



CREATIVE COMMUNITY LIVING

THE DEPTFORD
RAGGED TRUST
DEVELOPMENT
DEPTFORD, LEWISHAM

Prepared by:

J49 BOARD

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MANAGEMENT



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1. ABOUT US

J49 was established out of the enormous need for affordable housing in London. Of our many aims, three key priorities are:

1. Creating Multi-generational living spaces that also work as community hubs
2. Reducing homelessness and lack of housing amongst young people with an emphasis on the 18-35 demographic.
3. Adding a new dimension to the London way of living by supporting residents

With a combined 30 years' experience of design, development, management and implementation, the J49 Board is committed to the above three aims. Cities can be isolating environments. J49 will provide integrated community housing, allowing 'creative community living' to flourish. Our building designs promote healthy, creative relationships and supportive environments. We do this by using community hub space in the building for mentoring, networking and relationship building. This will be outlined in more detail by a 'Community management plan' currently being created. As a new RP we have much to learn from the current providers of affordable housing, but we hope our unique journey and expertise in housing will enable us to bring a new dynamic to the concept of integrated London living.

WELCOME TO A NEW 'LONDON WAY OF LIVING'

2. VISION VALUES AND MISSION

Values

Our values are rooted in generosity, compassion and integrity with an ongoing commitment to engage those 'living on the margins' within London.

Vision: Creative Community Living

Our vision is to create housing that promotes:

- Creative environments to thrive in
- A community context to engage with
- Living in a sustainably affordable way
- New housing opportunities for under 35s

Mission

Our mission is to build housing and community space that facilitates our vision in partnership with other providers, service agencies and voluntary sector organisations.

Vision

Creative Environments

Cities can be lonely and sometimes isolating places that would benefit from what we are calling creative 'hubs'; places that give space for people to interact, collaborate and be in a supportive context. Places where a mixture of enterprise, innovation, relationship and support can co-exist. London is full of energy and new ideas, but these ideas need the right space to be shaped, formed and realised in. Our team's experience of creating community in a variety of contexts gives us a framework for bringing these sorts of environments into the housing context.

Community context



The project in Deptford is in collaboration with the 'The Deptford Ragged Trust' the freeholder and owner of the Frankham street site in Deptford. TDRT already has thriving community engagement programme. This means that the new homes are part of a local network of existing relationships, enabling the resident to choose to engage in this network if they want. This set-up will also provide access to services and opportunities around employment, local management empowerment, and community project involvement that embeds multi-cultural and multi-generational living.

Under 35's

Nationally, for the past decade, housing completion rates have remained relatively stagnant. This stagnation has inflated the housing market to the extent that the price of an average three bedroom home in London is around 13 times the average annual household income - putting ownership beyond those on low or moderate income, and increasingly difficult for any under 35s to achieve without financial hand-outs.



3. THE NEED

Lewisham, along with the rest of London, is facing an unprecedented housing crisis. Shocking homelessness figures by Shelter published in December 2019 show one in 43 people are now homeless in the borough, leaving Lewisham with the 12th highest rate of homelessness in England. Central to the London Housing Strategy (published May 2018), the Mayor of London's priority is to build 'genuinely affordable homes' for Londoners.

However, the problem extends beyond simply building new homes.

Drawing on the rich 176-year legacy of the Deptford Ragged Trust and the Shaftesbury Christian Centre in Deptford, the current freeholder owners The Deptford Ragged Trust is uniquely placed to extend its social programme which will enable communities to survive and thrive.

Located in the South East of London, Lewisham is one of the 20% most deprived Local Authorities in England in the overall Indices of Deprivation (IMD) scores (48th out of 326 English Local Authorities). The Borough is well known for its high school exclusion rates, with 42% of 19-year olds lacking a level 3 qualification. In 2018 Lewisham had the third highest rate of exclusions of pupils from secondary schools of any area in England. The multi-cultural demographic of the population of the Borough means that there are 170 different languages spoken by Lewisham pupils, with 38% of residents whose first language is not English concentrated in Deptford's New Cross ward. The TDRT's existing ownership of this building, its experience of delivering community programmes, along with the existing partnerships with J49 and others make this redevelopment project a vital component of rebuilding Deptford post Covid-19. According to the Resolution Foundation survey in May 2020, as a result of Covid-19 one-third of 18 to 24-year-old employees (excluding students) have lost jobs or been furloughed, compared with one-in-six prime-age adults. As we start to recover from the 2020 pandemic and the devastating economic repercussions, there is going to be even more need to offer a combination of housing, work experience, support and training to enable young people to have the motivation to move forward in their lives. The TDRT, collaborating with J49 and other local groups, agencies and providers of social services will be best placed in the new building to complement and sustain both our work and theirs and address today's issues.

4. THE DIFFERENCE WE WILL MAKE

The new DRT facilities, and the J49 managed housing provision will make an impact on all ages and lives of the whole community in Deptford and beyond for generations to come. In particular, with the new housing option it will create an inspirational youth focus to enable young people:

- To feel connected, informed and safe
- Reduce isolation, inequality and poverty
- Increase mental wellbeing and personal resilience
- Increase wellbeing by encouraging expression through arts and music
- Create aspiration and encourage learning and enterprise.
- Move out of homelessness, out of poverty and out of hopelessness
- Develop self-care, living skills and formulate a healthy lifestyle
- Acquire social skills to create healthy relationships with their own families and the wider community

Outcomes for the whole community

- 29 studio flats designed to meet the M(4)1 standards for the building Regulations
- 4 flats designed for wheelchair access under the M(4)3 -2a standards of the Building Regulations.
- *Partnership working* with BENCH Outreach – a registered charity supporting rough sleepers and people who are homeless in Lewisham
- *New Ragged café* – a social meeting place for the community, offering skills training and work experience, catering facilities,
- New facilities for *The Bear Cubs Pre-school* and *Parent and Toddler* groups
- *From plant to plate* raised bed gardens to encourage healthy eating with fun, engaging and hands-on activities.
- *English Fridays* - Language education for those for whom English is not a first language
- Entertainment Facilities for Bear Live (Music/Events/Films) to showcase live music, film, art and theatre for the community to come together and enjoy
- Holistic wellbeing sessions – Psalms & Stretches, including Dance and Fitness classes

5. PROJECT DELIVERY

Demographic of residents.

The Deptford project will provide 33 studio apartments above two floors of community/ church space. In discussions with the GLA and the local authority Lewisham, we have designated all 33 of the apartments to be socially rented at GLA affordable rent. (See affordable homes programme 2016). In negotiation with Lewisham council and GLA guidelines we are looking at the following demographic of residents.

1. Six residents from GLA clearing house. The Clearing House provides supported housing in London for people with a history of rough sleeping. The vision of J49 is that those from this category would be under 35's and we are working with the GLA to achieve this
2. All allocation rights are with Lewisham council and J49's desire is to mix this with a combination of:
 - Care leavers;
 - Under 35's in vulnerable and unstable housing circumstances;
 - General needs singles.

J49 is engaged in negotiating with Lewisham to achieve to meet the needs for these categories in providing 3-5 year AST's that will give stability, community and assurance for those residents. (This tenure has flexibility as some GLA requirements are 2 year AST's). This type of specialist accommodation would be an ideal fit for these categories of residents.

Community Environment

The apartments will have access to a number of halls and rooms in the community facilities below. There will also be a community cafe that will be open for public and residents use during the day. J49 is currently working with TDRT to draw up a Management plan that will specify the exact nature of this interaction between residents and community space. This will allow J 49 to implement its' vision of 'Creative Community Living ' in the TDRT development.

Creative Events

TDRT has a long history of staging innovative creative community events. J49 is working with TDRT as to how to give the opportunity for residents to participate, engage and enjoy a vibrant creative living context if they so desire.

Washing green

J49 believes that laundrettes and other shared facilities can enhance relational and communication contexts for residents. Residents will have full use of these facilities



Creative Design

The apartments will be fully equipped with ensuite facilities, kitchens, relaxation areas, hi tech access systems as well as reliable fast broadband. Innovative light solutions will enhance well thought through design to build the wellbeing and welfare of residents. Ground source heating will provide ambient and controlling heat and provide a healthy living environment for all year round weather conditions.

6. ENVIRONMENTAL IMPACT

- 40% reduction in carbon emissions compared with the current building
- Environmentally friendly Ground Source Heating to be utilised across the whole building
- Rooftop installed photovoltaic solar panels
- A no gas use or supply across the site
- Green roof and planted courtyard and terraces with climbing plants on tension wires
- Bicycle racks to promote cycling, walking and public transport use
- Separation of waste from recycling systems
- Rainwater harvesting



