

# **COMMUNITY BUILDINGS IN STOCKWELL**



## **A STUDY Executive Summary & Recommendations**

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Produced by the Stockwell Partnership with support from the European Union funded Urban II programme.

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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## 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**

<b>1</b>	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**

<b>2</b>	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.
<b>3</b>	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.
<b>4</b>	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.
<b>5</b>	Consider: (a) adopting a strategic policy on public and community ownership of land

	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

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

	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

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"> <li>• showcasing the work of the School and the talent of its pupils</li> <li>• showing what the new School will be like</li> <li>• stalls by local organisations</li> <li>• a rolling continuous session at which the Partnership can discuss with local people the Future Stockwell Strategy</li> <li>• local businesses promoting themselves</li> <li>• a debate about how to address the social and economic needs of the area</li> <li>• engage local people in the development of local facilities and activities</li> <li>• local history displays and talks</li> <li>• children's activities</li> <li>• vocational training demonstration sessions</li> <li>• theatre, dance, sport, and music performance</li> <li>• art workshops and displays</li> </ul>
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 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?

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"> <li>• improved general practice services</li> <li>• specialist health services transferred from hospitals</li> <li>• offices for Stockwell Partnership and other local organisations</li> <li>• a community cafe</li> <li>• a Lambeth Council one-stop shop</li> <li>• an independent advice service</li> <li>• a cinema</li> <li>• small start up business spaces</li> </ul>
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## 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.



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

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

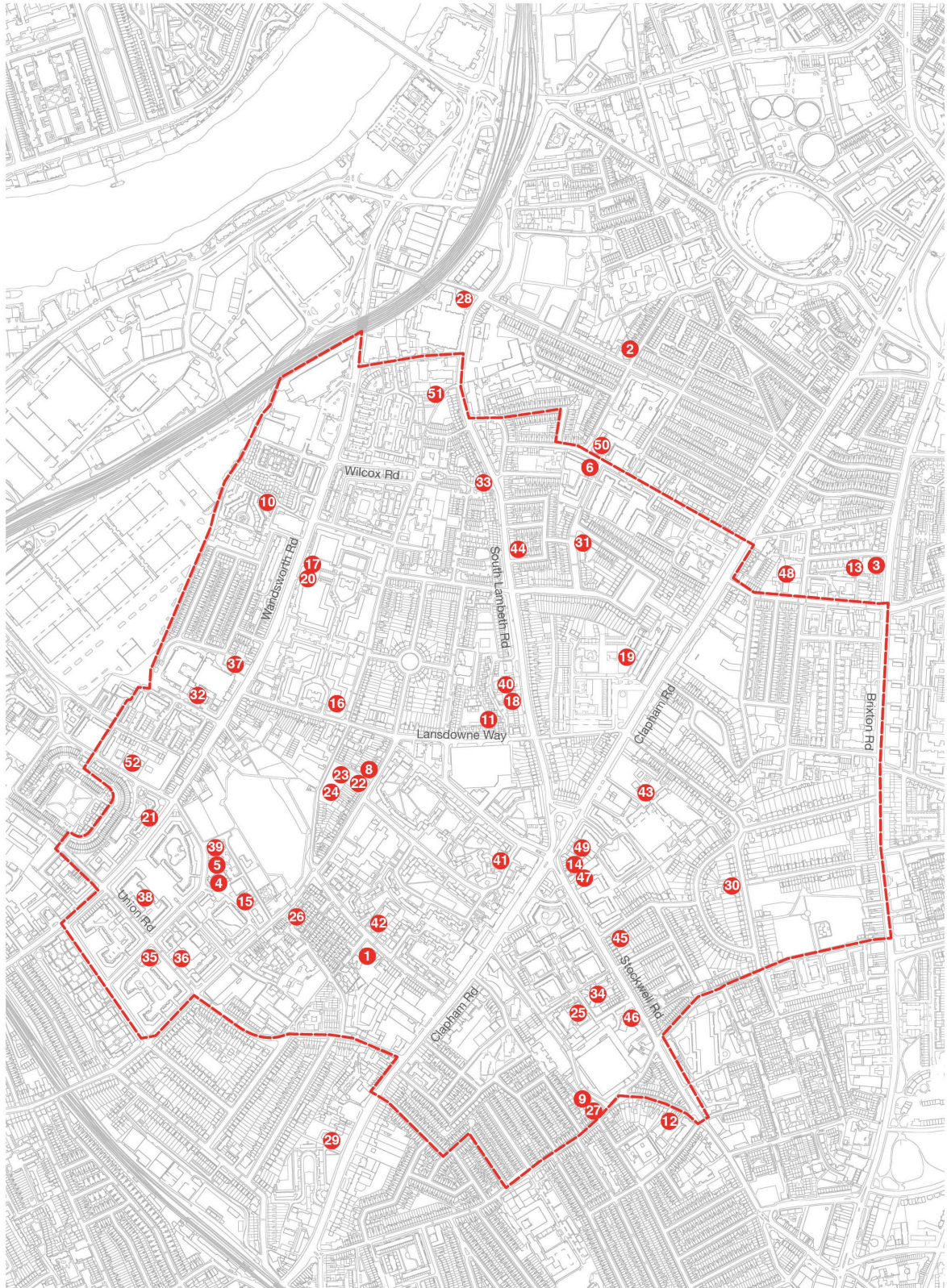
## Section 10 - The Economic Challenge Ahead

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.

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	Londor 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





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