

- occasional modernisation of facilities
- have their electric wiring systems checked
- heating systems upgraded
- disability access and facilities upgraded

4.38 **Noise Problems.** Several buildings have problems with noise levels in halls or to the outside of the building risking annoyance to and complaints by residential neighbours. Some have equipment which automatically cuts off music when it reaches a certain sound level leaving a gap of some 30 minutes and switching off the equipment.

4.39 **Cycle and Buggy Facilities.** Hardly any buildings have cycling and buggy parking facilities. SCRC & Stockwell Partnership have metal cycle stands. Buggies have to be taken into buildings and if there is enough space in the entrance lobbies left parked there, as in Stockwell Community Resource Centre. To provide separate buggy storage areas would require a lot of space and would not necessarily be fully used throughout the day. The spaces may not be sufficient on days when there is a large number of mothers and toddlers using a building. The financial investment involved could mean less money for main buildings repairs and improvements.

4.40 **Funding.** Funding repairs, improvements and modernisations is the main challenge facing all owners of community buildings, but especially those owned by Lambeth Council, since it does not have the money to spend, and nor do the managing organisations. A problem facing some managing organisations is that unless they can have a long lease they cannot raise capital funding from other sources.

4.41 Over the next few years a large sum of money will need to be raised to carry out modernisations. Given the Council's funding problems, one potential source of funds could come from Section 106 planning obligations on developers' planning permissions. Earmarking improvements to community buildings would be in accord with Section 106 policies outlined in the Council's Adopted Unitary Development Plan. (p. 4.23.33, p. 149). As the Council moves to replace the Plan by the Local Development Framework it could include Section 106's role in improving community buildings in development framework and site development briefs.

4.42 **Environmental Issues.** There are a number of environmental issues related to community buildings:

- the design of their energy and water systems
- the use of energy and water
- the design of the area around the building in terms of visibility, attractiveness
- garden or planting areas
- re-cycling
- activities

4.43 **Energy and Water Saving.** Most community buildings, including most of those built since 2000, do not have the full range of energy and water saving devices, such as automatic lighting sensor cut-offs, dimmer switches, spray and automatic cut-off taps and dual flush toilets. Both the Oasis and Stewarts Lane Adventure Playgrounds have solar panels and wind turbines.

4.44 Recycling. Several organisations report that they are not benefiting from the Lambeth Council re-cycling service, and some make their own arrangements to ensure a level of re-cycling.

4.45 Gardens. Oasis and Stockwell Studios have gardens which the development plans will improve. YCCC's garden needs improving. Centre may wish to make its front entrance/car parking more visually attractive. Springfield Community & Health Centre recognises it needs to improve its signage so people are clear about what the building is. Improved road signs pointing towards community buildings would also be helpful. At the back of the Khatme Nubuwat Centre is a small area which it is turning into a garden. There is also a very large old hall which is used to store unwanted items. One of the options for the Centre is to demolish the hall and create a larger garden area based on Islamic garden principles which could become a place for meditation and teaching Islamic gardening. Environmental improvements should be included in all plans to improve and modernise community buildings.

RECOMMENDATIONS

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|---|--|
| 2 | As the only community organisation member of the Partnership Board that does not have a lease or service stake in the operation of the building, consider what its strategic, developmental and mediation role should be at Board meetings in terms of seeking to develop Springfield Community & Health Centre as a major community hub. |
| 3 | Convene a meeting with Lambeth Council and the Board of Thessaly Community Project to discuss the further development of services to Lambeth residents at the Yvonne Carr Community Centre. |
| 4 | Discuss with Lost Theatre Company about the community use of the theatre in the former South Bank University building with a view to assisting it maximise its wish to consult with the local community and schools. |
| 5 | Consider: (a) adopting a strategic policy on public and community ownership of land and buildings, (b) seeking a meeting with the Council to discuss the options and mechanisms the transfer of community building assets to the control of local community organisations, and (c) discussing with relevant local organisations which options they would support for discussion back with the Council. |
| 6 | Discuss with TRAs how other organisations involved in managing community buildings can assist them to achieve the repairs, improvements and modernisations they would like to carry out. |
| 7 | Discuss with local organisations making a joint approach to Lambeth Council to consider ensuring that a percentage of Section 106 financial donations are negotiated with all developers so put into a Community Buildings Fund. |
| 8 | Discuss with Lambeth Council specifying that some Section 106 monies be allocated (a) to improving or providing new community buildings; (b) to particular community buildings near each development; and (c) building up a Community Buildings Fund. |
| 9 | Discuss with Hemans TRA, Wheatsheaf Hall management group, and St Anne's Church's Vicar jointly asking Lambeth Council to ensure that the Section 106 agreement on the redevelopment of 143-161 Wandsworth Rd includes funding towards improvements and revenue costs at their Halls. |

| | |
|----|--|
| 10 | Discuss with Lambeth Council the drafting of guidelines for building/site owners planning to provide new halls and community centres on such matters as: avoiding roof designs which create gulley where leaves and water collect, and roof drainage systems that are inadequate; the advisability of either (i) building a second storey to enable future expansion for activities and projects, even if initially the second floor is let out as office and business starter units, or (ii) ensuring a second storey can be built on later; the advisability of having two halls (i) for social events and meetings and (ii) a sports hall; the need to install the most up-to-date energy and water saving measures including solar panels and wind turbines; the need to ensure that all lighting, heating and other service fixtures that need regular, cleaning, maintenance and replacement are designed to reduce the running costs involved; seeking advice from Community Matters, the national organisation for community associations and centres. |
| 11 | Discuss with community building organisations: (a) making a joint approach to Lambeth Council to provide recycling services to those which do not currently receive them; (b) exploring the development of a project, including a training element, which can help them plan and install energy and water efficiency devices, solar panels and wind-turbines; (c) seeking the advice of Roots & Shoots in Kennington about the solution it found to the problem of noise in its new build hall. |

Introduction

5.1 Organisations managing community buildings have substantial problems in relation to maintenance, repairs, renovation and modernisation. These functions:

- are very time consuming
- take time away from managers' main task of community or parish activities
- are frustrating when managers know what needs to be done but cannot raise the money

5.2 Clergy have support from specialists employed by their national Church organisations. The Anglican Church inspects churches every five years and makes recommendations on maintenance and other works. Those occupying Lambeth Council owned premises do not feel they get the support they should from it as freeholder, especially TRAs. They try to do running repairs and improvements as and when they can from any surplus they make from hiring income after expenditure. The more the building becomes run down the less attractive the premises becomes to hire and so income drops, meaning less surplus for repairs, redecoration and improvements. Organisations which own their own buildings often do not have the money to employ specialist advisers. They can also be faced with the same problem of falling income.

Lambeth Council Owned Properties

5.3 For Lambeth owned properties the Council has a number of options:

- (1) to invest in the premises it owns to bring them up to modern standards and to ensure that there is a cyclical maintenance and redecoration programme
- (2) to discuss with individual organisations whether to give them long leases which would enable them to raise money
- (3) to discuss with individual organisations whether to transfer the leasehold or freehold to them
- (4) to discuss with the organisations collectively whether they would want to set up a collectively owned trust to which the leaseholds and freeholds could be transferred.

Option (3) will not be possible for organisations occupying flats, but they could be included under Option (4).

A Building Maintenance Support Service

5.4 If Option (4) in para. 5.3 is considered feasible then the controlling organisations could consider the trust employing suitably qualified staff to provide the following services to their own property stock and to those organisations which own property but are not members of the trust, including (a) building repair, maintenance, and redecoration, (b) advice on building adaptations, improvements and greening; (c) advice on health and safety and risk assessment, (d) an annual building inspection, (e) PAT electrical testing, and (f) 'green' building advice.

5.5 However, if the establishment of a trust is not feasible then local organisations managing buildings may want to consider establishing a collectively owned 'building maintenance support service' social enterprise, or asking one of their number to provide such a service.

5.6 The trust and the 'building maintenance support service' could have a training and work placement function to help skill up local people for construction and building maintenance employment.

5.7 It has been suggested that Stockwell Community Resource Centre (SCRC) might be a suitable organisation to provide a support service. Its management team is not responsible for carrying out building maintenance and repairs. It would therefore need to be funded to recruit a suitably qualified person to set up and manage the service. Local organisations would need to be satisfied that SCRC could satisfactorily manage such a project, especially as there would be an element of charging for its services.

5.8 There may be other organisations in the area which would feel capable of developing such a service given their experience in building management e.g. Lambeth Enterprise CIC at the Lambeth Co-op Centre.

Building Management

5.9 There are many variations in the way organisations organise the day to day running of the buildings, and develop and operate their policy, procedural and monitoring frameworks. Differences are partly because of the different nature of their buildings and activities, whether they are volunteer run or employ staff, and the degree to which they are able to keep up with legal requirements. Some review and up-date their policies and procedures more frequently than others. Churches are provided with advice from their national organisations. It is difficult to keep-up-to-date and ensure good practice if organisations are not members of national umbrella bodies.

5.10 SCRC, Lady Margaret Hall Settlement and Lambeth Enterprise CIC may be suitable organisations to provide a support service in connection with the policies and procedures for running community buildings. The service could include:

- (1) carrying out an annual review of each organisation using tools such as SWOT, PQASSO, Community Matters' 'Becoming Visible' programme and the Development's Trust Association's Health Check.
- (2) recommending where up-dates to policies and procedures might be needed, especially to reflect new legal requirements, and helping to draft them
- (3) using nationally produced good practice advice for community buildings. e.g. produced by Community Matters, to provide a handbook which would include all locally relevant information
- (4) advising on the policy and procedural implications of new projects and activities

5.11 Whichever organisation is chosen it will need funding to employ a worker to undertake these tasks as management level staff are already overstretched. Local organisations would need to be satisfied that the depth of knowledge which would be

acquired by the organisation providing this service could not be used to enable it to gain competitive advantage in obtaining contracts and grants.

Booking Systems

5.12 Each organisation runs its own hirings booking system and has its own set of rules. Many organisations have a flexible policy towards their lettings.

- TRAs give priority to the residents on their estates and block booking hirers know that their bookings may be cancelled in preference to those later requested by residents.
- Several organisations have built up the expertise to know which bookings should not be accepted because of potential problems.
- Several organisations have flexible policies towards charging, including providing free or reduced lettings to newly emerging or small groups with little or no money.

5.13 Several concerns have been expressed about having a central booking system:

- lose control over bookings
- difficulty in vetting potential hirers
- lose of flexibility over waiving or reducing hire charges
- the cost of the service
- communication problems resulting in double and triple bookings
- management of the system if the person in charge is ill or on leave

Information

5.14 There is support for a proper database of community facilities available for hire. At present the Council provides a list of halls for hire throughout the Borough on its website. Stockwell Partnership has a limited list on what is for hire in the Stockwell area on its website. The content of a database would need to include all the relevant hiring details, charges and rules, and contact details and where information is available on organisations websites. The amount of data to be included is large. Organisations would need to be regularly contacted for updates re-changes in availability, level of charges and changes in the hiring rules. There may be a case for a dedicated website which would include links to all organisations websites and which would in turn be linked from those organisations websites.

Websites

5.15 Several organisations do not have websites. Those that do often are not able to keep them updated. Thessaly Community Project's has not been updated since 2005. Hemans TRA website developed as part of the Computer Centre project has been down as a result of the lack of money to continue to pay for its hosting. Vauxhall Society, an important civic society, has a website which contains a wealth of material on local history and planning matters, including for Stockwell. It no longer has a volunteer webmaster and the site is therefore down.

5.16 There may be a role for those organisations involved in providing web design and maintenance training courses to offer website service to local organisations which

want assistance with keeping their websites up-dated. This will give valuable practical and work placement experience for the students, and may help them become more involved in local organisations and issues as they build up their own confidence about and knowledge of local affairs.

Local Democracy

5.17 Over the last few years there has been much concern expressed about the low participation in the electoral democratic process. In Stockwell several community buildings provide the venue for Councillors to run advice surgeries.

| Venue | Councillors | Surgery Times |
|-------------------------------------|--|---------------------------------------|
| Ashmole Hall | Robert Banks, Faye Gray, Andrew Sawdon (Oval) | Wednesdays 6.30-7.15pm |
| Fenwick Hall | Peter Robbins, Christiana Valcarce (Larkhall) | Second Saturday of the month, 10-11am |
| Hemans Hall | Pav Akhtar, Peter Bowyer, Imogen Walker (Stockwell) | 2nd Saturday of month. 11am-12pm |
| Lansdowne Community Flat | Pav Akhtar, Peter Bowyer, Imogen Walker (Stockwell) | 4th Saturday of the month: 11am-12pm |
| Springfield Community Flat, | Peter Robbins, Christiana Valcarce (Larkhall) | Third Saturday of the month: 10-11am |
| Stockwell Community Resource Centre | Pav Akhtar, Peter Bowyer, Imogen Walker (Stockwell) | 3rd Saturday of the month: 11am-12pm |
| Stockwell Partnership Offices | Pav Akhtar, Peter Bowyer, Imogen Walker (Stockwell) | 1st Saturday of the month: 11am-12pm |
| YMCA | Dr Nerraj Patil, Peter Robbins, Christiana Valcarce (Larkhall) | Fourth Thursday of the month, 6-7pm |

5.18 The potential role of community buildings in fostering local democracy is discussed in Appendix E. Many of the practical activities outlined in it can be most effectively done through community organisations having an agreed strategy with some of the tasks being either being undertaken by an umbrella co-ordinating organisation, and helping individual community building organisations to play their specific roles.

Community Buildings By Category

5.19 Research undertaken for Community Matters in 1997 (see Appendix F) grouped community buildings into four types:

- **Symbol** – here the primary motivation of the managers is to hold the building on trust
- **Resource** – 'where the primary motivation of the managers is to maintain the building as a resource for local groups and activities'
- **Gathering place** – 'where the managers take on the additional role of arranging

events within the building for the whole community'

- **Cultivator** – 'where the managers look beyond the building and are motivated by a desire to see the growth and development of their local community.'

5.20 It is very difficult to fit most Stockwell community buildings into these categories, partly because some are aimed at serving specialist groups within the whole community, not the whole community.

| Type of Building | Stockwell Building |
|------------------|---|
| Symbol | N/R |
| Resource | Hammerton Memorial Hall Some Churches Tenants Halls |
| Gathering place | Khatme Nubuwat Centre (developing as such) Stockwell Community & Health Centre (but has potential to be developed into a cultivator) |
| Cultivator | St John Community Development Project Springfield Community Flat Stockwell Community Resource Centre Stockwell Partnership Yvonne Carr Community Centre |

5.21 The research identified a number of factors which are critical in the success of a community building (See Appendix F). On the basis of these factors and the case studies in the research report Stockwell Community building management organisations may find it helpful to consider to extent to which they meet these criteria.

Community Anchors

5.22 Since that report the debate within the networks of organisations that run community buildings, like Community Matters (CM), bassac (British Association of Social Action Centres), and Development Trusts Association (DTA), have developed the concept of 'community anchors'. 'Community anchors are organisations that are 'well placed to nurture the creation of trust, as well as stimulating networks and connections within the areas in which they are based.' There is further discussion on community anchors in Appendix F.

5.23 Stockwell has no community anchors at present. Only one looks like an anchor: St John Community Development Project. Some have the potential to become anchors.

| Potential Community Anchors | Obstacles to Becoming Community Anchors |
|-------------------------------------|---|
| Springfield Community Flat | Occupation of property vulnerable to decisions of Lambeth Council. |
| Stockwell Community & Health Centre | There is no independent organisation managing the building. The Partnership Board cannot become involved in being publicly critical of some of its member organisations in respect of their policies, especially Lambeth Council and the Primary Care Trust. |
| Stockwell Community Resource Centre | Manager is not employed by SCRC organisation but by building owner Hyde South Bank Homes, which could decide to prevent SCRC developing if it feels the need to challenge other aspects of Hyde's activities |
| Stockwell Partnership | Needs more appropriate building and specialist staff involved in helping to foster the networks and the trust. |
| Yvonne Carr Community Centre | Its funding problems have meant that Thessaly Community Project is no longer in control of its own future. Although the Centre Manager is an employee, the overall management responsibility is in the hands of the Capital Development Group brought in by Wandsworth Council. |

Advocacy Role

5.24 Research for the British Association of Settlements & Social Action Centres (see Appendix F) suggests that an important role for community anchor organisations is advocacy work on behalf of their local community. This is being compromised by the pressure to take on public service contracts.

5.25 St John Community Development Project and Springfield Community Flat are able to be advocates. Specialist organisations can be effective advocates for the social group they focus their activities and services. To increase their effectiveness as 'holistic' advocates they need to strengthen their involvement in networks. Forums, such as Clapham & Stockwell Faith Forum can play important roles. Stockwell Partnership has the potential to be the co-ordinating advocate organisation.

Where Next?

5.26 It would appear that while it is rich in organisations and buildings Stockwell is poor in terms of having independent, multi-purpose, advocacy community organisations in control of buildings where they can provide activities and services and enable others to meet and organise.

1. 5.27 As it is early days for the development of Lambeth Council's structures to implement its new approach to community engagement and neighbourhood working, Stockwell Partnership has the opportunity as a co-

ordinating group to enable local organisations, especially specialist ones occupying Council owned premises, to collectively engage with the Council to consider the recommendations to local authorities contained in the joint Local Government Association and Community Matters report *Community buildings - maximising assets* (2006) (See Appendix F).

RECOMMENDATIONS

| | |
|----|---|
| 12 | Discuss with community building organisations whether they would like one their number to provide a building maintenance support service. |
| 13 | Discuss with community building organisations whether they would like one of their number to provide a building management support service. |
| 14 | Discuss with community building organisations setting up a website database service. |
| 15 | Discuss with community buildings and other local organisations with websites or wish to develop websites the establishment of a website support service. |
| 16 | Discuss with community building and other organisations the development of a strategy to develop democratic engagement by local people in local affairs. |
| 17 | Discuss with community building organisations reaching agreement on what positive recommendations to make to Lambeth Council about its relationship with them, using relevant recommendations in this report and the Local Government Association and Community Matters report <i>Community buildings - maximising assets</i> (2006). |

6.1 It has been difficult to assess supply and demand because no organisation keeps detailed records of enquiries for bookings made which they cannot meet. Anecdotal evidence suggests continuing unmet demand.

Are Additional Buildings Needed?

6.2 While there is a spread of community buildings for hire across Stockwell, there are only four modern multi-purpose ones in the Urban II area, one of which Heathbrook will not be in the Stockwell area outlined in the Future Stockwell Framework. There is no similar facility in the south-east or north of the area, although the plans for the new community centre on the Bolney Meadow Estate could provide one both for the residents and the wider community. Since Stockwell Community Resource Centre is already at 95% capacity, and in order to develop the Stockwell Cross area into a more thriving town centre, there is a case for providing more community building facilities, which is discussed in Section 7 on a Civic Hub.

6.3 The under use of several community buildings does enable new demand to run events, projects and activities to be met. A programme of upgrading them would make them more attractive and marketable and therefore increase their hirings and income.

6.4 There are few venues that can cater for events involving more than 400 people. The only one capable of catering for up to 1,000 is Stockwell Park High School. Given the good public transport links at Stockwell Cross, this is probably the right venue for very large events. If a venue was built to cater for that number in other parts of Stockwell there might be more reliance on cars with the parking and noise problems this creates for neighbouring residents.

6.5 More facilities might be made available if more primary schools were to open up their premises for hire.

Commercial Venues

6.6 There is mixed economy in hireable space for events and meetings. Potential hirers for social events have a number of commercial venues they can consider, including several of the public houses in the area which have function rooms or allow the use of their bar area, and Turners Function Room. Although it is just north of the Stockwell area defined in the Future Stockwell Framework the owners of the new Parco Cafe at Vauxhall Park have indicated that it will be available for hire. The South London YMCA Conference Centre is now run by the commercial company - Caterplus. It shares any profits with South London YMCA. Private sector provision is particularly important for those who want a venue which supplies both alcohol and food, relieving the organisers of making their own provision for these.

6.7 Lambeth Council recognises the importance of public houses as 'a long-established and much-valued part of London life. ...and represent a much-cherished centre of community life and entertainment.' (UDP. Para 4.12.13) In order to safeguard the number of hireable facilities, especially for private parties, consideration could be

given to requiring developers of public houses to retain or include a room for hire.

Demand

6.8 Anecdotal evidence suggests:

- There is a continual stream of enquiries for hirings by churches serving particular groups including Portuguese, East and West Africans. The amount of space they need varies from 35 to several hundred.
- These Churches serve people from an area much wider than Stockwell, just as many members of congregations who have moved away from Stockwell remain members coming back into the area for services.
- The loss of the swimming pool by 2010 at Stockwell Park High School will mean that church groups that practice whole body immersion baptism will have to look elsewhere.
- There are enquiries for social functions. Sometimes these cannot be met because of the end time rules, the poor state of decoration or repair, the lack of adequate kitchen facilities. Sometimes the hirers bring in event organisers to decorate the venue and to provide food.
- From time to time specialist arts, healthy exercise and sports organisations and individual educators and trainers want to hire space for limited periods of time to run special projects.
- There is continuing demand for rehearsal space from theatre and music groups.
- The Lambeth Music Education Trust has indicated that it is seeking to obtain funding for a music project which it would like to base in a Stockwell community building.

Social and Economic Inequality

6.9 Concerned about the continual high levels of social and economic inequality many organisations running community buildings would like to be able to run more activities themselves or host other organisations activities, but these are dependent on revenue funding. These would attract new users. Key points made about social and economic inequality are:

- Some local parents have to have 2-3 jobs to afford to raise their families.
- Many teenagers aged 16 and 17 have had to give up education in order to work to help financially support their families.
- Although its pupil catchment area is wider than Stockwell, Stockwell Park High School has a high proportion of its pupils officially described as 'socially disadvantaged,' as evidenced by an above average eligibility for free school meals: 74% compared with 34% for Lambeth and 16% nationally.
- It also has a high pupil turnover, which probably mirrors the 20% turnover of population every year in Lambeth.
- Its pupils are from very diverse backgrounds, speaking over 50 languages, and over half have recognised learning difficulties
- There is a perception that there is a high level of debt that local people are struggling to cope with - which is likely to increase as a result of the financial crisis and economic recession.
- Mental health problems, especially depression are seen as a serious problem.

6.10 There is a wish, especially among faith groups to increase community outreach addressing the holistic nature of people's lives, not just their religious needs, encouraging self-improvement to maximise individual potential.

Identified Needs

6.11 The following are needs for increased or new activities which people have identified in the process of preparing this study:

- elderly people
- youth work
- health
- bereavement counselling
- self-help groups like Alcoholics Anonymous and Narcotics Anonymous
- skills development
- debt counselling

Welfare Rights and Debt Advice

6.12 Stockwell has no major independent advice providing organisation. Such organisations can play a major role in supporting economic and social well-being and bringing money into the local economy. Some welfare rights, debt and legal advice services are provided e.g. by:

- Stockwell Partnerships through its advocacy project based at its offices in South Lambeth Rd
- Lambeth Somali Community Association at the Annex at 13-15 Stockwell Rd as part of Stockwell Partnership's advocacy project
- Springfield Community Flat
- Lambeth Law Centre based at the Co-op Centre just over the border of the Stockwell area in Mowll St

The former Portuguese Forum no longer provides advice at Stockwell Community Resource Centre.

6.13 The social and economic benefits of advice and information work have been frequently documented.

6.14 The development of improved advice service provision should be a major priority for the next stage of social action in the Stockwell area. Research into advice services has consistently shown that the nearer advice services are to where people live the more, and the further they have to travel the less, likely they are to access them.

Savings & Credit

6.15 Given the growing concerns about people's problems with debt, there is a potential for community buildings to become the venues for promoting the Lambeth Savings & Credit Union, a mutually co-operative saving and loans organisation. It is based in premises on Brixton Hill. It can also arrange for free debt advice.

After School Activities

6.16 Several people have suggested that there is not enough provision for after school clubs. Over recent years the provision has been increasing at local primary schools, Stockwell Park High School, and in community facilities such as Springfield Community Flat and Oasis Children's Venture. Some are run every day, some are occasional like the Wings SW8 club on Thursdays at St Anne's. Mixed provision offers pupils a choice depending on what activities they want to pursue. Away from school provision may be welcomed by some pupils, especially secondary ones, who want a change of scenery and to meet with peers who go to other schools.

Elderly People

6.17 Several people have expressed concern that the needs of elderly people have been neglected and that there are not enough activities provided for them. A number of activities are already provided, e.g.:

- Springfield Community Flat supports an elderly group at Springfield Community & Health Centre (SCHC)
- Stockwell Community Resource Centre provides IT, sequence dancing, tai chi and painting and drawing
- St John Community Development Project runs a lunch club, trips and inter-generational projects
- Lingham Court sheltered housing provides events etc for the elderly

6.18 There are also occasional one off events, such as a recent drama about community safety performed during the day at Lansdowne Green Community Hall which had a packed audience of local older people, with a lively end of event chatting over refreshments.

6.19 There will be potential scope for new activities in the Stockwell and Springfield Methodists Churches new community rooms, using the cafe at Yvonne Carr and when it is open the cafe to be run by Camden Society at SCRC. St Anne's Church plans to undertake a mapping exercise to identify what gaps in elderly in its Parish, possibly leading to a weekly afternoon club and coffee morning.

6.20 Stockwell Partnership's Old Person's Forum, involving Age Concern Lambeth, St John Community Project and the Metropolitan Housing Trust co-ordinated outings to Brighton and shopping at Bluewater, and a summer barbecue at Lingham Court. It clearly has a role in seeking to work with other local organisations to further develop activities for the elderly in the area. It may want to look at what was said about local activities in the area at the Lambeth Adults & Community Services Borough wide consultation event on 23 October 'Developing Services for Older people' held at SCHC.

Women

6.21 Many women cannot work and are socially isolated and want to develop skills in cooking, baking and textiles. Lady Margaret Hall Settlement's All Sewn Up project training women in soft furnishings is one practical example of what is being done. Stockwell Women's Awareness Network provides sewing classes with ESOL and childcare.

There is also scope for more literacy work with women from other countries who cannot read or write in their own languages let alone in English. Many of these women are lone parents because of widowhood or forced separation which led to them coming here as refugees and asylum seekers.

English Language Learning

6.22 Several people have indicated that there is more scope for ESOL provision, given the large number of local residents who do not have English as their first language.

Cultural Needs

6.23 The diversity of the residential population means that there is a wide range of different cultural heritages which people value preserving, commemorating, and sharing. This is a major part of the activity of different groups in Stockwell from around the world. Many events, including Stockwell Festival, have celebrated this diversity. The Clapham & Stockwell Faith Forum plays an important role in this by bringing together local members of faith communities to promote, service and protect the interests of the community, encouraging understanding of each other's religions, beliefs and cultures, promoting tolerance and respect for people's differences and celebrate this diversity, providing a voice for religious communities to speak out about issues that matter to them, and promoting peace-building and conflict resolution. Its activities include: multi-faith celebrations, round table discussions, youth multi-faith football, women's arts groups, anti-bullying projects, and faith literacy training. As it grows the Forum is the kind of initiative that as it grows is likely to need office space and employ a worker.

6.24 October's Black History Month is another vehicle for celebrating diversity and achievement through:

- the history, culture and arts of people of African and South Asian heritage
- re-imagining British historical and cultural development showing how the contributions of peoples of African, South Asian and other heritages have influenced British economic, physical, cultural and artistic development over hundreds of years

There were some events in Stockwell this year, especially at SCRC.

6.25 While these multi-cultural activities should continue to be fostered, it is important to ensure that some sections of the community are not neglected, or not sufficiently encouraged to engage. An element of frustration has been expressed during the course of preparing this study about the way in which funding is perceived to have gone into meeting the needs of some communities from different national and faith backgrounds as opposed to others. It has been suggested that:

- the white working class has been marginalised, especially its retired members
- the Portuguese have not been sufficiently linked in with the civic network
- that those of Afro-Caribbean heritage no longer drive community initiatives as they did in the 1970s and 1980s.

The Arts

6.26 There is a continual wide range of arts activities across the area in various community buildings, helped by specialist arts organisations, in particular the local Stockwell Studios arts group. The benefits of the arts to creativity and mental well being are currently being promoted for the period 28 September to 27 November through the health services' Lambeth Arts Trail & Directory Spring Forward 2008 project, with events at Springfield Community Flat, Stewarts Rd Adventure Playground and SCHC.

6.27 There is potentially more scope for arts activities during the day at various community buildings which are not well used in the daytime. The Lambeth Music Education Trust is seeking funding for a large music project and wishes to have a base for it in a Stockwell community building. If it is successful it will consult with community building organisations.

Cinema

6.28 There has also been a demand for cinema facilities. It is possible for films to be shown using special equipment in any community building with a large hall, as SCRC has demonstrated in this October's Black History Month. Lost Theatre Company's plans for the former South Bank University theatre include facilities for showing films. The potential to bring back into use as a cinema part of the building at Tigray House is discussed in the section on a Civic Hub for Stockwell Cross.

Developing Partnerships

6.29 Several organisations have expressed a wish to work with others to further develop local services and activities.

- **Springfield and Stockwell Methodist Churches.** Once the building works are completed in January, they will be able to become more involved in networking and developing partnerships to provide services and activities in the two sets of community rooms in each building. Ideas include: a youth club, a lunch club, activities for refugees including English, a monthly Sunday lunch, and involvement in bereavement work.
- **Stockwell Community Resource Centre** already provides learning activities in other community buildings both in Stockwell and elsewhere in Lambeth operating as a community hub.
- **Springfield Community Flat** is also a hub providing services and activities at Stockwell Community Resource Centre and Springfield Community & Health Centre, and has many ideas for further activities that could take place in the latter.
- **Yvonne Carr Community Centre.** Although its future direction is unclear Thessaly Community Project wishes to become more engaged in the Lambeth part of its area and to develop joint working, including investigating how to bring back into use the run-down open space next to the Yvonne Carr Community Centre which Oasis Venture used to manage.

- **Oasis Venture** is interested in exploring with Thessaly Community Project working together to bring the open space back into use.
- **Stockwell Studios Ltd**, the artists Industrial & Provident Society, wants to develop further as a cultural organisation in the area. They have already made valuable contributions to local life through its open day events, its specialist workshops, members work in schools and the Annie McCall Heritage Project, and in the Stockwell Festivals. The concentration of talent from glass mosaics to reproduction early musical instruments allows for a mixed programme of provision. Most of the artists are involved as educators as part of their professional work, and several are held in high regard internationally. The future ability of the artists to continue to make and further develop a contribution depends on the outcome of the proposed redevelopment of the former Hospital/Studios site.
- **Stockwell Park High School**. The new facilities which will be completed in 2010 will be available for community use. They will include the provision of high quality Conference facilities which are in short supply in Lambeth putting enormous pressure on Lambeth Town Hall Assembly Rooms. The School is developing a strategy by which it can contribute to tackling local social and economic deprivation, build social cohesion, strengthen vocational and artisan education, support enterprise development among its pupils and local people, and work with partners who share the same vision. It has begun the process of talking to potential partners. The School has the potential to be a major community hub.

There may be other organisations which would also like to explore developing partnerships.

Perceptions and Communication

6.30 The survey work carried out by the Stockwell Community Researchers for the Future Stockwell Framework found the following perceptions among local people about changes in Stockwell in recent years:

- 42.% thought that community halls were getting better/much better; and 31.5% the same or worse/much worse. (Total 541)
- 26.3% thought local advice centres were getting better/much better, and 35.5% the same or worse/getting better. (Total 492)
- 23.4% thought that activities for the old were better/much better, and 32..4% the same or worse/getting worse (Total 542)
- 20.3% thought that activities for young people were better/much better and 50.2% the same or worse/much worse (Total 556)

6.31 The fact that there has not been a significant perception of improvement may be due to lack of knowledge. It is always a problem keeping people informed. This is why a variety of methods are needed: websites, enews, newsletters through the door, and ideally a community newspaper. *Homeground* magazine has been a beacon of a professional, easy to read and well designed publication aimed at Hyde South Bank Homes' tenants. Community buildings could increase their public profile if information available about them could be improved and circulated through all these means.

Welcoming New Residents

6.32 One way to foster information and knowledge among new residents about the services and activities in the area, and to encourage their early engagement, is for special events to be run to welcome them. These would need to be planned and hosted in a nearby community building. A new group of residents will be moving into the Stockwell Green area when the private and Presentation housing schemes are completed.

RECOMMENDATIONS

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| 18 | Develop a strategy to increase the provision of advice service provision in the Stockwell area with particular priority being given to provision at hub buildings, especially the Springfield Community & Health Centre, with outreach provision to as many community buildings as possible. |
| 19 | Discuss with the Lambeth Savings & Credit Union developing a strategy which would allow its promotion and provision of services at appropriate community buildings in Stockwell. |
| 20 | Ask its Old Person's Forum to review the range of activities provided for elderly people in the area and discuss with local organisations how more might be put on at various community buildings. |
| 21 | Discuss with community building and other local organisations which partnerships they would find it mutually beneficial to develop, how to improve on the celebration of cultural diversity in the area through their activities, and how to ensure that more events take place in community buildings in the various themed weeks and months in Lambeth, such as Black History Month. |
| 22 | <p>Discuss with the Head and Governors of Stockwell Park School jointly organising a two day weekend community festival at the School, involving:</p> <ul style="list-style-type: none">• showcasing the work of the School and the talent of its pupils• showing what the new School will be like• stalls by local organisations• a rolling continuous session at which the Partnership can discuss with local people the Future Stockwell Strategy• local businesses promoting themselves• a debate about how to address the social and economic needs of the area• engage local people in the development of local facilities and activities• local history displays and talks• children's activities• vocational training demonstration sessions• theatre, dance, sport, and music performance• art workshops and displays |
| 23 | Consider a publicity strategy involving the development of more websites, Enewsletters, newsletters through the door, involving good coverage of local developments and news, especially about community buildings, their services and activities, and for such information to either be included in or circulated with local residents neighbourhood and parish newsletters, and the |

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| | establishment of a community newspaper. |
| 24 | Develop a strategy for welcoming new residents into area, and as a first step convene a meeting of Presentation, Olmec, Khatme Nubuwwat Centre, Stockwell Community Green Services, Hammerton Hall, and St. Andrews Church to discuss the organisation of a welcome event for the new residents of private and Presentation housing schemes at Stockwell Green, to which local organisations and public service providers would be invited to take part. |

7.1 Stockwell Partnership has been examining whether a Civic Hub building could help improve the facilities at Stockwell Cross as the district town centre. Such a Hub could potentially include premises for it and other local community and voluntary organisations providing services, a community cafe as a focal point and meeting place, a Lambeth one-stop shop, and an independent advice centre. This has proved a very complex issue.

7.2 The Partnership identified the possibility of redeveloping the buildings at 13-19 Stockwell Rd as a potential site for a Hub. A separate study carried out for the Partnership by MPCS has concluded that this is not viable, given a number of land ownership and other complications. While as suggested in the Future Stockwell Framework Vision it would be preferable to redevelop the whole of the corner from Tigray House round to 19 Stockwell Rd, which could include a Civic Hub building, this is not something that can be achieved quickly. The Framework envisages that Tigray House could be restored to provide a cinema venue. As a result of discussion with the Tigray Development Group (TDG) for this report, it was suggested that it would be useful to identify whether the back of the building could be linked with the 13-19 buildings. MPCS has been able to show that it does back onto 13-15. As 13-15 is owned by Lambeth Council the creation of a Civic Hub which includes both sets of building is feasible. It could involve creating a cinema space as well as enabling TDG to make more effective use of its building.

7.3 There is also a proposal from the Lambeth Primary Care Trust (PCT) to build a Neighbourhood Resource Centre housing general practice and specialist health services that people would normally have to go to hospital for. The PCT envisages that such a Centre could also include a Lambeth Council one-stop shop, and/or offices for organisations like Stockwell Partnership and Stockwell Women's Achievement Network, and other community facilities. The PCT is looking at potential sites in the Stockwell Cross area. A Neighbourhood Resource Centre with general and specialist medical services and a Lambeth one-stop shop was opened in Streatham at Gracefield Gardens in December 2007. The PCT can draw on a Government private-public partnership funding stream to finance the proposed centre for Stockwell Cross. Ideally it should be on the main road frontage near to the Underground Station and buses that serve Stockwell Cross.

7.4 Important questions remain to be asked:

- What could be included in a Civic Hub building?
- Does Stockwell Cross need both a Civic Hub and a health focussed Neighbourhood Resource Centre and if so how are they to ensure that they compliment each other?
- Can the Civic Hub and Neighbourhood Resource Centre proposals be combined in the same building or linked buildings?
- How can both proposals compliment the specialist hubs of Stockwell Community Resource Centre and Stockwell Park High School?

Note: see also Para 8.23.

RECOMMENDATIONS

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| 25 | <p>Consider convening a joint working party comprising Lambeth Council, Lambeth PCT, Hyde South Bank Homes (as a major street frontage land owner), Tigray Development Group, Stockwell Park High School, and any other key organisations to consider whether agreement can be reached on how to develop a new Civic Hub building or buildings that could comprise a range of services and facilities, including:</p> <ul style="list-style-type: none">• improved general practice services• specialist health services transferred from hospitals• offices for Stockwell Partnership and other local organisations• a community cafe• a Lambeth Council one-stop shop• an independent advice service• a cinema• small start up business spaces |
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Introduction

8.1 The brief requested an evaluation of the scope for community buildings to provide business units.

- As organisations registered as charities, companies limited by guarantee and industrial and provident societies are themselves businesses, needing to financially break even in order to remain in business.
- Their initiatives show how socially entrepreneurial they are.
- Churches assess their building assets in business terms seeking to either increase the uses made of them including for housing development and finding business users to rent space. e.g. St Barnabas Church was sold off and converted into housing by Ekarro Housing Co-operative.
- Those Christian churches earning over £100,000 a year will from next year be required to register themselves with the Charity Commission and have to submit annual reports and accounts showing their business viability.
- Lambeth Council treats its non-residential buildings as business units but reduces rents if the community and voluntary organisations are going to provide a community benefit such as a day nursery.

8.2 The following table shows which buildings contain space let to other businesses as their operational bases.

| Organisation/Building | Business Unit Letting |
|---------------------------------------|---|
| Christ Church, Brixton Rd | Lambeth Co-op Centre; Van Gogh Cafe |
| Christ Church, Union Grove | Union Grove Community Day Nursery |
| Hammerton Memorial Hall | Italia Conti School |
| Lambeth Co-op Centre | 10 units inc.: Lambeth Mind, Toucan disabled employment, All Sewn Up soft furnishings training project, Work Design (engineering solutions for major companies), a co-operative theatrical employment agency, a Child Psychology Unit for disruptive children, and Lady Margaret Hall Settlement. |
| Mursell Hall | Victory Nursery |
| Rising Sun Public House | Council tree surgeons |
| St John the Evangelist Church | Community Development Project |
| St Stephen's Church | Fegans and Quaker Homeless Action Mobile Library |
| South Lambeth YMCA | Conference Centre & Dance Studio - Caterplus |
| Springfield Community & Health Centre | GP practice; Springfield Community Flat and Union Grove Community Nursery children's services; provision for pharmacy; Camden |

| | |
|--------------------------------|-----------------------------|
| | Society cafe (to be opened) |
| Stockwell Methodist Church | Day Nursery |
| Stockwell United Reform Church | Bunnies Day Nursery |
| TDA House | Restaurant, office lets |

The Importance of Business Units in the Local Economy

8.3 The Lambeth Adopted Unitary Development Plan identifies the need for work/live, live/work units, mixed use employment, small scale offices, and units for small and medium sized enterprises (UDP Policies 15, 20, 21, 23 & 25)

8.4 The Council's analysis in its 'Lambeth Economic Digest. April 2008' suggests that 99.65% of businesses are SMEs: 50.04% family owned, 12.38% social enterprises, and 40.62% ethnic minority owned. (p. 19) The DTZ study for the Council (March 2007) found:

- that the 'limited current availability of premises and limited future development potential means that the levels of demand outstrip supply for a wide range of sizes and types of premises'.
- that there are limited future development opportunities to meet potential future demand.'
- that managed workspaces are important for SMEs.
- that 'High levels of demand exist for low ...and start up premises and there are a number of specific unmet requirements.'
- that units less than 250 sq m are more in demand than larger' ones.
- that there is a demand for move on space of 100-250 sq m as businesses develop.
- that affordability is a key issue especially for the community and voluntary sector.

8.5 The DTZ study has confirmed to the Council since the adoption of the UDP that there is a need for more business start-up and incubator units, of suitable size and affordability.

Demand

8.6 The DTZ study did not quantify the demand, and it has not been possible as part of this study to do so because community building organisations which are approached about availability of units do not keep records of who has made enquiries. However anecdotal evidence suggests:

- there is continual regular flow of requests to the Council's Property Section and to Lambeth Enterprise CIC for small office and business units;
- the Council's current non-housing (inc. retail) property portfolio currently has only about 6 vacancies;
- there are occasional approaches to churches about whether they have lettable office and business space.

8.7 It may be thought that the economic recession might reduce demand and even see a reduction in small businesses. Because its rents are lower than normal

commercial rents, and because agreements can be flexible, the Council experienced no increase in vacancies in Council owned premises during the last recession.

Potential for More Business Units

8.8 This study has identified the following buildings where the organisations could consider exploring whether they can provide additional business unit space.

8.9 **Tigray House.** The internal configuring of this building does not maximise its potential. However it also has future potential to be evaluated with the Group's agreement as the basis for creating a Civic Hub linked with 13-15 Stockwell Rd, including bringing the former cinema hall room back into use as a cinema. (See also Section 7)

8.10 **Khatme Nubuwat Centre.** There is a large empty hall at the back of the Centre. Given the site access constraints it is difficult to see how it could be replaced by a modern business unit centre with training facilities, which is one idea the Centre envisaged.

8.11 **Oasis Children's Venture.** There may be scope for the installation of revenue generating business units on the sites it occupies but the organisation would need to consider how this could be done in a way that is mutually beneficial in terms of potential occupiers.

8.12 **Former Annie McCall Hospital/Stockwell Studios.** This site could have been developed completely to provide artists studios and community facilities, but Lambeth Council and the proposed developer Capital & Provident have decided to add a major element of housing. The scheme is moving close to pre-planning stage. It is therefore not too late for the Council, Capital & Provident, and the two community organisation partners (Stockwell Partnership and Stockwell Studio Ltd) to review the scheme in the light of the recognition by the Council:

- that there is a substantial waiting list for artists workspaces and studios in the Borough. (Lambeth Council website Workspace Studios page of Leisure & Culture Section)
- that Stockwell is an area increasingly housing artists workplaces and galleries. (UDP, p. 90)
- that the 'provision of additional accommodation for the creative industries is promoted' and existing accommodation protected. (UDP Policies 23 & 30)
- work-live, live-work development can be considered. (UDP Policy 25)
- that live-work development could be included in the in the Clapham Rd and Union Rd Employment area. (Planning Brief December 2001)
- that family residential units should be included at the former Annie McCall Hospital/Stockwell Studios. (ditto)

8.13 **The Rising Sun Pub House.** If this property is not re-let to the Council's tree contractors, then consideration could be given again to making this available for community facilities serving Larkhall Park, with an element of small office and business units.

Private Sector Provision

8.14 There are already a wide range of small office, business and industrial premises available for renting in and around the Stockwell area, and plans and ideas for the creation of more.

- They include Corben Mews and Michael Manley Industrial Estate in Clyston Place, Union Court Business Centre, Pensbury Industrial Estate, and Brabham House at 372-8 Clapham Rd.
- Many developments are owned by the Workspace Group.
- Marketing many of the units in and around Stockwell is often undertaken by Houston Lawrence, a specialist property agent operating particularly in this part of London.
- There are new developments for business and start up units with planning permission at the Bottle Store at 15-16 Stockwell Green, and commercial units at the Freemans site on Clapham Rd.
- DSDHA, the architects who have prepared the Future Stockwell Framework for Stockwell Partnership, have identified the garages along Saddler's Way by the side of Mursell Estate as a possible site for a business unit development.

8.15 The planning conditions on the Bottle Store include provision for a health centre. Lambeth PCT has decided not to proceed with the option. Stockwell Partnership should consider discussing with the Planners what alternative community facility could be provided instead.

Community Provision Experience

8.16 Any business units created by the community and voluntary sector will need to take into account the existence of this private sector provision in relation to setting rental and service charges and conditions, and providing common support services. If they wish to they can consider asking the advice of Lambeth Enterprise CIC (Community Interest Company) with its experience of managing the Co-op Centre. CICs have to nominate a charity to which it will donate any surpluses. Lambeth Enterprise has chosen Lady Margaret Hall Settlement. It will be the income from this arrangement which will help the Settlement contribute its share of the costs of the community development worker it is jointly appointing with the Brixton Rd based Christ Church.

Potential Sites

8.17 The research undertaken for this study has identified the following as potential sites in private ownership which might be developable into business units.

8.18 **Lidl Site on Clapham Rd.** This site with the buildings on the Clapham Rd frontage of Stockwell Park High School. This would be an ideal place for a business unit centre linked to the School because of its business and enterprise speciality. The businesses could assist with training, work placements and jobs. Potential partners in exploring such a possibility with the School could include Stockwell Green Community Services (SGCS), which was set up by the Khatme Nubuwwat Centre, and the London College of Business Management & Information Technology (LCBMIT) which has links with both SGCS and the Centre. Both SGCS and LCBMIT are based in an office block on the Borough boundary at Denmark Hill. It will be for these organisations to decide how to

proceed to examine this possibility. SGCS would like to move back into the Stockwell area to play a greater role in education, training and employment work. SCGS and LCBMIT do have other options to explore: (a) move into the business unit Bottle Store building when this is re-built; (b) become a partner in the proposed Civic Hub for Stockwell Cross (see Section 7); and (c) become a partner in the proposed Primary Care Trust Neighbourhood Resource Centre for Stockwell Cross.

8.19 19 Jeffreys Rd & 330-334 Clapham Rd and 18 Union Rd & 340a-344 Clapham Rd. The Council's policy is to safeguard these for employment use, as identified in the UDP (MDO Codes 64 and 65), the Lambeth Economic Development Strategy and as explained in detail in the development brief for the area adopted in December 2001, and which also includes the former Annie McCall Hospital/Stockwell Studios site.

8.20 Public Houses. Policy 27 of the Unitary Development Plan states that the Council will resist the demolition of 'public houses of distinctive architectural character'. The loss of pubs will only be permitted if it is 'demonstrated that there is no reasonable prospect' for its re-use or refurbishment. Many pubs have been converted into residential units. The SW8 is currently being used as a shop. The Council has the option to try and encourage the conversion of the upper floors of public houses as business units. This would be made easier if there was a 'building trust' organisation in existence which could seek to buy public houses that are marketed for sale.

Future Marketed Property

8.21 From time to time private sector owned properties will come onto the market which may be suitable for conversion into business units.

- Lambeth Enterprise may wish to consider moving into freehold ownership and development of additional small business units buying up suitable property like redundant public houses.
- Stockwell Partnership could consider approaching organisations like the Ethical Property Company about their potential to become involved in acquiring property to create business units.

8.22 Corner of Stockwell Green & Stockwell Road. There are two linked voluntary sector organisation buildings on the corner of Stockwell Green and Stockwell Rd. 1 Stockwell Green (Hudson House), and Elmfield House in Stockwell Mews. Hudson House was originally built by Stockwell's Congregationalists in 1848 as an Educational Institute providing non-sectarian education and a meeting and lecture venue. It was purchased by Elmfield Charitable Trust which was set up in 1973 by the Hudson family to provide reduced costs offices for community and voluntary organisations. In 2003 the Trust transferred the ownership to the London Housing Foundation to manage the building, which subsequently improved Hudson House and built Elmfield House. In 2005/6 the Trust decided to wind up and transferred its remaining assets to the Foundation. The properties are managed by the Foundation's subsidiary Bramah House Ltd. The ownership of the two buildings is being transferred to Thames Reach, which runs specialist homeless projects there. Other occupiers include Groundswell and the Ethiopian Community in London. 90 Stockwell Rd, the former public house (The Plug, formerly The Plough) which closed in 2002 is on the corner with the Green. It is privately owned and office units are currently being advertised for rent. It is believed that the owner would

like to convert the property to residential.

8.23 In terms of the shortage of small business units in the Stockwell area, it would seem logical for the community and voluntary sector to try and purchase the former pub building to convert into small business units. With the large private and Presentation housing schemes being built further along Stockwell Green, there may well be new private residents who will be wanting to operate their businesses from small units nearby, and some social housing residents whose charity arm Olmec may work with to help them set up their own businesses under its new programme with Red Ochre help set up new social enterprises. There may also be scope for fruitful discussions with Stockwell Green Community Services to assist identify potential small business tenants in the Muslim communities. If the proposed Civic Hub project at 13-15 Stockwell Rd (see Section 7) becomes viable and work can begin in the same timescale as the sector is able to buy, modernise and market business units, then the organisations currently occupying 13-15 could consider taking up units at 70 Stockwell Rd remaining close to where their clients know where they are.

Future Redundancy of Church Buildings

8.24 From time to time national Christian Church organisations assess whether their buildings are viable given the cost of works needed to them, and falling congregations. It is exactly this kind of threat that lay behind the community development initiative for the continuation of St John The Evangelist on Clapham Rd. If in the future Church buildings are under threat, then it will be in the interests of the local clergy and their congregations to consider how the Church buildings can be adapted to generate revenue to keep them open as worship centres. The Church organisations in Stockwell have a lot of experience in dealing with this. Redevelopment could include the creation of business units. If the decision is taken to close a particular church building then local organisations could consider exploring whether the buildings could be purchased for conversion into business units, or to meet the worship needs of those smaller church groups that hire community buildings but would prefer to have their own premises. The latter suggestion would be in line with the UDP to encourage the meeting of ethnic/religious needs. (UDP Policy 26)

Local Business Needs & Networking

8.25 A lot more knowledge is needed about what the needs and aspiration of businesses are in the Stockwell area. Such information may help to ensure that the development of business units is relevant to help to build and sustain local businesses. One of the problems facing local businesses is the way in which their landlords seek to push up rents forcing some businesses to have to move or close. If a community land owning organisation is created (as discussed in earlier sections) then it could also consider buying up freeholds of retail and other business premises to run them on a basis, which ensures the sustainability of local businesses, while making a surplus for further investment and community benefit.

8.26 In terms of business networking there is no Rotary Club in Stockwell. Clapham's is linked with Battersea. Kennington and Streatham have Clubs. There is no Chamber of Commerce in the area. There are various initiatives involving the Council and Lambeth First, the Local Strategic Partnership, including Lambeth Business Support

Network, the business section of Lambeth Council's website and the Lambeth Biz website.

8.27 An important step towards helping to build a support system to help sustain and grow businesses in Stockwell would be the creation of a database. Businesses could then be offered an information system through email and a website be created. The creation, and up-date of such a database, the running of an Enewsletter and the development and running of a website would be an excellent business learning project for pupils at Stockwell Park High School. Businesses might be more likely to want to be associated with such a project than if Lambeth Council tried to run such a service, given that well into the 2000s many businesses saw it as unsupportive to business and enterprise. They might also value being offered occasional sessions up-dating them on legal changes and staff training provided at the School.

RECOMMENDATIONS

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| 26 | Discuss with the Tigray Development Group how it can improve the internal configuration of its building to increase the number of office and business spaces and bring the cinema back into public use, possibly as part of a Civic Hub. |
| 27 | Discuss with Oasis Children's Venture how it can be supported to achieve its redevelopment plans, including whether there is scope for maximising the business unit potential which would increase its rental income. |
| 28 | Discuss with Lambeth Council, Capital & Provident, and Stockwell Studios whether there is anyway in which additional artists workplaces can be included in the proposed scheme for the former Annie McCall Hospital building and site, including the provision of work/live, live/work units. |
| 29 | Keep on its agenda the potential future of the former Rising Sun public house building in the event of the Council tree surgeon contractors not renewing their lease. |
| 30 | Discuss with Lambeth Planners an alternative use for the community facilities provision at the Bottle Store development given that Lambeth PCT does not wish to take up its option to provide a health centre. |
| 31 | Discuss with Stockwell Park High School, Stockwell Green Community Services and the London College of Business Management & Information Technology whether it can assist in exploring the potential for developing the Lidl site on Clapham Rd as a business enterprise centre. |
| 32 | Discuss with Lambeth Council: (a) the preparation of an up-dated development brief to create business unit provision on the sites at 19 Jeffreys Rd & 330-334 Clapham Rd and 18 Union Rd & 340a-344 Clapham Rd; (b) monitoring the sale of public houses and consider encouraging them to have their upper floors converted into business units. |
| 33 | Discuss with Lambeth Enterprise CIC whether it wishes to expand its activities and buy buildings to convert into additional small business centres like its Lambeth Co-op Centre. |
| 34 | Discuss with the Ethical Property Company whether it could develop a role in the area to create and manage business units. |

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| 35 | Discuss how the community and voluntary sector can ensure that the former pub building on the corner of Stockwell Green and Stockwell Rd is turned into lettable business units, including: (a) making representations that the Council should make it clear under its planning and economic development policies that it would favour the former public house being converted for business units rather than residential; (b) to convene a meeting with Stockwell Green Community Services, Presentation, Olmec and Lambeth Council to explore the development of a partnership between them to identify potential tenants for business units that may be created in the former public house. |
| 36 | Discuss with Stockwell Park High School the development of a pupil business and enterprise project for the Stockwell area including a database, a business Enewsletter, a website to help support local businesses, and develop networking and support. |

9.1 The Lambeth Primary Care Trust (PCT)'s investment in Springfield Community & Health Centre (SCHC), and the proposed Neighbourhood Resource Centre for Stockwell Cross, are examples of the importance of the health agenda in Stockwell. However, the existence of such buildings do not in themselves lead to increased healthy eating, exercise, fitness and participation to the range of easy playable games through the hard sports. These require a range of different approaches, including supporting activities at various community buildings like the stop smoking clinic on Thursdays and the SCHC. The Healthy Living Centre at South Lambeth YMCA operated a gym and took activities to other venues. It had to close due to lack of funding. The YMCA donated the gym equipment to the Sports Action Zone for use at the former Lilian Baylis School in Kennington. With Urban II funding some of the activities (yoga, tai chi, aerobics, women's circuit) were run until 30 June this year at SCRC, YMCA dance studio, and SCHC, using former Living Centre staff. The experience of the Living Centre provides a model for successful engagement of local people.

9.2 It will take some time to reach agreement and to be able to create and open a new Neighbourhood Resource Centre or Civic Hub with health service provisions. (See Section 7) If the PCT wants to bring more services to local people meantime then it could usefully discuss with organisations managing community buildings increasing the provision of health outreach services to them. In terms of supporting healthy exercise and particularly soft sports activities it has many options to explore, including:

- more health awareness and prevention activities at SCHC
- use of the swimming pool (until it is demolished) and the gyms at Stockwell Park High School
- use of the dance studio at Stockwell YMCA Conference Suite
- use of the Reay School Studio and multi-use games area
- use of the multi-use games areas on estates
- use of open spaces such as Larkhall Park
- supporting 'get to know your area' and local history walks

9.3 In terms of healthy eating, Reay School runs a fruit and vegetable box scheme with the commercial company Abel & Cole, and the social enterprise Aardvark Recycling delivers vegetable boxes in Stockwell. There is scope for it to develop this service to include fruit and other produce, so that it can supply to:

- organisations operating in community buildings which offer food, especially to children at breakfast, lunch and after-school
- health service patients who are housebound
- providers of lunches to elderly people

RECOMMENDATIONS

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| 37 | Discuss with Lambeth PCT how to provide more health services, activity to encourage healthy eating, and the development of healthy exercise, games and soft sports activities in community buildings and on open spaces. |
| 38 | Convene a joint meeting with community building and children's services |

organisations and Aardvark Recycling how to develop a programme of outreach activity and provision of vegetables and fruit.

10.1 With existing levels of social and economic deprivation and level of worklessness and low skills, many of Stockwell's residents, particularly in the Urban II area, face a serious threat from the developing economic recession. Unless they increase their skills levels they will not be well placed to compete for jobs when the economy revives.

10.2 The new Government welfare and benefits policies will put pressure on those not in work to develop their skills, have work placement experiences, and may put pressure on their benefit income level driving down their living standards and forcing them to borrow money at very high interest rates. Improving skills does not in itself lead to obtaining jobs. For adults jumping the divide between years of unemployment and employment is a difficult one. There is a danger that under pressure from welfare benefits reform more people will be pushed into the informal and illegal economies. Lambeth Council does not know the extent of these economies in the Borough.

10.3 Community and voluntary groups can no longer expect grant aid from the public sector. Services are now subject to the commissioning process. They are also faced with ever increasing competition for grant aid from charitable foundations. Community and voluntary organisations will need to explore how they can work more closely together for mutual benefit, through joint project development, offering their services to each other's buildings, and joint funding applications. The development of services across a number of buildings, engagement with helping implement the agendas of Lambeth Council and PCT will be crucial.

THE NEIGHBOURHOOD LEARNING AGENDA

10.4 The Council's economic development agenda and the Government's new welfare reforms are linked together by the aim to reduce worklessness and welfare benefit dependency and helping people into work. The Council's Economic Development Strategy refers to the regeneration of Stockwell being supported through community led economic development under the URBAN II programme (p.14) but does not suggest how this will continue after the end of the programme on 31 October 2008. The Council and other partners are currently considering what is going to make a difference, and how what it calls the 'Third Sector' (not-for-profit organisations) can help in developing the neighbourhood learning agenda.

Potential

10.5 The potential for engagement and influence by community and voluntary sector organisations in Stockwell around the Council's economic development strategy is set out in the following Table.

| Potential Action by Stockwell Community and Voluntary Groups | Strategy page ref |
|--|-------------------|
| Recognising that they are also businesses, are entrepreneurial and engage in the culture of enterprise | 29 |
| Lobbying for a local economic development strategy for the area | - |

| | |
|--|------|
| Lobbying for the protection of employment land and an increase in small business units | - |
| Lobbying for the regeneration of Stockwell Cross as a town centre | - |
| Providing high quality practical and personal support to help people into employment | 20 |
| Providing affordable and flexible child care | 21 |
| Supporting BME residents into employment | 21-2 |
| Undertaking youth work | 22 |
| Providing basic skills training | 22 |
| Improving their own workforce development | 23 |
| Providing apprenticeships and work placements | 24 |
| Providing adult learning (see below) | 25 |
| Providing vocational training opportunities | 29 |
| Supporting the development of potential young entrepreneurs | 29 |

Adult Learning in Neighbourhood Centres

10.6 The most significant section of the Strategy for community and voluntary groups in Stockwell is the objective of increasing adult learning through neighbourhood centres. The Council now has an Employment, Skills and Learning Section, which includes the Adult Learning Service (ALS). Part of its job is to develop pilot neighbourhood learning hubs in areas where there inadequate provision in appropriate buildings: Coldharbour, Gypsy Hill, and Waterloo. There is capital funding for the first two pilots but not for the third. The section will include a manager responsible for hub development. With an ALS contract Stockwell Community Resource Centre (SCRC) has been developing as a specialist hub/anchor organisation providing education services at its own building and elsewhere. It is to be hoped that the work on developing neighbourhood learning centres will designate Stockwell as the fourth neighbourhood pilot which could attract Lambeth First funding. The hub/anchor model developed by SCRC and Springfield Community Flat has a lot to commend it as an approach to further developing neighbourhood learning based on skilling people up through training. So does the organisational 'family' support network developed by Lady Margaret Hall Settlement, including through its All Sewn Up project which it hopes to turn into a business.

Supporting Small Business and Social Enterprise Growth

10.7 Another area for engaging with the economic agenda is through helping the emergence of new small businesses and social enterprises. Anecdotal evidence, including from the All Sewn Up Project and Springfield Community Flat, suggests that that are many people running one person businesses from their flats and many who would like to set up their own businesses, if they could find suitable affordable premises. A lot of support work is needed to develop social enterprise businesses, as has been shown in the experience of Lady Margaret Hall Settlement trying to revive the former Kennington Cleaners into Thessaly Green Services, or Stockwell Partnership found in creating, training, nurturing the creation of Stockwell Community Researchers, helping them obtain research contracts and building up their expertise. OLMEC,

Presentation housing association's charitable arm, already has experience in supporting the development of social enterprises. Its new partnership programme Ready To Grow to support and develop more social enterprises is being launched on 21 November.

Job Brokerage

10.8 The Urban II programme supported a number of projects to help people into employment and set up small businesses. With the end of programme funding there is a danger that the knowledge of what worked and what did not work will be lost. Estates Skills Partnership, which supported the LINX service at SCRC was wound up by Lambeth Council in autumn 2007 due to funding problems. Stockwell Green Community Services' SEED and PROSEED programmes have finished, but it has found funding to run further projects. GAIN continues to operate with a Borough wide contract. Olmec also has experience.

10.9 Given the new economic, worklessness and learning and training agenda, it may be worth investigating establishing a Job Shop service. The Department of Work and Pensions Working Neighbourhood Pilots initiative piloted such projects e.g. on the Ocean NDC in Tower Hamlets. A Job Shop can offer intensive, holistic, work focused on personal and neighbourhood support through access to job vacancies, vocational training courses, work placements, career advice and guidance, CV preparation, job search, interview skills training, help with applications, and support for independent job search. It could also help individuals design a personal programme of training and job goals, and benefits advice.

Supporting Each Other As Businesses

10.10 Many organisations may be able to gain mutual benefit as businesses through buying and promoting each other's services. For example, Aardvark Recycling operates reuse and recycling services to residents living on estates in Lambeth. Its aims include:

- providing doorstep recycling collections for residents who are not normally provided with such service by the local Council
- engaging local people to have a say in the services they receive
- demonstrating the importance of reuse and recycling
- offering a way to deal with waste on a local level
- demonstrating the links between services and local environmental improvements
- demonstrating the importance of social enterprises and the not-for-profit sector in sustainable waste management.

10.11 It received funding from the Urban II programme for dry goods collection, but is no longer able to do this. It currently collects kitchen food waste from selected estates in the wards of Stockwell, Larkhall and Clapham Town. This waste is composted at a local site and is made available to local residents and community groups. It also operates a vegetable box scheme and a real nappy laundry service.

10.12 There may be scope for Aardvark:

- to help Stockwell community building organisations at which food is provided to increase recycling their food waste
- to become a supplier of vegetable and fruit boxes to organisations running child care

services in community buildings

- to promote the nappy recycling service at community buildings which are regularly used by mothers, babies and toddlers
- to provide compost to those community buildings in Stockwell which have garden area
- to explore with community training providers what skills it needs as it expand its workforce
- what training qualifications it would like to see new applicants have providing work placements.

As it expands it may need to consider finding larger operating or additional operating premises.

RECOMMENDATIONS

| | |
|----|--|
| 39 | Convene a meeting to discuss with the organisations that received Urban II funding to provide job brokerage services, and with Olmec, what knowledge has been learnt about what works and what does not work in helping the unemployed and low skilled people into employment, with a view to exploring establishing a Job Shop. |
| 40 | That Stockwell Partnership consider discussing with community building and other organisations, including Aardvark Recycling, how they can mutually benefit each other's businesses through purchase, promotion and supporting each other's staff training needs. |

THE BRIEF

The brief for the evaluation outlined the following information that it was hoped to be collected:

- the names of community occupied building spaces in the Stockwell Urban II area
- their postal addresses
- a photographic record of the exterior
- permissible photographs of the general condition of the interior
- details of ownership, management and on what basis
- summary of accommodation including that which is available to rent for community use
- assessment of the current level of occupancy
- assessment of the current outlook for the building's sustainable future
- assessment of demand for community space
- relevant usage restrictions
- disability accessibility and provisions, investment plans and aspirations
- improvements to the buildings and how they are run
- provision or opportunities for business units
- availability of IT
- environmental features such as cycle and buggy facilities
- hire costs and affordability
- match between supply and need
- assessment of whether buildings could be reconfigured or decommissioned
- assessment of whether there could be better co-ordination of booking systems and better advertising
- assessment of different ways of management
- assessment of whether there should be a leadership role for a Stockwell organisation
- assessment of scope for a programme of community buildings to improve their environmental footprint
- assessment of how community managed spaces can contribute to business starter units and support services in a thriving town centre

METHODOLOGY

The methodology used in this study has involved:

- walking the area to become familiar with the built environment and the community buildings
- reading publications of national umbrella organisations whose members own and/or manage community buildings
- adopting a very broad definition of what a community building is
- conducting in depth interviews with people involved with running community buildings, mainly clergy and key staff
- visiting and photographing community buildings
- conducting in-depth interviews with Council officers

- conducting in-depth interviews with individuals with a long involvement in the area and knowledge of the history of its community and voluntary sector
- web research into organisations involved in managing local community buildings
- publications produced by local organisations involved in managing local community buildings
- reading relevant Lambeth Council documents and looking at Committee papers, especially on relevant planning applications
- researching aspects of local Registered Social Landlords relevant to their community engagement and support for community buildings
- obtaining relevant information through phone calls and emails

A list of the people interviewed and contacted, publications read, and websites looked at is contained in Appendix B. The study has also been informed by the author's personal involvement over many years in two community centres, with three Settlements, a Community Development Trust, with Community Matters, Bassac and the Development Trusts Association, and with a range of other community and voluntary organisations and initiatives, including in Lambeth.

It proved difficult to arrange to see some people until relatively towards the end of the time period, and difficult to obtain responses to some phone calls and emails.

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|---|
| <p>PEOPLE CONSULTED, ACKNOWLEDGEMENTS, PUBLICATIONS CONSULTED & WEB RESEARCH</p> |
|---|

The following people were consulted through personal interview, by telephone and or email:

Aardvark Recycling
 Esther Archer, Presentation Housing Association
 Radia Ahmed, Stockwell Women's Awareness Network
 Tanzeem Ahmed, Director, Olmec
 Sarah Botchway, Principal, Reay School
 Dr John Balazs, Binfield Rd General Practice and Lambeth Primary Care Trust
 Jamie Bale, Lost Theatre Company Manager
 P Beguine, Stockwell United Reform Church
 Anthony Bottrall, former Lambeth Councillor and member of several local organisations, inc.
 Dorset Road Community Project
 Ken Bown, South London YMCA
 Joanne Browne, Director, Oasis Children's Venture
 David Clarke, Manager, Stockwell Community Resource Centre
 Matthew Dart, Stockwell Studios
 Penny Elvin, St. Stephen's Church
 Clive Fraser, Lambeth Council Officer responsible for Section 106
 Mike Gold, Caterplus, South London YMCA Conference Centre
 Rev. Canon Andrew Grant, St Michael's and All Angels Church and Hammerton Hall
 Rev. Yvonne Haye, Stockwell Methodist and Stockwell Methodist Mission
 Luke Jackson, DSDHA
 Edna Jarvis, Ashmole Tenants Hall
 Jeffe Jeffers, Lady Margaret Hall Settlement, Lambeth Enterprise CIC and Thessaly Community Project
 Rev Tim Jeffreys, Christ Church, Brixton Rd
 'Johnny' Johnson, Youth Worker, Springfield Youth Project
 Derek Joseph, London Housing Federation and Bramah House Ltd
 Elaine Kramer, Editor of Hyde South Bank Homes residents magazine 'Homeground'
 Ron Laidley, Chairman, Fenwick Estate TRA
 Ellen Levis, member management group for Wheatsheaf Hall
 Pal Luthra, Communities and Neighbourhoods Manager (North Lambeth), and URBAN II Project Officer, [Regeneration and Enterprise Division, Housing, Regeneration and Environment](#), Lambeth Council
 Mark Magill, Lost Theatre Company Manager
 John McKay, Secretary, Stockwell Partnership
 Brendan McShane, Premises Manager, Reay School
 Rev Malachie Munyaneza. Stockwell United Reform Church
 Salma Mohamed, South London YMCA
 Rev Ailsa Newby, St Anne's and All Saints Church
 Margaret Norris, Deputy Head, Stockwell Park High School
 Ahmed Omar, Lambeth Somali Community Association
 Alice Odekey, Stockwell Spiritualist Church
 Brendon Le Page, Lambeth Music Education Trust
 Ian Parker, Head of Business Growth and Enterprise, Housing, Regeneration and Environment, Lambeth Council
 Ikram Patel, Resident Liaison Officer, LINT Group, on Bolney Meadow Estate
 Sue Peake, Community Development Worker, Springfield Community Flat

Mark Patchett, MCPS
 Mike Perrott, Corporate Property Services, Lambeth Council
 Sam Potter, DSDHA
 Toaha Quersh, Khatme Nubuwwat Centre and Stockwell Green Community Services
 Cllr Pete Robbins, Springfield Community & Health Centre
 Rev Penny Rose-Casemore, Vicar, Parish of Christ Church & St John
 Nigel Selby, Lambeth Primary Care Trust
 Ian Sesnan, Interim Director, Stockwell Partnership
 Stockwell Community Researchers group
 Joudette Tapper, Head, Stockwell Park High School
 Kathy Walby, Manager, Yvonne Carr Community Centre/Thessaly Community Project
 Sandra Walters, Manager Springfield Health & Community Centre
 Barrington Wilks, Hyde South Bank Homes
 Bill Willingham, Secretary of Hemans Estate TRA
 Finance worker, Thessaly Community Project
 The Owners, Parco Cafe, Vauxhall Park

Information was also obtained on the telephone from local primary schools, public houses, and the Centre for Accessible Environments, which has closed its hireable training room.

Acknowledgements

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- for the helpful comments by members of the Stockwell Partnership Community Buildings Steering Group: Lucy Annan (Chair), Ian Sesnan (Consultant Interim Director, Projects and Forward Strategy), David Clarke, Elaine Kramer, Pal Luthra and Francis Saldanha (Lambeth Council);
- to DSDHA for creating the maps on pages 22 and 23.

Publications

The following publications were consulted.

| | |
|----|--|
| 1 | 1793-1993. From Chapel to Church. St. Anne & All Saints' Church. (Brenda Fry/The Church. 1993) |
| 2 | Adopted Unitary Development Plan (Lambeth Council. 2007) |
| 3 | All together better. State of the Borough Report. (Lambeth Council 2008) |
| 4 | Becoming Visible. Operating Standards for Community Organisations. (Community Matters) |
| 5 | Bolney Meadow Bulletin. Issue 13 (Presentation. July 2008) |
| 6 | Bolney Meadow Bulletin. Issue 14 (Presentation. October 2008) |
| 7 | Calling for Change. The Evidence for Supporting Community Voices to Speak Out (Bassac. 2007) |
| 8 | Communities. How to create a lasting footprint in deprived communities' (Bassac. 2004) |
| 9 | Community Buildings - maximising assets' (Local Government Association & Community Matters. 2006) |
| 10 | Community Premises Report. Lambeth Tenants Council Meeting 26 September 2006 |
| 11 | Discussion paper on the Vauxhall Supplementary Planning Document. (Kennington Association. September 2008) |

| | |
|----|---|
| 12 | The Development Potential of Stockwell Commercial Centre. Executive Summary (Cushman & Wakefield Healey and Baker. December 2002) |
| 13 | The Eagle. Newsletter of St John the Evangelist No.2. |
| 14 | Emphasise the Positive. Community Matters' Guide to Promoting Equality and Diversity |
| 15 | Firm Foundations. The Government's Framework for Capacity Building. (Department for Communities & Local Government. 2004) |
| 16 | Forgotten resources? The role of community buildings in strengthening local communities. (Paul Marriott. Joseph Rowntree Foundation. 1997) |
| 17 | Environmental Action Pack for Community Organisations. Sean Creighton. (Community Matters. 1996) |
| 18 | Future Stockwell Framework: Consultation Report. 20 September 2008 |
| 19 | The Hidden History of Oasis (Oasis Children's Venture 2007) |
| 20 | Lady Margaret Hall Settlement; History and Contemporary Challenges. Talk by Sean Creighton to Friends of Durning Library, 18 February 2008 |
| 20 | Lambeth Business Premises Study. (DTZ Consulting & Research. March 2007) |
| 22 | Lambeth Economic Development Strategy 2007-2010. (Lambeth Council) |
| 23 | Lambeth Economic Digest. (Lambeth Council. April 2008) |
| 24 | Lambeth Employment and Skills Plan 2008-9 - final draft |
| 25 | Local Voices - Local Lives. Findings of a research project into the Parish of St John the Evangelist (2000) |
| 26 | London College of Business Management & Information Technology brochure |
| 27 | Oasis Annual Report 2006 (Oasis Children's Venture) |
| 28 | Our 2020 Vision. Lambeth's Sustainable Community Strategy. (Lambeth First 2008) |
| 29 | Servants of the Community or Agents of Government. Bassac. 2006 |
| 30 | A Social Audit into the Potential Use of community Space at St Anne & All Saints, South Lambeth. (M. Downes. August 2002) |
| 31 | Stockwell Green Community Services brochure |
| 32 | Strong Prosperous Communities. White Paper. (Department for Communities and Local Government. 2006) |
| 33 | Summary Report on the SEED and PROSEED projects run by Stockwell Green Community Services (2004-2008) (Sarah Marsden. Middlesex University. 2008) |
| 34 | Tackling Hate Crime in Europe. Communities in Unity. Report of 12 November 2007 Conference (London Probation and others) |
| 35 | The Role of Communities in Addressing Extremism. Report of International Conference 23 July 2007. (Stockwell Green Community Services) |
| 36 | Thriving Under Pressure. Community Anchors in Their Neighbourhoods. Bassac's Findings from Member Review Visits. (Bassac 2007) |
| 37 | Urban II Programme - Updated Mid Term Evaluation (Office of the Deputy Prime Minister. December 2005) |
| 38 | Voice. The magazine for Presentation residents (September 2008) |
| 39 | Your Community Building Counts. (Every Action Counts. 2008) |
| 40 | Organisations leaflets and brochures |

Web Research

The following research on the web was carried out:

- local organisations websites
- Lambeth Council website for relevant Committee reports and decisions, inc. planning applications
- general searching to ascertain information about organisations, their histories and news stories featured on websites other than their own
- Charity Commission Register for annual reports and accounts
- Companies House register of companies in relation to those local organisations registered as companies limited by guarantee
- Financial Services Authority re-those organisations which are Industrial & Provident Societies
- Ofsted Inspection Reports on child care facilities in local community buildings
- Lambeth PCT website for relevant Committee reports and decisions on relevant matters
- Department of Health re-the LIFT programme
- Department of Work and Pensions re-welfare reform
- Property owner, developer and agents websites for information about them and about business units
- Housing Corporation for inspection reports on South London Family Housing Association and Presentation
- Home Ground magazine (Hyde South Bank Homes)

**COMMUNITY ACTION AND BUILDINGS
- SOME HISTORICAL HIGHLIGHTS**

| | |
|--------------|--|
| 1793 | Lambeth Chapel opens |
| 1798 | Congregationalists open Stockwell New Chapel at Stockwell Green |
| 1810 | Stockwell Baptist Chapel is built |
| 1838 | Manchester based Independent United Order of Oddfellows sets up South London District |
| 1842 | St John The Evangelist Church built |
| 1847 | Manchester Oddfellows South London District sets up Literary Institute. |
| 1848 | Stockwell Congregationalists build Educational Institute and meeting and lecture venue (now Hudson House) by corner of Stockwell Green/Rd |
| 1850 | New frontage added to Stockwell New Chapel |
| 1861 | St Stephen's Church consecrated |
| 1861-2 | Christ Church (Union Grove) built |
| 1860s | Various mutual savings and loan Friends of Labour Loan Societies established in public houses in and around Stockwell area including the Hand in Hand and the Surprise |
| 1868/9 | Lambeth Chapel upgraded to St Anne & All Saints Church |
| 1881 | Edward Rudolf, a volunteer at St Anne's founds the Church of England Central Home for Waifs & Strays, now the Children's Society |
| 1884 | Wheatsheaf Congregational Church Mission established by W S Caine (philanthropist and MP) and others |
| 1887-9 | South Lambeth debating Society/Parliament allowsd young working class men to discuss the issues of the day at Wheatsheaf Congregational Church Mission |
| 1888 | Loyal Union Lodge of the South London Unity of Oddfellows) holds events in the Rising Sun including a Grand Smoking Concert, and benefit concerts for elderly members. |
| 1889 | Dr Annie McCall founds Clapham Maternity Hospital to help reduce high childbirth mortality rates |
| 1891-1903 | Rev. W. A. Morris, of St Anne's is known as the 'Gasmans Vicar' because of his support for decent wages and living conditions |
| 1893 | The Reliance Court of the Ancient Order of Foresters friendly benefit fraternity meets in The Bell public house on Wandsworth Rd |
| | The Live and Prosper Lodge of the Ancient Order of Druids friendly benefit fraternity meets at a public house at Stockwell Green |
| 1902 | Springfield Methodist Mission on Wandsworth Rd opens |
| | Christ Church on Brixton Rd built |
| 1911 (about) | Money provided to build Hammerton Memorial Hall |
| 1916 | The Battersea branches of the Workers Union and the United Order of General Labourers trade unions meet at the Bell public house |

| | |
|-----------|--|
| | A boilermakers trade union branch meets at a public house in Landor Rd |
| 1936 | Clapham Maternity Hospital renamed Annie McCall |
| 1940 | St Stephen's Church spire damaged and rebuilt |
| 1967 | St Stephen's Church demolished and new Church built |
| 1968 | Presentation Housing Association formed by Afro-Caribbeans residents in Lambeth and Southwark registers as a charity |
| 1970 | Lady Margaret Hall Settlement sets up several employment training and social enterprise businesses and supports local community action |
| 1972 | Oasis starts as support group for Stewart's Rd Adventure Playground |
| 1978 | Oasis opens Thessaly Playspace |
| 1981 | Annie McCall Hospital closes as health facility. Later artists move in |
| 1987 | TRAs renovate Wheatsheaf Hall (formerly Wheatsheaf Congregational Church Mission) |
| | St John the Evangelist Church Hall sold to enable repairs to Church |
| 1989 | Eritrean Muslim Community Association sets up in North London |
| 1990 | Lambeth Somali Community Association sets up |
| 1991 | Stockwell United Reform Church moves into 60 Stockwell Rd |
| 1995 | Dorset Rd Community Project registers as a charity and company limited by guarantee |
| 1998 | Extension added to St Stephen's Church |
| 1999-2000 | St John's Parish Audit |
| 2000 | Union Grove Community Nursery opens in Christ Church Community Hall |
| 2001 | Stockwell Faith Forum set up to provide peace activities at Stockwell Festival |
| | Stockwell Community Resource Centre opens |
| | Parishes of Christ Church (Union Grove) and St John merge |
| 2002 | Healthy Living Centre opens at Lambeth YMCA (now S. London YMCA) |
| | Urban II programme launches at Oasis Adventure Playground |
| 2003 | Start of youth programme at St John Community Development Project |
| | Yvonne Carr, the inspiration for Thessaly Community Project dies a few weeks before Gordon Brown and Metropolitan Police Commissioner Sir John Stevens opens the Centre on 17 November |
| 2004 | Lambeth Elearning Foundation sets up Computer Centre in Hemans Hall |
| 2006 | Stockwell Faith Forum becomes Clapham & Stockwell Faith Forum |
| 2007 | Healthy Living Centre at South London YMCA closes |
| | Springfield Health & Community Centre opens |
| 2008 | Start of re-building programme at Stockwell Park High School |
| | End of Urban II funding programme |

| |
|---------------|
| TABLES |
|---------------|

Table 1 - Lambeth Council Owned Buildings (handled by Corporate Property Services)

| Organisation | Manager | Basis of Occupation |
|--|---|--|
| Annie McCall Hospital/Stockwell Studios | Stockwell Studios | No agreement |
| Ashmole Community Hall | Ashmole Estate TRA | No agreement |
| CLUFO | CLUFO | Agreement expired |
| Fenwick Hall | Fenwick Estate TRA | No agreement |
| Hemans Tenants Hall and Computer Centre | Hemans Estate TRA | No agreement |
| Kelvedon Residents Hall | N/K | No agreement |
| Lambeth Somali Community Association | LAMSOC | Licence |
| Lambeth Vietnamese & Chinese Youth Association | LWCYA | Agreement |
| Lansdowne Green Community Hall | South London Family Housing Association Lansdowne Green TRA | Agreement |
| Mursell Hall | Lambeth Living Housing Office & Mursell Estate TRA | Licence. Nursery pays rent |
| Negashi Centre | Eritrean Muslim Community Association | Agreement |
| Oasis Children's Venture | Oasis | Flat: no agreement Adventure Playground: agreement Go Kart & Garden: licences |
| Rising Sun Public House | Tree Surgeon Contractors | Agreement |
| Springfield Community Flat | SCF | No agreement |
| Springfield Community & Health Centre | Lambeth Council with Partnership Board | Complex arrangement as includes flats owned by Family Mosaic, and rental of suites for general practice & pharmacy provision |
| Springfield Youth Project | SYP committee | No agreement |
| Stockwell Partnership | Stockwell Partnership | Agreement |
| Wheatsheaf Hall | Mawbey Brough & Wyvil Estates TRA linked voluntary management group | No agreement |

Key: LBL - London Borough of Lambeth. TRA - Tenants & Residents Association. SLFHA - South London Family Association.

Table 2: Ownership and Management of Other Community Buildings

| Organisation | Owner | Manager | Basis of Agreement/ Future |
|--|---|--|--|
| Dorset Rd Community Project | Presentation | - | Future under discussion |
| DRCP former nursery unit | Ditto | To be appointed | Nursery being modernised to be re-opened |
| Hammerton Memorial Hall | Hammerton Memorial Hall Trust | Trust | N/R |
| Khatme Nubuwwat Centre | Aalami Majilu Tahaffuye Khatme Nubuwwat charity (AMTKN) | AMTKN | N/R |
| Lambeth Co-op Centre | Christ Church (Brixton Rd) | Lambeth Enterprise CIC | Lease |
| Lansdowne Green Community Flat | SLFHA | N/K | N/K |
| Old Laundry and Tenants Hall | Hyde | Hyde | Future being reviewed |
| South London Estate Tenants Association Hall | Presentation | Boarded Up | To be replaced by new community centre |
| South London YMCA Conference Suite | SLYMCA | Caterplus Services Ltd | Commercial Letting |
| Stockwell Community Resource Centre | Hyde South Bank Homes | Manager employed by Hyde and Committee | N/R |
| Tigray House | Tigray Development Group | TDG | N/R |

Table 3: Physical Aspects of Community Buildings

| Organisation | Disability | Changes | Improvements |
|--|------------|-------------|--------------|
| Annie McCall Hospital/Stockwell Studios | N/R | LBL plans | - |
| Ashmole Community Hall | Yes | Note 1 | Note 1 + 6 |
| Christ Church Brixton Rd | N/R | Note 3 | Note 3 |
| Dorset Rd Community Project | Difficult | Note 2 | Note 2 |
| Fenwick Hall | Yes | Note 4 | Note 4 |
| Hammerton Memorial Hall | N/C | Note 4 | Note 4 |
| Hemans Tenants Hall and Computer Centre | Difficult | Note 4 | Note 4 |
| Khatme Nubuwat Centre | Partial | Note 5 | Note 5 |
| Lambeth Somali Community Association | Partial | Note 4 | Note 4 |
| Negashi Centre | Partial | Note 3 | Note 3 |
| Oasis Children's Venture | Partial | Note 3 | Note 3 |
| Old Laundry | N/K | Note 2 | Note 2 |
| St. Anne's & All Saints Church and Hall | Partial | Note 5 | Note 5 |
| St John Church & Community Development Project | Partial | Notes 3 & 4 | Notes 3 & 4 |
| St. Michael's Church Hall | Yes | - | - |
| South London YMCA Conference Suite | Yes | Note 5 | Note 5 |
| Springfield Community Flat | Partial | Notes 4 | Notes 4 |
| Springfield Community & Health Centre | Full | N/R | N/R |
| Springfield Methodist Church | Yes | Note 5 | Note 5 |
| Springfield Youth Project | Partial | N/A | N/A |
| Stockwell Baptist Chapel | N/K | Note 4 | Note 4 |
| Stockwell Community Resource Centre | Yes | N/R | N/R |
| Stockwell Methodist Church | Yes | Note 5 | Note 5 |
| Stockwell Park High School | Yes | Note 5 | Note 5 |
| Stockwell Partnership | Partial | Note 3 | Note 3 |
| Stockwell United Reform Church | Partial | Note 4 | Note 4 |
| The Studio, Reay Primary School | Yes | N/R | N/Ro |
| TDA House | Yes | Note 3 | Note 3 |
| Wheatsheaf Hall | Partial | Note 3 | Note 3 |
| Yvonne Carr Centre | Yes | Note 3 | Note 3 |

Notes:

- (1) If Ashmole Estate is transferred to Metropolitan Housing Trust in 2009 it is likely that either investment will be made to modernise the hall or replace it with a new hall or

- community centre
- (2) Presentation and DRCP are discussing the future
 - (3) Organisation has future works under review or plans to review
 - (4) Organisation knows what it wants to do/has a plan if funding can be obtained
 - (5) Works in progress
 - (6) Some modernisation work carried out recently

TABLE 4: Community Building Facilities

| Organisation | Hall | Rooms | Other |
|---|--------------------|------------------------------------|---|
| Ashmole Community Hall | Yes | Yes | K, O, S |
| Christ Church, Union Grove | Community Nursery | Vicarage | No |
| Dorset Rd Community Project | No | 3 | K, O |
| Fenwick Hall | Yes | - | K, O, S |
| Hammerton Memorial Hall | Yes | 6 | K, S, St |
| Hemans Tenants Hall and Computer Centre | Yes | Computer Centre | K |
| Kelvedon Residents Hall | N/K | N/K | N/K |
| Khatme Nubuwwat Centre | Yes | Several being created | K, O Empty separate Hall |
| Lambeth Somali Community Association | No | 1 | O, Computer area, advice workers rooms. Outside children's play area. |
| Lansdowne Green Community Hall | Yes | - | K, O |
| Mursell Hall | Yes | - | Nursery uses Hall |
| Negashi Centre | 2 | Computer training area. | Os. 1 hall has serving area & sink. |
| Oasis Children's Venture (Nature Garden, Adventure Playground, Go-Kart track) | No | Education and activity rooms | Workshops. Nature Gdn & Ad. Play: Ks. |
| Old Laundry | Yes | N/K | N/K |
| St. Anne's & All Saints Church and Hall | Yes | 2 | K, S |
| St. John Church & Community Development Project | Yes | 4 | K, gallery. Crypt: 4 spaces. S |
| St. Michael's Church Hall | Yes | - | K; St |
| St. Stephen's | Yes (worship area) | 2 linked called Honeycomb. 2 other | Sitting/serving area linked to worship area. K. O -2. |
| South London YMCA | 3 large rooms | 2 small meeting rooms | Dance Studio inc. changing area. K |
| Springfield Community & Health | Coronation Hall | Conference | Nursery and creche |

| | | | |
|-------------------------------------|-----------------------------------|--|--|
| Centre | which can be divided in half. | room. 2 interview rooms. OAP room. | suites. Foyer cafe area. K GP Practice suite. Housing Os. Foyer proposed cafe area. Garden. |
| Springfield Methodist Church | Worship and linked activity areas | 3 being created, 2 for community use | Day Nursery |
| Springfield Youth Project | No | 2 | K, O |
| Stockwell Baptist Chapel | Yes | Yes | K, St |
| Stockwell Community Resource Centre | Yes | 3- meeting, training, projects . | K, 2 Os. IT suite. Creche. Garden |
| Stockwell Methodist Church | No | 4 | Day Nursery |
| Stockwell Park High School | Yes | Classrooms | 2 gyms, swim. Pool; K |
| Stockwell Partnership | No | 1 | O |
| Stockwell United Reform Church | No | 1 | Day Nursery |
| The Studio, Reay Primary School | Yes | Arts area with sinks & K | K. Outside: MUGA |
| TDA House | Yes | No | Office units Restaurant |
| Turners Function Centre | 2 (flexible) | No | Catering and bar provided |
| Wheatsheaf Hall | 1 | 2 | K, O, St |
| Yvonne Carr Centre | Sports and meeting hall | IT cafe area. Youth room. IT training room | K. 3-Os. Children's creche suite inc. outside play area. Also manages Patmore Hall next door |

Key: K - kitchen; MUGA = multi-use games area; O - office; S - storage; St = stage

Table 5. Hire Terms

| Organisation | Charges - per hour (ph) | Extras | Conditions |
|---|--|---|--|
| Ashmole Community Hall | Weekdays: tenants: £15, others £20. Weekends £20 & £25 | £50 deposit | NSA. Obtain licence to play recorded music. 1 hr free preparation time. Finish 11-11.30pm. Out 12pm. |
| Fenwick Hall | £20 | £40 cleaning. £5 rubbish. D: £80 | NSA NCOE Music stop 10pm |
| Hemans | £25 residents £30 others | - | - |
| Khatme Nubuwat Centre | Hall £100 per day. Flexible | - | - |
| Lambeth Somali Community Association | Free | - | - |
| Lansdowne Green Community Hall | £10 tenants. £20 others. | D: £200 | - |
| Negashi Centre | Hall £25. | - | - |
| Oasis Children's Venture | £30 p 2 hrs: schools & groups for Nature Garden sessions | - | Staff are on site to supervise activities. |
| St. Anne's & All Saints Church and Hall | Daytimes weekdays: £15 community/charity; £50 commercial. Weekends: £25 Saturday evenings: £500 from 5pm; £625 from 1 pm. | Weekends: kitchen £5 Saturdays - D: charge inc. £60 D non-returnable against cancellation; D: £150 . | NSA. Rubbish to be removed from hall. No user private property insurance cover. Comprehensive handbook with policies to be adhered to. |
| St. Stephen's Church | £20 | - | Adherence to child protection, equal opportunities and health & safety policies. |
| South London YMCA Conference Suite | £20-100 depending on type of organisation & room. Half Day rates: £60-£250. Full day: £90-400. Plus VAT | Equipment. Office services. Catering | No self-catering. Tough cancellation policy. D; 25% may be charged. Own 3 rd party personal insurance & liability. |
| Springfield Community & Health Centre | £60 | Includes cleaning and excess mess. £20 cancellation charge. Scaled % | TRA has right to 60 days a year bookings.. No alcohol. Adherence |

| | | | |
|-------------------------------------|--|--|--|
| | | refunds on cancellations. Charges for damage & breakage. | to Equal Opps. Hirers to remove rubbish |
| Stockwell Community Resource Centre | Hall £20 Meeting room £12 per hour | - | Weekday closure 9pm. Weekend closure 8pm |
| Stockwell Park High School | £30 for 2 hrs £4-700 for 12 hr events. £1,000 dances/parties | D: £200 | NSA; EST - 10pm |
| Stockwell Partnership | - | - | - |
| Stockwell United Reform Church | £10-£13 | - | Discussion with hirer |
| The Studio, Reay Primary School | £30 local community; £35 others. Free use arts groups which do work with pupils. | D: sometimes | Evenings and Weekend bookings only. Caretaker often on site. |
| Wheatsheaf Hall | Weekdays: Hall £6; room £3 Weekends: £20/£10 | K - £10 D - £50 | One hour set up; one hour clear-up time |
| Yvonne Carr Centre | N/P | N/P | N/P |

Key: D- deposit; EST - event stopping time; K- kitchen; Key: NCOE - noise level cut-out equipment; N/P - not provided. NSA - no sale alcohol

Table 6. Occupancy and Capacity

| Organisation | Occupancy Level (Note 1) | Capacity of facilities |
|---|--|---|
| Ashmole Community Hall | Low | 150 |
| Fenwick Hall | Low | 150 |
| Hammerton Memorial Hall | High 5 days 9am-6pm | Hall up to 250 |
| Hemans Tenants Hall and Computer Centre | Nil (at present) | - |
| Khatme Nubuwwat Centre | High 7 days | Hall: 600 |
| Lambeth Somali Community Association | 11/18 | 12-20 |
| Negashi Centre | Regular day time users. Very busy Fridays. | Halls area up to 250 |
| Oasis Children's Venture | Very high use holiday times. High uses 3.30-6.30pm term time. | Nature Gdn education room: 15 |
| St. Anne's & All Saints Church and Hall | Weekends: 4/6 Busy evenings. Nil: mornings; nil afternoons till 4pm then. 2 activities from 4pm | Hall: 150 Rooms 15 & 20 |
| St. John Church & Community Development Project | High | N/R |
| St. Stephen's Church | Evenings and weekends: hig. Weekday day time low | Hall 120 |
| South London YMCA | Medium | 2 rooms 100 each; 1 - 100. Small rooms: 12 and 15. |
| Springfield Community Flat | High | N/P |
| Springfield Community & Health Centre | c.40% | |
| Springfield Youth Project | High M-Th late afternoons/evenings | 10-15 |
| Stockwell Community Resource Centre | 95% | Hall: 70; meeting room: 15, classroom: 15; interview room: 4; computer suite: 9 |
| Stockwell Park High School | Well used | Hall: 400 Gyms: 400-450 |
| Stockwell Partnership | 100% weekday day time because of advice service | Limited |
| Stockwell United Reform Church | 16/21 | 30 |
| The Studio, Reay Primary School | High school use weekdays till 6pm. | 50 sitting; 75-100 standing. |

| | | |
|--------------------|---|-------------------------------|
| | Little use evenings. Full use Sunday. | |
| TDA House | Very low | - |
| Wheatsheaf Hall | Evenings and weekends: high Weekday daytime: low | Hall: 260 Meet Room: 30-40 |
| Yvonne Carr Centre | Ebbs & flows | Hall: 300 |

Note. On basis of morning, afternoon and evening book sessions across the week a formula has been worked out to show the occupancy e.g. 11/18 = 11 booked time periods out of 18

Table 7. Type of Hirings and Regular Activities

| Organisation | Hirings | Activities |
|---|---|--|
| Ashmole Community Hall | Parties. Meetings. | Bingo for elderly. Art class. Pilates |
| Christ Church, Union Grove | Portuguese Roman Catholic Church. Pentecostal Church | Church worship and special events. Vicarage: youth group |
| Dorset Rd Community Project | Regular users: Stockwell Community Researchers. Bolney Meadow tenants/Presentation advisory groups. | - |
| Fenwick Hall | Weddings, funeral events, parties. Occasional education/training projects. Councillors surgery. | TRA and Estate meetings. |
| Hammerton Memorial Hall | Meetings | Long let to Italia Conti School 9am-6pm M-F |
| Khatme Nubuwwat Centre | Occasional: Clapham & Stockwell Faith Forum; GLE One London, LAMSOC, Afghan Community Services | Daily and Friday prayers. Education activities. Seminars |
| Lambeth Somali Community Association | - | In room. classes: supplementary & mother tongue, sewing, and parents coffee mornings - with SWAN. In and from offices: youth work inc. IT, advice service. |
| Lansdowne Green Community Hall | Meetings, events | - |
| Mursell Hall | TRA and forums involving TRA | Day Nursery |
| Negashi Centre | Hall books 1-2 times a month by local people | Advice. Pre-GCSE homework clubs. Computer training for women. Youth Club. Youth involvement programme. |
| Oasis Children's Venture | Schools education, after school and holiday playscheme visits. | After projects. Saturday play project and nature club. Holiday playschemes. Environmental play % under 5s projects. |
| St. Anne's & All Saints Church Hall | Occasional: Portuguese social club; diabetes awareness event | Scouts, Kendo, Tae Kwon Do, yoga, karate, after school club, Spanish & Afro-Caribbean churches, prayer group. |
| St. John Church & Community Development Project | 3 black churches for worship in week | Creche/parenting playgroup. Parent & carer group. Youth |

| | | |
|---|---|--|
| | | groups. Speech & language group. Senior Citizens Project. Football training. Toy Library. Church Worship. |
| St. Stephen's Church | Regular: 2 Pentecostal. Spanish and Eritrean Churches. Occasional: Albert Square & St. Stephen's Residents Association. Lambeth Mediation. Neighbourhood Watch. Presentation/Olmec. School Harvest Festivals | Church prayer and worship growth groups. Keep fit. Music & movement. United Families Working Together. Fegans parent & toddler. Youth group. Parents group. |
| South London YMCA Conference Suite and Dance Studio | Conference etc events in September: a church (6), Lambeth Council 11, Lambeth PCT 5, Women's Aid 3, Step Ahead Services 3, Others 5. | Dance studio: aerobics, tai chi |
| Springfield Community Flat | - | Creche. After school provision. Advice on welfare rights, housing and related issues. Meeting place. Support and resources for groups. Drop-in facilities. Language support. Youth work. Work with refugees and asylum seekers. |
| Springfield Health & Community Centre | Churches. Occasional special activities for short periods: e.g. self defence, fitness | Tai chi, GP referral scheme, salsa, table tennis, legs, bums & tums, smoking clinic, fats fitness exercise, self-defence. IT computer education. |
| Springfield Youth Project | | Music, art, quiet activities. Pool. Computers. Offsite activity: football, swimming, bowling, skating, cinema, theatre, concerts. |
| Stockwell Community Resource Centre | Meetings, Conferences | Adult learning courses: IT, ESOL, English, family. Learning. Globe job brokerage. NVQW in volunteering. Breakfast club under 4s, music club, baby clinic, development movement, after school club, Portuguese classes, martial arts, performance club, ballroom dancing, yoga, bingo, theatre/improvisation workshop, sequence dancing, painting and drawing. Also |

| | | |
|---------------------------------|---|--|
| | | runs adult learning in other venues in Lambeth under ALS contract. |
| Stockwell Methodist Church | N/R | Drop-in-coffee morning. Legal advice service. Youth group. |
| Stockwell Park High School | Christian & Muslim festivals & worship. Dances and birthday parties. Conferences. Training events. Sports. Regular users inc. Chinese, Portuguese, West Africans, Nigerians. | Parents Learning sessions. |
| Stockwell Partnership | Councillors Surgery Friends of South Lambeth Library Mauritian group | Advice and advocacy service inc. in Spanish, French, Arabic, Somali, Tigrinya, Amharic, and Lingala. |
| Stockwell United Reform Church | Regular: Portuguese Church. Ethiopian supplementary class. Occasional: Calabar women's group. | Own Church meetings. Portuguese and West African Churches. |
| The Studio, Reay Primary School | Occasional: Hall: school assemblies and one-off events. Friends of Reay events. Cultural, martial art yoga, and Egyptian dancing activities. 4-5 children's parties per year. | Regular: term time days to 6pm: school breakfast club, music lessons, Kids Club After School. Sundays: Pentecostal Church. Arts groups block book art room for several weeks. MUGA: weekday - school use; evening: adult football and netball. |
| Wheatsheaf Hall | e.g. S. Azerbaijanis Association events 2007; Stockwell & Vassall Area Housing Forum 14 October; Mawbey Brough Estate TRA AGM 20 October; Echo Action Car Club 25 October 2008. | 5 churches (inc. Portuguese & African). Drama group. |
| Yvonne Carr Centre | Weddings, parties, funerals. 2 church groups. Job Centre courses & tests. Safety awareness. | Education: ESOL, health, IT, family learning, business support, ethnic cooking. Childcare in creche. After school scheme. Summer holiday scheme. Special language provision for Portuguese, Tringriya & Arabic speakers. |

COMMUNITY BUILDINGS & LOCAL DEMOCRACY

1. One of the contributing factors to the low participation in the democratic electoral process is the way many community and voluntary organisations criticise local Councillors, officials and authorities, MPs and Government. The Government's changes in the democratic environment, including Cabinet Government and elected Mayors, Local Strategic Partnerships, Local Area Agreements, have affected the policies being pursued and the resources available. Community building organisations do play a role in fostering democratic engagement in many ways:

- they bring people into contact together with each other, reducing social isolation
- they help build personal, neighbourhood and group connections and understanding about issues of concern
- they support the creation and running of organisations and campaigns that seek to meet emerging needs, that are not yet being addressed by local and central government
- they work through networks and partnerships, sitting round the table seeking to influence the decisions being made by local government

2. Community building organisations that aspire to being multi-purpose and holistic can contribute to strengthening the interest in democratic civic engagement and accountability by:

- ensuring participation in neighbourhood forums
- providing briefing, training and other support to people taking part in neighbourhood forums
- undertaking voter registration
- contacting households not on draft electoral registers
- keeping in touch with any plans to introduce electronic voting, so that people can do so in community buildings
- producing a guide on how the local Council works and how to influence it
- running informal learning opportunities that help explain how local government works and how people can engage with it
- providing space for Councillor and MP surgeries
- running a community newspaper
- acting as a venue for the posting of planning applications and run sessions about them with residents affected
- providing activities that celebrate community and democratic history
- running local election meetings at which residents can question candidates
- hosting report back meetings for local councillors
- raising issue of concern with members of the Cabinet, specialist Committees and with the members of the local authority Scrutiny Committee
- organising petitions
- briefing Committee Councillors where there are different perspectives, information or options than are contained in officers' reports

3. None of this is about Party politics, and therefore there is no problem for registered charitable organisations from being involved in such activities. Much of the above can be most effectively done through community organisations having an agreed strategy with some of the tasks being either being undertaken by an umbrella co-coordinating organisation, and helping individual community building organisations to play their specific roles.

COMMUNITY BUILDING ORGANISATIONS AS ANCHORS AND ADVOCATES

Categorising Community Buildings

1. In 1997 Joseph Rowntree published research commissioned by Community Matters suggesting that in England and Wales there were 18,550 community buildings: including village halls, community centres, and church buildings. It estimated that one-tenth of the population - 4.4 million people used community buildings every week, and that about 235,000 people were involved in their management as committee members or trustees. Between them, the buildings had an estimated annual turnover of nearly £250 million. In addition there were 2,307 local authority managed community centres, public halls, etc. with a turnover of nearly £92 million per annum. (Paul Marriott. *Forgotten resources?*)

2. The research identified a number of factors which are critical in the success of a community building:

- The fabric of the building needs to be attractive, flexible enough to encourage a variety of uses, and in a good state of repair.
- The group responsible for managing the community building needs to have a vision, a sense of why they are there and what they want to achieve.
- Such a group needs good, respected leadership - from either an individual or a group - able to make a long-term commitment to the success of the building.
- The local community needs to have a stake in the building. Ideally, they should have a role in deciding what kind of community building they have, they should feel able to participate in the management of the building, and they should have a very real sense that this is 'their' building.
- A supportive climate is of inestimable value. Secure and stable tenure, a legislative and regulatory framework which is conducive to good management, and allies at local and national level who appreciate the value of community buildings and the work they do can do much to help.
- Access to quality, practical, relevant support from a local development agency or a local authority or relevant national body, particularly providing help with planning and troubleshooting, can be vital to the success of a building.
- There needs to be a balance of activities between commercial hirings and, where necessary, subsidised community use.

3. In an increasingly complex society, with diverse communities existing alongside each other, evidence from the British Association of Settlements & Social Action Centres (Bassac) network points to two critical factors needed to reverse the unacceptable divide between the 'haves' and 'have nots', both socially and economically:

- 'to shape the public policy agenda to invest in the sustained development of local people, through increasing opportunities, providing resources at a local level and in building trust within and between communities.'
- 'to deliver strong, relevant services to local communities in a way that meets their needs and links communities. ... '(Bassac. *Communities. How to create a lasting footprint in deprived communities*. 2004. p. 3)

4. 'Community anchors are organisations that are 'well placed to nurture the creation of trust, as well as stimulating networks and connections within the areas in which they are based.' These networks help to link people and communities together. A 'better, wider set of

connections within communities, leads to a greater set of choices, information and abilities to achieve collective and individual goals' such as finding a job, a home or childcare place, and in generating 'a sense of well-being for individuals and the communities in which they live.' (op cit. p.4).

5. Community trust:

- 'binds relationships together and inspires collective action. '
- 'It changes an 'I' focus to a 'we' action and is concerned with the common purpose we find with others.' (p. 6)
- It starts with becoming involved: getting to know neighbours, joining community and faith groups, and volunteering, which in turn 'increases knowledge and sense of options', enabling people to obtain support and problem solving help when they need it and boosts confidence in knowing where to look.'

Government View

6. *Firm Foundations*, the Government's framework for community capacity building identified the need for a network of strong 'community anchors' to engage, represent and service communities and support the community sector in their neighbourhood. Community anchors are defined as community based organisations which:

- are controlled by local residents and/or representatives of local groups;
- address the needs of their area in a multi-purpose, holistic way;
- are committed to the involvement of all sections of their community, including marginalised groups;
- facilitate the development of communities in their area.

Features of Community Anchor Organisations

7. The following are features of community anchor organisations:

- Help the process of building community trust through local services and activities, passion and vision, hosting and supporting small groups, providing space, and facilitating community networks.
- Developing a strategic approach.
- Focussing on needs in a holistic way.
- Commitment to driving local change.
- Aiming to shape policy agendas rather than merely responding to them.
- Have values based on 'participatory, bottom-up community-led, inclusive, holistic, mutual-aid based ethos, and action for social change not just delivering services'.

8. Above all they are 'independent locally based centres or local development agencies, locally rooted, accountable, working with deprived communities and with a diverse group of people with charitable aims.'

9. A 'new building (i.e. harder assets) but no passion, skill or connection to local people (i.e. softer assets) ... will be of limited use as an embedded community resource that helps grow communities. It is empty of the assets that actually drive community organisations.' (Bassac. Ibid. p. 31)

Advocacy Role

10. Bassac's research *Servants of the Community or Agents of Government?* identified that local organisations were 'finding it difficult to call for change because government policies

encourage and invest in them to provide services.' Their advocacy role was 'being swallowed up by the need to run services that provide an income.' (Bassac. *Calling for Change. The Evidence for Supporting Community Voices to Speak Out*. 2007. p. 4)

11. The concept of advocacy covers:

- 'empowering people'
- 'helping people to get their rights'
- 'helping people to do things for themselves'
- 'changing power structures'

12. In order 'to improve conditions for individuals, for groups of people and influence services and policies . (p. 2)

13. The Department for Communities and Local Government's White Paper *Strong and Prosperous Communities* talks about 'community empowerment' - 'the process of enabling people to shape and choose the services they use on a personal basis, so that they can influence the way those services are delivered'.

14. Bassac argues that to enable this there must be:

- strong community voices
- collaborative partnerships between statutory and local organisations 'that give time and space for real dialogue
- representation of local communities and people
- advocacy skills building in both local authorities and community organisations
- investment through funding multi-purpose community organisations so that they have the resources to undertake advocacy.

Local Authority/Community Buildings Partnership

15. The recommendations to local authorities contained in the joint Local Government Association and Community Matters report *Community buildings - maximising assets* (2006) are designed to foster local authorities and community building organisations to work together. They are summarised below.

| | |
|---|--|
| 1 | Create multiple and joined-up relationships with community centre organisations. Have a central point of contact within the authority, through which there can be access to the Council departments which can offer particular support to community centre organisations, including community development, licensing, legal, surveying and planning. |
| 2 | Consider the strategic role of community centre organisation provision in relation to community strategies. |
| 3 | Adopt a consistent approach that is appropriate to the range of groups that are involved. |
| 4 | Consider transferring community buildings or assets to that organisation either through disposal of freehold or long leases. |
| 5 | Provide core financial support to community centre organisations in consideration of the benefits received, e.g. through: peppercorn or low rents (avoiding grants to cover market rents); long or medium term leases (more than 10 years) with shared repairing obligations; 100 per cent rate relief; an administration grant where appropriate. |

| | |
|----|--|
| 6 | Offer service level agreements or management agreements as a supplement to a lease, which avoid unnecessary restrictions and specify achievable and jointly owned outcomes. |
| 7 | Recognise the unique contribution of community centre organisations to particular public services and ensure that their procurement strategies facilitate bids from the community sector either individually or as part of a joint bid with other, possibly larger, providers by providing a level playing field in the procurement process. |
| 8 | Find the right level of intervention which is not overly protective or intrusive while continuing to provide support and information at the right times that enables the organisation to be sustainable and to manage itself, its assets and its activities with some autonomy. |
| 9 | Ensure access to practical guidance on the management of their activities and assets. |
| 10 | Run specific training and development programmes for staff and elected members. They can also make sure that relevant training and external advice is available to the community centre organisations' managers and trustees boards. |
| 11 | Help make other facilities such as schools, libraries and colleges available to the community. Where buildings are in short supply or not capable of providing for the full needs of the community, such as sports or IT facilities. |
| 12 | Ensure that the multi-purpose community buildings within their portfolio are brought up to a good state of repair and that priority is given to building the capacity of communities to manage and make full use of these vital local assets. |
| 13 | Local authorities should keep an up to date schedule of all assets and their uses and actively publicise this. |

PHOTOGRAPHS

Community Centres and Projects



Heathbank Community Centre



Springfield Community Flat



Stockwell Community & Health Centre



Stockwell Community Resource Centre



St John Community Development Project



Yvonne Carr Community Centre



Patmore Hall

Tenants Halls



Ashmole Community Hall



Fenwick Hall



Hemans Hall



Lansdowne Community Hall



Mursell Hall



Wheatsheaf Community Hall

Churches



Christ Church Union Grove



St Anne's Church



St Michael's Church



St Stephen's Church



Springfield Methodist Church Friendship House



Stockwell Baptist Chapel



Stockwell Baptist Church



Stockwell Methodist Church



Stockwell Spiritualist Church



Stockwell United Reform Church

Specialist Buildings



Khatme Nubuwwat Centre



Lambeth Somali Community Association



Negahsi Centre



Tigray House



Hammerton Hall



Reay School Studio



South London YMCA Dance Studio



Stockwell Partnership

Children & Young People's Buildings



CLUFO



Former Dorset Rd Community Project Nursery



Lambeth Vietnamese building



Lansdowne Youth Centre



Oasis Go Kart



Oasis Adventure Playground



Oasis Nature Garden



Stewarts Lane Adventure Playground



Union Grove Community Nursery

Business Units



Bottle Store, Stockwell Green



Clapham Rd



Corben Mews



Lidl Site in front of Stockwell Park High School



Michael Manley Industrial Estate



Saddlers Way



Corner Stockwell Green/Rd



Union Court

Historical



Hammerton Hall



Plaque on former RACS Store, 283-291 Wandsworth Rd



Oddfellows South London District Office, 240 Clapham Rd



Ekarro Co-operative, St Barnabos Church



Surprise Public House



Foundation Stone at Wheatsheaf Hall



Former Rising Sun Public House