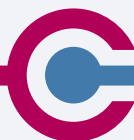


# THE STOCKWELL STORY



10 YEARS  
SERVING OUR  
COMMUNITY

2005 to 2015





## FOREWORD FROM THE CHIEF EXECUTIVE OF NETWORK HOUSING GROUP

I'm very proud of what Network and CTH have achieved in our ten years of working here in Stockwell. Our goal has always been to not just provide the new and refurbished homes Stockwell Park so badly needed, but to retain the sense of community and resident involvement that has been such an important part of the area's history.

We want Stockwell Park to flourish and we have worked hard with you to offer new opportunities for employment, training, leisure, and a good quality of life.

It's great to see how far Stockwell Park has come in the past ten years. With your help, we have transformed the area, and that is something we can all be proud of.

When ownership of the homes was transferred from the Council to Network's subsidiary organisation, Community Trust Housing, in 2007 we made a number of promises. Throughout this booklet, we show the progress we've made in keeping them. On some there is work still to do; on others we have gone above and beyond what we originally offered. But we remain committed to keeping them all.

Now we are beginning a new phase, creating the new Local Management Organisation to run the estates and street properties on a day to day basis and ensure residents continue to have a key role in how their community is managed.

We hope this story inspires you, as we look forward to a bright new future together.

*Helen Evans*

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## ACKNOWLEDGEMENTS

We would like to acknowledge all our partners that have shared in our success – THANK YOU!

### LIST OF PARTNERS

MACE, Higgins, Kingsbury Group, CIBS, TMA, Bailey Garner, WATES, BPTW, PRP, Ardmore, HKH, MESH, Bridge Security, Evolve, Community Trust, Lambeth Council, Lambeth Accord, Sanctuary Care, Groundwork London, Cherry Tree Foundation, FACE Project, Build it, Ixion, City Lit, Morley College, Lambeth College, K-10, Renasi, Connexions, Wellbeing People, Family Mosaic, CEF & Lyncx, NHS, Stockwell Park FC, Brixton Cycles, Friends of Slade Gardens, Friends of Stockwell Skatepark, Friends of Stockwell Park Crescent.

### SPECIAL THANKS TO:

Julie Fawcett – Directory Community Trust  
Kate Hoey – MP Vauxhall  
Cllr Sally Prentice – Lambeth Councillor  
Cllr Paul McGlone – Lambeth Councillor  
George Clarke – Former Chair  
Alan Clarke – Former Board Member  
Ina Hughes – Former Board Member  
Simone Bowman – Former Board Member  
Howard Clark – Former Board Member  
Rennie Rhooms – Former Board Member  
David Oliver – Former Board Member  
Sue Ellenby – Former Board Member

### CTH BOARD:

Alan Head – Former Chair, Independent Board Member  
Christian Cobblah – Former Resident Board Member  
Garfield Gibbs – Former Resident Board Member  
Iliana Flade – Former Leaseholder Board Member  
Martin Thomas – Former Independent Board Member  
Olu Ajisebutu – Former Leaseholder Board Member  
Peter Fiddeman – Former Independent Board Member  
Robert White – Former Resident Board Member  
Roy Gordon – Former Resident Board Member  
Cllr Neil Sabharwal – Former Independent Board Member

And to Helmi Alley and Michael Archangel, both former Board Members, who are sadly no longer with us.



# 2005/6 A NEW MORNING

In the 1980s, the Stockwell Park Estate was sometimes more associated with the Brixton riots than as being a place where people wanted to live. Local residents have played a huge part in changing this.

In 1992, a group of residents, seeking to change things for the better, worked tirelessly to achieve greater control over the estate and improve it as a place to live. A 97% Yes vote led to the resident-led Community Trust managing local housing services (with Lambeth Council still owning the homes).

With public funding tight and the properties on the estates in serious need of modernisation, the Community Trust looked for new sources of finance to create the necessary changes.

Three of London's largest housing associations were shortlisted to offer a new future for Stockwell Park, and in 2005 Network Housing Group was selected as the residents' preferred choice to take ownership of the homes and to regenerate the estates and street properties.



## COMMUNITY VOICE

Illiana Flade, former board member and resident of Norton House said at the time: "It's very exciting to see an estate in London that actually pulls together to make a difference and that is what has happened here in Stockwell – it's a story about our community."



In 2006, 87% of residents voted in favour of transferring their homes from Lambeth Council leading to the birth of Community Trust Housing, part of Network Housing Group.

**2005**

**JULY**  
Network Housing Group selected by residents to receive the transfer of Stockwell Park Estate and street properties.

**2006**

**NOVEMBER**  
87% of residents voted in favour of the transfer of their homes from Lambeth Council.

# 2007/8 STEPS IN THE RIGHT DIRECTION



By 2007 Community Trust Housing was fully established as part of the Network Housing Group following a transfer of 1,300 homes from Lambeth Council.

Regeneration was the key to resident support for the transfer. Network Housing Group's pledge of £120 million to regenerate the estate was a selling point for most residents.

Work immediately started with the demolition of the Old Dudley garages in order to make way for the new developments.



### COMMUNITY VOICE

Pat Cole had her property refurbished at Dudley House: "I've been living on the estate for 35 years, it was a rough place here – but the community pulled together as they were not happy with how things were. We got together and made a stand. Now the blocks are new and the area is changing. It's a pleasant place to live."

### STREET PROPERTIES

### OUR PROMISE

**We promised to develop partnerships with other agencies to meet the needs of our residents.**

Everything we have achieved has only been possible through excellent partnership working. We now have close ties to Lambeth Crime Prevention Group, Lambeth Skills Partnership Consortium, Lambeth Council, Lambeth Social Services, CAB, FACE and the Lambeth Savings & Credit Union, Learn Direct, Ixion, Job Centre, Safer Neighbourhood Team, London Citizens, The Big Local – National Lottery, Baytree Project, Lambeth College, London Mutual credit union, local foodbanks and many more.



**2007**

**JUNE**

Community Trust Housing was fully established following a transfer of 1,300 homes from Lambeth Council.

**2008**

**MAY**

Work starts on the demolition of Old Dudley Garages.

2009

# A REFRESHING CHANGE



DENCHWORTH HOUSE

**OUR PROMISE**  
 We promised to provide a high quality service with 85% customer satisfaction.

Says Delroy Rankin: "The 85% figure is an ambitious target, but one that we are committed to beating. At present CTH has a 70% customer satisfaction rating and we are reviewing our services and are committed to achieving this goal by 2018."



NORTON HOUSE

In December 2009 the first refurbished block was completed. Denchworth House's 58 flats were completely revamped offering a bright new environment for tenants and leaseholders.



The refurbishment of the street properties started at the end of 2009 with 180 homes scheduled to be upgraded. Residents got new kitchens and bathrooms along with new windows and doors which brought homes up to a modern standard.

As well as creating new homes, Network Housing Group's development team were also busy refurbishing existing properties on the Stockwell Park Estate; updating the design of the blocks and installing door-entry systems to make the area safer.

This was swiftly followed by Norton House (41 flats) and Dudley House (24 flats) where refurbishment started to provide residents with comfortable new homes and refreshed surroundings.

**COMMUNITY VOICE**

Miss Nation lives in one of the street properties and says: "They've done my kitchen out nice. I am really chuffed; I didn't find any fault or mistake in them. They did the kitchen, re-wiring, and the bathroom. I am overwhelmed by what they have done."



**MAY**  
 Refurbishment of Denchworth House completed and re-opened by MP Kate Hoey.



**NOVEMBER**  
 Refurbishment of street properties commences.

# 2010 GOING LIVE

March 2010 saw the first of many new buildings go up on the Stockwell Park estate.

Thornton Street and the lower end of Robsart Street replaced The Old Dudley Garages site. We welcomed 47 new families into the new flats (nine general rented and 38 for private sale).

The new buildings were officially opened by Kate Hoey MP who said: "It is great to see the how the area is changing for the good and modern buildings are making use of unused land on the estate. We are excited to see the regeneration progress on the estates improving people's lives."

**COMMUNITY VOICE**  
 Kathy Cumper has lived in Stockwell since before the estate was built: "I have lived here all my life and raised my children here. I wouldn't live anywhere else. I like my flat and I like the community which I am a part of."



**ROBSART AND THORNTON STREETS**



A mixture of tenures has helped create a vibrant, diverse community on the Stockwell Park Estate and private sale has become an important way of financing the regeneration work.

**OUR PROMISE**  
 We promised to arrange a separate management committee to oversee the iconic Stockwell Skatepark on the edge of the estate.

Although we have taken responsibility for cleaning the Skate park, Lambeth Council has always owned this public space. The community group 'Friends of Stockwell Skate-park' was set up to represent the views of its users and recently the park has been listed as an Asset of Community Value, ensuring that it is preserved for the community to enjoy into the future.



**OUR PROMISE**  
 We promised to complete 95% of repairs on time.

For housing providers nationwide, repairs are always a challenging area. At present we are completing 88% of repairs within target but we know we need to do better! We are now reviewing our repairs service and will continue to strive for higher results.

# 2011 FLYING THE FLAG



By 2011 the Graffiti Pen was really starting to get noticed. It received international acclaim from the Wall Street Journal. The Evening Standard also celebrated this unique space with a double page spread hailing it as the best location in Britain for graffiti street art.



Famous artists still come from around the world to show off their spray skills turning this unique community asset into a place all residents can enjoy.

The refurbishments of Norton House (41 homes) and Lambert House (43 homes) were completed in 2011. This included replacing the kitchen and bathroom units along with windows and doors as well as external and communal areas.

2011 was also the year the Fun Day went large! It was the summer that this annual event moved to Slade Gardens creating a great opportunity for more residents to come together to celebrate the successes of the community.

## COMMUNITY VOICE

Jose Brion, Resident of Chute House: "I've lived here for 45 years and since they have renovated it all I feel quite safe. The area has changed a lot from when I first moved here. I like the area and love the community."



LAMBERT HOUSE

The Fun Day, inspired a local resident, Obi to start a football team to keep young people off the streets. Stockwell Community FC was born and we have supported the team ever since. The club continues to field up to five teams of young people from different ages throughout the year.



NORTON HOUSE

## OUR PROMISE

**We promised to continue funding the Community Trust.**

We provide over £120,000 for the Community Centre in funding every year, exceeding initial expectations. We are about to start work to refurbish the Community Centre to increase its capacity, modernise the interior and transform it into a facility that is flexible in serving the community, when agreement is reached with the Community Trust.

# 2012 GOING THE EXTRA MILE

In 2012, we opened Helmi House, our flagship Extra Care scheme.

Helmi House provides 46 extra care units with 24 hour support from Sanctuary Care, tailored to the needs of older people. The scheme provides them with support needed to continue to live in the local community.

The new building was named after the late Helmi Alley, a passionate and much loved Stockwell Park resident who was also a founding resident board member of CTH.

We partnered with the Community Trust and Build It, to train local people in building skills. Over 10 local people completed the course obtaining their Construction Skills Certification Scheme qualification and five people have gone into full time employment following the course.

**OUR PROMISE**  
 We promised we would build sustainable, mixed-tenure communities with over 2000 square meters of non-residential space.

This has been exceeded! New properties for sale have been equally spread across the estates meaning that three out of the five new-build blocks will be mixed tenure (Wayland House, Helmi House and Thrayle House).



The CTH Housing Office was the first in London to be made a Safe Haven.



We arranged a special older persons' tea party to celebrate the Queen's Diamond Jubilee.



**JANUARY**  
 Helmi House extra care scheme is opened officially.

**JUNE**  
 Older people celebrated the Queen's Diamond Jubilee with a Tea Party.



**HELMI HOUSE**



**COMMUNITY VOICE**

Gwen Jones (96) is one of our extra care residents. She moved into Helmi House when it opened: "The people here are nice and I have lots of friends so I never get lonely. I enjoy getting exercise and without my friends here, it would not be possible because of my arthritis. I enjoy living here, because it's home and I feel safe."

Helmi House has a number of activities for its residents throughout the week and even has its own Residents Association. They have regular darts matches; keep fit classes, and computer classes along with weekly sing-alongs arranged by staff.



2012 saw the final private sales of properties at Lidcote House located adjacent to Helmi House and sharing a communal courtyard with Helmi House.

This scheme also brought another opportunity for us to further work in partnership with Lambeth Council, as residents from Cheviot Gardens moved into their new homes at Helmi House.



**SEPTEMBER**  
CTH takes on first intake of local apprentices.

# 2013 CREATING OPPORTUNITIES



**BEDWELL HOUSE**

During 2013, we created a new apprenticeship scheme for local people and took on three apprentices from the estate.

This was an important opportunity to “walk it like we talk it” and we worked tirelessly to support our apprentices into full time employment. We have since taken on a total of nine apprentices and two trainees.



**FIRST APPRENTICES**

Alongside our own apprenticeship scheme, we have worked with our contractors; Higgins, Wates and Ardmore to deliver on-the-job training and provide permanent jobs for over 23 people since 2013.



We partnered with the Community Trust, Safer Neighbourhood Team and the Jobcentre to provide two job fairs in the Community Centre helping 80 young people get access into employment, training or apprenticeships. Many of the youngsters who were involved had a history of offending.

## 2013

### FEBRUARY

CTH deliver Job Fair with Community Trust, Safer Neighbourhood Team and Job Centre at the Community Centre.

### MAY

CTH support the Community Trust to support residents by providing community meals and emergency food.



We partnered with a number of organisations including; Family Mosaic Ixion, Groundwork London, Wates, Bernados, Lambeth College, City Gateway, Cherry Tree Foundation and Plantos College to provide education training and employment to our residents and other local residents.

We engaged with over 300 local people on these courses, training over 100 people in several courses including; Building, Health and Safety, First Aid, Food Hygiene, and Business Start-Up achieving over 20 job outcomes.



We worked with the Community Centre and local resident artist Salome Russell to provide art classes for local children. From the artwork produced, we created a calendar to give to all residents at the end of the year.



**OUR PROMISE**  
**We promised to make use of local labour to deliver our repairs and maintenance services.**

Since 2012 we have placed 21 local people into employment, 49 into training and 10 into a work experience programme. We've also delivered local school training days.

CTH worked closely with Film Director, Rebecca Johnson on her first feature film. Much of the filming was done on the estate and featured many of our residents. Short films, Top Girl and Turf Wars were also based in Stockwell; they powerfully show some of the challenges facing the youth street culture of today.

We teamed up with Zip Car to provide a free annual membership for residents along with £50 free credit. This proved to be very popular.

**COMMUNITY VOICE**

Dennis Rose, has lived on the Stockwell Park Estate since he was a child. When he was younger, Dennis got into lots of trouble but realised he had to change: "There are hundreds of people like me that are willing to work hard but need to be given a chance. Higgins gave me that chance. Since being taken on at one of the job fairs, I've become one of their management trainees in a full time position."

**OCTOBER**  
 CTH partner with the Community Trust to provide jobs for local people.

# 2014

# GROWING TOGETHER



With many of the buildings now looking good and the community starting to pull together, it was time to put some icing on the cake!

In 2014 we hired leading gardening advocate Naomi Schillinger to help "green-up" the estate by working with residents.

The Garden Project started as a consultation on what residents would like to see on the estate, followed by putting in new plants and holding weekly planting days for residents.

We also run vegetable cooking classes, pottery lessons and visits to famous gardens.



**BEDWELL HOUSE**

This year also saw the completion of Bedwell House, Barrett House and 143 Stockwell Park Road. Despite some issues, each of these enjoyed a considerable internal and external facelift.

We also completed a £200,000 upgrade programme on the community CCTV system, making the area an even safer place to live.

Network Housing Group arranged a training day at local Platanos College the local Primary School, where staff were able to give students career advice within housing and construction to educate them about regeneration.



**JANUARY**

CTH commence resident consultation for the gardening project.

**JANUARY**

Network Housing Group deliver careers advice and information to the local Platanos College.

**JUNE**

Network Housing Group highly commended in the Evening Standard New Homes Award.



DENCHWORTH AND HELMI HOUSE



COMMUNITY VOICE

Stephen Adu moved to Helmi House following an accident. He likes to get involved in some of the organised social activities including the Garden Project, darts matches, fitness classes and the occasional party! "I am so happy with the support and freedom I have here in Helmi House. I am able to go to the gym every day and build up my muscles and one day I hope to walk again."

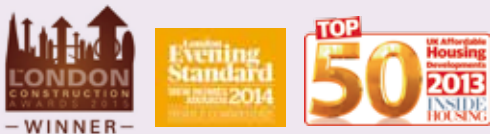
Following consultation with residents at Denchworth House, we landscaped the area between Denchworth and Helmi House which is pictured above.



A new Wayfinding Scheme was also put into place. Conceived by local artists and based on Stockwell's history, different art themes represent each block.



The Network Housing Group Development Team has received a number of prestigious awards for the work they have achieved in Stockwell, including the London Regeneration Project Award for Stockwell Park Estate at the London Construction Awards 2015.



OUR PROMISE

**We promised to consult all residents who would be affected by any proposed changes to the regeneration master plan.**

Thankfully, major changes to the master plan have been minimal but delivering the regeneration of Stockwell Park has involved intensive work with residents. We have held numerous consultations with the local community, delivering changes that can be enjoyed by all.



JULY

CTH and Network Housing Group complete their first "Employment Bootcamp" for residents in partnership with Family Mosaic.

# 2015 COME TOGETHER

We've continued making great progress towards our regeneration goals this year.

Redmayne Apartments have recently replaced Redmayne House providing 30 new homes for private sale. This was completed in February 2015 and residents are now moving in.

Wates, the contractors at Wayland House have won Silver for the prestigious "Considerate Contractor Awards".

In order to keep the community at the heart of everything we do, work will start this year on refurbishing the Stockwell Park Community Centre once agreement is reached with the Community Trust.

We also continue to support Brixton Cycles, recognising the service they offer to the local community. We are currently looking at options in finding them a new building that is suitable for their needs.

2015 will also see the completion of two major projects. Wayland House will provide a total of 159 homes including 84 for social rent, while Albemarle House will provide 92 homes (including 40 that are supported by the Mayor's Housing Covenant).

OLD REDMAYNE



**COMMUNITY VOICE**

Adewale Bakare is a resident and former CTH apprentice who now works at Network Housing Group: "I'm amazed at how things have changed! From what I've seen in the last 10 years, and how far things have come since then, it's great. I just hope I can contribute and be part of the change that is going on here now!"

ALBERMARLE NEARING COMPLETION



NEW ALBERMARLE



REDMAYNE APARTMENTS



**OUR PROMISE**  
**We promised to provide all our tenants with a new or refurbished home.**  
We are now in the latter stages of the £200 million regeneration programme that has refurbished 457 homes and built 473 new homes. This programme is on track to be completed in 2018.

Works at Thrayle House will start this year and will be the final new build project. The redevelopment will have a dedicated elderly person's scheme.



We have also begun a new programme of works to improve roofing on our street properties. This is beyond what we promised as we continue to invest in the homes of our residents.



JUNE

Network Housing Group win the London Construction Awards 2015.



## THE LAST WORD GOES TO THE EXECUTIVE DIRECTOR OF CTH

As we look back over the last ten years and celebrate all we have achieved as a community, I am excited to announce the next stage of our journey together.

In keeping with the estate's long and proud history of resident empowerment, we are creating a new Local Management Organisation – SW9.

The Stockwell Story is fantastic. Less than a decade ago Network Housing Group joined forces with the local community and pledged over £160 million of inward investment to transform the Stockwell Park and Robsart Village and our street properties.

To date, Network Housing Group has spent more than £100 million refurbishing or building over 900 homes, with a further £75 million being spent between now and the end of the regeneration programme in 2018.

Having a decent, affordable home is such a fundamental requirement, so I am honoured to work for an organisation that supports people's housing needs and helps make a real difference to their lives.

We will be launching SW9 in the new year and I look forward to seeing it flourish as a dynamic, resident-led organisation that will continue to make Stockwell a great place to live.

Thank you everyone for being a part of this story.

*Delroy Rankin*



SOME  
EXCITING NEW  
DEVELOPMENTS  
TO LOOK  
FORWARD  
TO...

NEW THRAYLE HOUSE

NEW WAYLAND HOUSE

## 2015 AND BEYOND

