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<http://futurebrixton.org/somerleyton-road-project/>

## Somerleyton Rd

The Somerleyton Road project is an exciting community partnership that could see new homes, a theatre and more in the heart of Brixton. Lambeth Council, Brixton Green and Ovalhouse have worked with more than 400 local residents to produce an [outline scheme](#) and a clear understanding of [local people's aspirations](#) for the project. You can read more about how we got there on the [Thinking so far page](#).

Local people have told us clearly what they need – homes they can afford, jobs and training, and a chance to build a community. We have an exciting opportunity to do things differently – involving local people in how we achieve these things.

The [council's Cabinet approved a report on Monday 4 November](#) that will see the council acts as its own developer for the site, employing specialists to manage the design and build. This means more control of what we build and the proposal is for most of the new homes to be for rent, aiming for at least 40% at council rent.

It also means the council keeps ownership of the land, the new homes and the commercial buildings, but will work with Brixton Green to look at options for a community development trust and/or cooperative(s) to own or manage these. See the latest [discussion boards](#) used at the Community Day on Saturday 26 April.

We have recently tendered for the contract(s) to manage the design and build. We had six shortlisted bidders (see below) and the preferred development manager for the project has been named as [Igloo](#). You can read a [report about the decision](#) here and the contract should be signed by 20 May 2014. Tender documents can be seen on the [library](#) page and the shortlisted bidders were:

- AECOM (FCBS)
- Igloo (Tibbalds, Metropolitan Workshop)
- Mae (EC Harris)
- Redloft
- PRP (Mace)
- Kier (PTEa)

We continue to hold workshops with the local community on key themes. Upcoming events are listed on the events calendar and its free to register to attend. Materials and feedback from these events is published on the [library](#) page.

## Background

The Somerleyton Road Project is one of the first to come forward as part of Future Brixton and will be developed in partnership with the local community.

This is a new approach for Lambeth, and we're excited about working with both [Brixton Green](#) and [Ovalhouse](#) theatre on these ambitious plans. Cllr Pete Robbins, Cabinet Member for Housing and Regeneration

Two local organisations are already working with the council on an exciting project that could see a theatre at the heart of a mixed development along Somerleyton Road.

[Brixton Green](#) is a registered mutual organisation set up four years ago to make it possible for all sections of the community to come together and make a positive and informed contribution to the redevelopment of Somerleyton Road. There are now over 1,000 people who live or work in Brixton who are shareholders and supportive of the vision.

The transformation of Somerleyton Road would bring lasting benefits for the wider neighbourhood. Stephen Jordan, Brixton Green Chairman

[Ovalhouse](#) has thrived as a radical theatre and pioneering youth arts organisation for 50 years. Based in Oval, it has been looking for a suitable site in Brixton for more than eight years and sees Somerleyton Road as an ideal site for its lively programme of activities for all ages.

We need a fit-for-purpose building to present our diverse theatre programme to run our young people's projects, for community use, to hold rehearsals and training. We also want to open affordable units for small scale creative enterprises. Somerleyton Road would make an ideal site for our work. Deborah Bestwick, Ovalhouse Director

The Somerleyton Road site runs off Coldharbour Lane and is on partly vacant land of around 15,000sqm in front of the Moorlands Estate. The site is largely, but not wholly, owned by the council and was identified in the Brixton Masterplan (2009) as a key regeneration opportunity. This project could see the council enter into an agreement to develop the site based on the outline scheme to be agreed with local people.

## A shared vision

*This partnership shares a vision for a truly mixed development to support and respond to community life along Somerleyton Road. Adding to Brixton's attractions, it could include more homes, work spaces, and possibly health and education facilities. It could also include a new cultural facility on the corner of Coldharbour Lane that would bring theatre performances and activities for all ages, along with training and community spaces.*

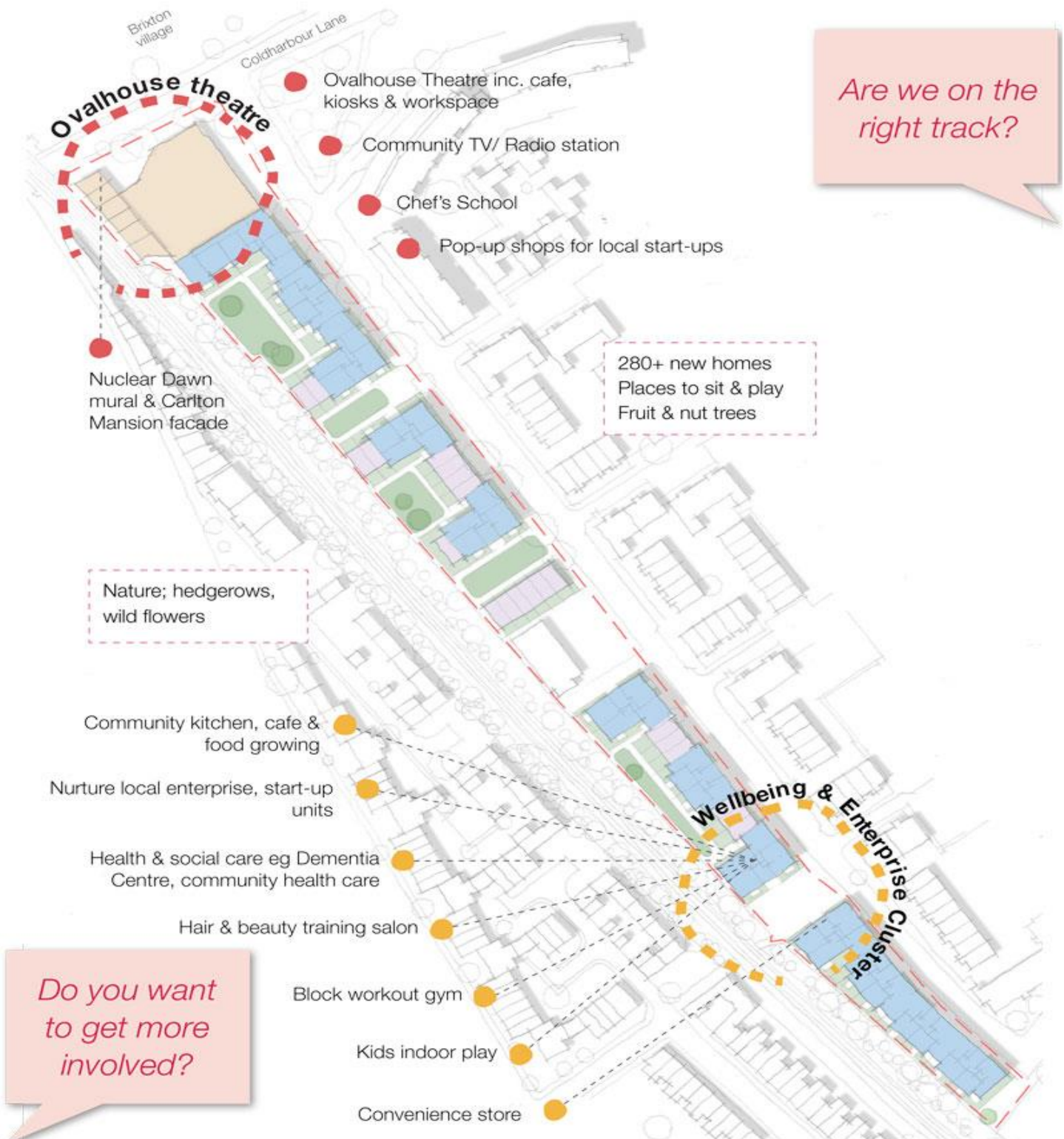
The aspirations for the area are also captured in the proposals for the [Somerleyton Road investment area](#), as part of the [draft Brixton SPD](#).

There will be lots happening over the next few weeks for you to [get involved](#)

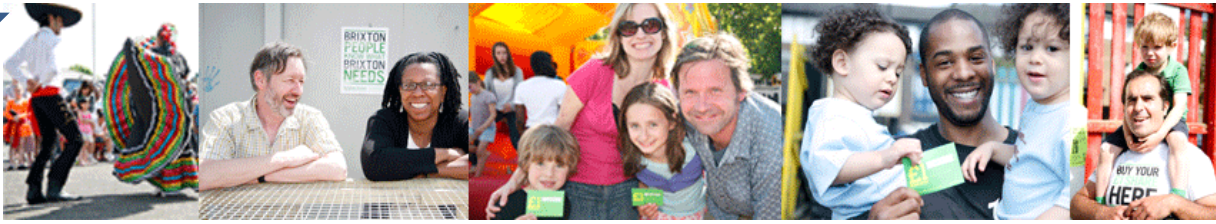
[Somerleyton Road – get involved](#)

## What is proposed for Somerleyton Road

New homes, a theatre and a chef school could transform Somerleyton Road. People want this space to do a lot of things. With your help we can make this happen in a different and exciting way – bringing out the best of Brixton.



- **Community development trust & housing cooperatives:** There are several ways of delivering the project and the way that is chosen will affect how the long-term stewardship can happen. The council's preferred option is to establish a housing cooperative to manage the affordable housing, working with a community development trust embracing all the commercial and community spaces.
- **Housing:** The project must deliver affordable new homes at council rent levels. We will seek long term tenancies which provide residents with a sense of security.
- **Jobs and employment:** A key role for the community development trust will be to nurture local enterprise and provide training and employment for local people.
- **Arts & Culture:** Ovalhouse will bring a range of theatre and youth arts activities to contribute to Brixton's cultural heritage.
- **Sustainability:** Environmental sustainability is a key driver for the project. A long term stewardship role for the trust means many of the sustainable initiatives can continue to thrive for decades.
- **Health & social care:** An aspiration to bring local health and social care services to Somerleyton Road. Pursuing the right mix and working in partnership with the community will help us to deliver better local services.



## Who

### COMMUNITY

So far Brixton Green has engaged with over 40 local organisations and over 1,000 local citizens have become shareholders.

### PATRON

- Rt Hon Tessa Jowell MP



*“Brixton Green’s cooperative and integrated approach would transform this key area of Brixton. If successful it would strengthen the community’s resilience and help resolve issues that have limited Brixton economic success, delivering important ambitions for Lambeth.”*

### BOARD OF TRUSTEES

Eleven strong candidates stood for the six board positions which were up for election at our AGM last Saturday. Hill Mead Primary School kindly hosted the event. The successful candidates were:

- Zayd Al-Jawad
- Fiona Brenner
- Philippe Castaing
- Maggie Owolade
- Devon Thomas
- Livia Paula Whyte



- **Stephen Jordan(Chair):** Previously the Managing Director of London and Continental Railways’ stations and property division and trustee of the London Community Foundation. Stephen has experience in unlocking key London developments like King’s Cross and Stratford City; publicly owned land developed by



private sector expertise and investment. *“Brixton Green excites me as a serious proposition with genuine local support. At a time when money for public projects is tight, delivery through a cooperative structure is innovative. It is a viable approach that will align the interests of all stakeholders.”*

- **Devon Thomas(Vice-Chair):** Devon has been an activist in Brixton since the early 1960s when he helped to found its first Black Youth Club, the Allardyce, with schoolmates such as Linton Kwesi Johnson. He came to live here with his parents from their home in Jamaica in the 1950s. He is currently the interim Chair of the Brixton Neighbourhood Forum and a founding Director of Lambeth Enterprise, one of London’s longest established, independent enterprise agencies. He also chairs the Brixton Business Forum and has led many initiatives including the development of the Voice newspaper, Choice FM, the Lambeth Enterprise Centre and many more. He was substantially involved in the Brixton City Challenge having written the regeneration strategy for Brixton after much research in the 1980s. He was also a key contributor to the Future Brixton consultation.
- **Philippe Castaing:** Philippe is a local resident and active member of the local community. He is a graduate of the School for Social Entrepreneurs, London Leader for Sustainable Development, served on Lambeth First local strategic partnership board and was the co-founder and founding Chair of Brixton Green. He is the owner of Opus Café on Acre Lane and Brixton’s first Michelin award winning restaurant Upstairs.
- **Ese Ihemadu (Community Trustee):** Ese is one of our two community trustees elected at our AGM in March. She is a Parent Governor at Hill Mead Primary School, set up the Parent Forum, and is Chair of the Coldharbour Labour Party.
- **Dinah Roake:** Dinah Roake trained as an architect and has spent the past 25 years working in community architecture, social housing and more recently on the ‘client’ side as part of Internal Consultancy at the Homes & Communities Agency (HCA), and now in HCA-ATLAS, advising Local Authorities on social infrastructure provision and long term stewardship for regeneration and growth projects.
- **Polly Walker (Community Trustee):** Polly is one of our two community trustees elected at our AGM in March. Polly is a socio-economist for a regeneration, affordable housing and planning consultancy. She has worked on some of the biggest development schemes in the UK and Lambeth, looking specifically at how they can benefit a local community.

## STAFF

- **Brad Carroll(Director):** Brad was the co-founder of Brixton Green and served on the National Community Land Trust Supervisory Board where he had a particular focus on proving the relevance of the CLT model in urban environments. He is a Lambeth born resident and is the owner/manager of a local residential property business.

## PROFESSIONAL TEAM

- **Savills:** Savills is an unprecedented national and international property consultancy business, and is recognised as having an unparalleled knowledge of the London commercial and residential scene.
- **Feilden, Clegg and Bradley Architects:** Feilden Clegg & Bradley are well-established architectural leaders with an impressive list of accolades, including winning the RIBA Stirling Prize, Sustainable Designer of the Year and Schools Architect of the Year. They were the lead architects on One Brighton, BioRegional-Quintain award-winning urban sustainable housing.
- **PDCM Project Managers:** PDCM are an established Project Management consultancy with extensive experience of regeneration and town centre re-developments, including High Street Kensington, Wood Green Shopping Centre and Bury St Edmunds mixed use town centre development.
- **Davis Langdon:** Global construction consultants with specialisms in cost and risk advice, London projects include the Shard at London Bridge and significant redevelopments in the City on Broadgate and Bishopsgate.
- **Peter Brett Associates:** Peter Brett Associates are planning, economic and technical consultants with an impressive list of award-winning national projects working with industry leaders such as Land Securities, and a strong expertise in environmental sustainability.
- **Dow Jones Architects**
- **Wessex Reinvestment Trust**

## ADVISORS

- **Dorothy Bell MBE**, Founding member and Secretary of Moorlands Community Development Project(est 1979)
- **Peter Blake**, previously MD at The Team Brand Communication
- **Jim Brown**, Lead consultant on the Community Shares Pilot
- **David Clarke**, Manager, Stockwell Community Resource Centre
- **Fay Gordon**, Treasurer of Friends of Loughborough Park
- **Peter Head CBE**, Director, Arup
- **Stephen Hill**, Director C2O Future Planners
- **Jane Knight** , Eden Project
- **Robert Runcie**, National Director, Environment Agency
- **Bob Paterson**, co-founder, Community Finance Solutions, Salford University
- **Stephanie Saulter**, Previously of Shoreditch Trust
- **Richard Stephenson**, Director, Health, Safety & Environment, TFL
- **Matthew Thomson**, Chief Executive, London Community Resource Network
- **Paul de Zylva**, previous Head, Friends of the Earth England