

Brixton



Brixton SPD

The Brixton SPD was adopted in June 2013 and sets out a framework for growth and change in the town centre, interpreting planning policy set out in the Core Strategy. It will help to deliver quality schemes in the area.



Delivering high quality schemes in Brixton

The Loughborough Junction Masterplan

To be developed by working with the Loughborough Junction Action Group (LJAG) and local citizens - a coproduced masterplan will be delivered in September 2015 following a draft produced by June. The innovative engagement approaches have higher upfront costs but greater benefits later down the line.



Exploiting and shaping potential of area

Brixton Economic Vision

Co-produced economic vision for Brixton which looks at existing demand for floor-space, how to shape growth, and support local people through regeneration and change. The work will also act as a guide to support and direct employment and training provision. One strategy document is already complete.



Delivering an economic vision for Brixton

Brixton Rec

Initial feasibility and cost work to provide evidence base for agreeing refurbishment of important leisure centre.



Refurbished leisure centre
Healthier community

Reduction in energy costs of circa **£80k**
Increase in income from users

POP Brixton

A meanwhile project to promote jobs and growth in Brixton, utilising over 40 sea containers to provide workspace, retail, live/work and event space.

Supports local jobs and training
Events programme for up to 100 people
120 FTE jobs
30+ trainees/apprenticeships



Brixton Townscape Heritage Initiative

A Heritage Lottery Fund conservation-led regeneration grant scheme involving restoration and improvement of historic commercial and vacant residential properties on Electric Avenue and Atlantic Road.



£3.3m inward investment to historic properties
£200,000 raised for community owned solar power



6+ work experience placements in heritage construction
10 local businesses supported through grants

Your New Town Hall

Reduce council offices from 14 to 2, redevelop the Town Hall, Hambrook House & Olive Morris House, providing 194 homes, 40 % affordable



Somerleyton Road

A mixed-use development being delivered by a partnership of the council, Brixton Green and Ovalhouse. The mixed tenure provides income streams and funding to cover the costs for the council.



331 new residential units
66 extra care units included



New theatre for Ovalhouse
Children's centre and nursery
Chef's training school



The Platform

An ongoing meanwhile project in Loughborough Junction providing flexible space for local people to test business ideas.

Mix of uses for the area
Reducing anti-social behaviour

Programme of business support, workshops and business development events



St John's Primary School

A capital scheme to expand the school by two forms of entry. The project is currently on site, and will be completed in December 2015.

Additional two FE from 2016



7. Brixton Delivery

The Brixton CLIP area is the most heavily populated area of the borough, with 64,950 residents, and is comprised of four wards: Brixton Hill, Herne Hill, Tulse Hill and Coldharbour. Brixton Hill has a large number of working age people and one the highest population densities in the borough. It has a high proportion of Black African and Black Caribbean residents and is known as the heart of Lambeth's black community. Although tenure is pretty much in line with the borough as a whole, Coldharbour has a high proportion of socially rented households at 60%.

Brixton has a generally high employment rate with a high number of jobs. However Coldharbour is the most deprived part of the borough, with the highest unemployment in the CLIP area and lower income than the rest of the borough. Whereas the mean household income is £49,560 in Herne Hill, £42,319 in Brixton Hill and £36,878 in Tulse Hill, it is only £32,403 in Coldharbour. Additionally it has a high crime rate, especially in terms of robbery, criminal damage and drugs offences.

Brixton has a reputation as being a diverse, creative area with numerous notable cultural spots, including Brixton market, Electric Avenue and the Black Cultural Archives. Brixton Hill is increasingly becoming a night time destination for the rest of London, particularly due to the strong transport links with the rest of London.

Strategic Capital Projects - Education

St John's (Angell Town) Primary School

A capital scheme to expand the school by two forms of entry. The project is currently on site, and will be completed in December 2015.

Sudbourne Primary School

A capital project to expand the school by 1.5 forms of entry on an adjacent site. This project is currently awaiting the conclusion of a land swap, and is due for completion in February 2016.

Both of these schemes are part-funded from Targeted Basic Need grant.

Population: 64,950
Ethnic mix: High % Black Caribbean, Black African
Average age profile: Generally young
Employment levels: High employment except in Coldharbour
Mean household income: £40,290
Housing: Mixed
Crime: High in Coldharbour
Successes: Diverse, cultural and creative
Pressures: Coldharbour deprivation

Support
local
schools

All young
people have
opportunities
to fulfil their
ambitions

Strategic Capital Projects - Estates Regeneration

Cressingham Gardens Estate Regeneration

This project involves coproducing options for the estate which will result in a preferred regeneration option being brought to Cabinet. The project purpose is to deliver the regeneration of Cressingham Gardens as a council estate. Partial development, which would be the demolition of half of the estate (120 units), would regenerate the estate to produce around 193 homes and refurbish the remaining ones.

The consultation on the preferred viable option will end in April 2015, with Cabinet agreeing the option in May 2015 and the procurement of a Development Partner in October 2015.



Rushcroft Road

There were a total of six mansion blocks with a total of 44 family sized homes. The majority of these homes were occupied by unauthorised occupants for many years. In July 2013 a mass eviction was carried out to gain vacant possession of the homes, with housing surgeries for the unauthorised occupants being organised to give them housing advice. Three of the six blocks were sold to fund the refurbishment of the remaining three. The sale of the three blocks (Matlock, Clarence and Lancaster Houses) generated a capital sum of circa £7 million. The three remaining blocks (Homer, Oval and Granville Houses) are now being refurbished by Lambeth Living and 24 homes will be bought back into use after 20 years. Completion is expected by the middle of 2015.



Somerleyton Road

Somerleyton Road is a mixed-use development which is being delivered by a partnership which includes the council, Brixton Green and Ovalhouse. The development will see 331 new homes built which includes 66 extra care units. The non-residential elements include a new theatre for Ovalhouse, a children's centre and a children's nursery, a convenience store and a chef's training school.

As part of the scheme, one of the key objectives is to set up a housing co-op to manage the residential units within the development. The housing co-op will fall within an overarching community body (OCB) which will be formed to manage and collect rent from the housing co-op and the non-residential tenants. A Special Purpose Vehicle will be formed to ring-fence any profits made beyond rent payments from the OCB to pay back the development loan. The Project Brief will be finalised in February 2015 and block architects will be appointed. The design should be progressed through to planning by July/August 2015, with the work starting on site in early 2016.



Neighbourhood Regeneration

Future Brixton

Future Brixton's main priorities are as follows:

More homes: The Future Brixton developments will see about 750 new homes built over the next 10 years with the aim for at least 300 (or 40%) to be affordable housing. At Somerleyton Road, building new homes for rent is the priority and it is expected that all of the 300 new homes here will be managed by a housing cooperative.

New jobs: New development will mean hundreds of construction jobs, training opportunities and apprenticeships. About 1,200 will be needed across the Future Brixton programme and we will work with developers to try and recruit at least 20% of this workforce locally. We expect the new developments to bring more than 1,000 new jobs into Brixton. Making sure local residents can get these jobs will be really important and Lambeth Working, the council's job brokerage, will help employers recruit excellent local candidates.

Rather than see spaces lying empty until they're developed, we're working with partners and local organisations so that projects like grow:brixton, POP Brixton, the Impact Hub and Number Six @ Somerleyton Road, can contribute to the town centre in the meantime.

Successful enterprise: Future Brixton aims to make a real difference to the fortunes of local business. These developments could see the creation of around 10,000 sqm of new workspace to support enterprise. This, along with more space for shops, could lead to over 1000 new jobs in the town centre. Developers will be expected to build local supply chains as they build and then manage the new buildings and spaces. This will mean that the construction will directly benefit local businesses. We also estimate that people moving into the new homes will spend an extra £2.2 million in Brixton every year, which will be good news for retailers.


Brixton Supplementary Planning Document

The Brixton SPD was adopted in June 2013 and sets out a framework for growth and change in the town centre, interpreting planning policy as set out in the adopted Core Strategy.

Brixton Central Redevelopment

This is the redevelopment of the Brixton Central masterplan area. This will provide more employment opportunities for residents who are furthest away from the labour market, protect and create quality buildings and space in Brixton, protect and enhance Brixton's built heritage and historic markets, promote the One Planet Living principles, give an enhanced walking, cycling and public transport environment, as well as allowing more access to healthy food, open space and the utilisation of roof spaces for sustainable activities.

A development partner will be procured in January 2016, with planning permission the following year and starting on site in January 2018.




Support the creation of 5,000 new jobs for local people



Support businesses to improve town centres




People live in, work in and visit our vibrant and creative town centres



Lambeth communities feel they are valued and are part of their neighbourhood



Reflect Lambeth's diversity



People have the skills to find work



BUILD THE HOMES WE NEED



Brixton Central High Street Fund

A one year programme funded by the Mayor of London to help stimulate the local economy. This will include the development of a street market strategy, the installation of major new public realm on Electric Avenue, the trial pedestrianisation of Atlantic Road, the relocation of the Brixton Impact Hub to POP Brixton, installation of free Wi-Fi in the town centre and the refurbishment of the public toilets for future management by the Brixton BID. This will create 75 jobs, 2,080 sqm of public realm improvements, 40 SMEs being supported to start up, 125 SMEs being supported to increase their turnover, two business associations supported, one Town Centre strategy adopted and 94 jobs safeguarded.

Brixton Economic Vision

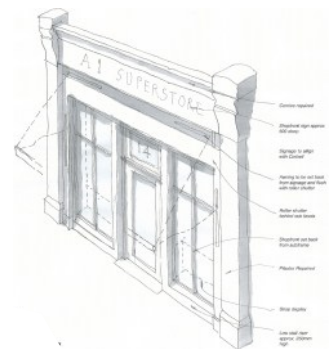
This is the co-production of an economic vision for the town, which looks at existing demand for floor-space, but also how to shape growth and Brixton's offer to maximise outcomes and support local people through regeneration and change. The work will also act as a guide to support and direct employment and training provision. One strategy document is already complete.

Brixton Townscape Heritage Initiative

This is a Heritage Lottery Fund conservation-led regeneration grant scheme over five years. This will involve the restoration and improvement of historic commercial and vacant residential properties on Electric Avenue and Atlantic Road. The activities are to increase community participation in and knowledge of the area's heritage.

Benefits include: £3.3 million inward investment to historic properties in central Brixton, at least 12 historic buildings restored for sustainable use, 10 local businesses supported through grants, £200,000 raised for community owned solar power, six or more work experience placements in heritage construction, at least four vacant residential units bought back into use as new homes.

Permission to start was given in December 2014. Grant offers of £2.03 million by 31 September 2017 and construction completed by 31 September 2019. (Images—Butler Hegarty Architects)



Brixton Works

Establishing an agency to manage affordable workspace in the town, linked to the space made available through Future Brixton and elsewhere. Funded initially through New Homes Bonus, the project will develop the business plan, identify and fit out a first phase workspace offer and launch Brixton Works. By year two, 90 sqm of office/retail space will be provided as affordable space, with two businesses and up to five FTE jobs being in the affordable space over one year.

The business plan should be completed by September 2015. The first phase premises should be identified and fitted out by March 2016, with the first businesses able to use the affordable space by April 2016.



Brixton Rec Refurbishment

Undertaking initial feasibility and cost work to provide the evidence base for agreeing cost parameters for proposed refurbishment of this important leisure centre.

The project will deliver a refurbished 'fit for purpose' building, that responds to a changing and growing demographic, a reduction in maintenance costs, a reduction in energy costs of circa £80,000, an increase in income, accessibility improvements, increased usage/ visits, and new opportunities for wider community outputs, such as health, nutrition, community safety and education.

Programme:

Complete phase one review – Dec 2014

Complete phase two review – End March 2015

Procure design team for design feasibility and consultation phase - June/ July 2015



The Loughborough Junction Masterplan

This will be developed by working with the Loughborough Junction Action Group (LJAG) and local citizens. This coproduced masterplan will realise more innovative engagement approaches, higher upfront costs but benefits later down the line, working with people we normally wouldn't, increased community interest in regeneration projects and more ownership due to this, a toolkit to provide benefits of increased understanding/learning for the organisations, which will save costs over time, utilisation of local community assets and LJAG

The contract is due to be awarded in February 2015, with a draft being produced by June and a final masterplan for September.



POP Brixton

This is a Meanwhile project to promote jobs and growth in Brixton, utilising over 40 sea containers to provide workspace, retail, live/work and event space. The project will act as a test bed for new uses on the site to inform long term plans, while also supporting local jobs and training. Planning approval was given in September 2014, with work starting in January 2015 and construction being completed in May.

By the end of April 2015 POP Brixton will have delivered 45 containers (of which six should be habitable), improved site security, potential for additional growth with local startups, established smaller businesses and traders, an events programme catering for a capacity up to 100 people, 120 FTE jobs, and 30+ trainee/apprenticeship placements secured. In July 2015 the new Impact Hub will be opened at POP Brixton. The street market strategy will be finalised in September 2015 and construction work will be completed and Electric Avenue re-opened in April 2016.



The Platform

A Meanwhile project in Loughborough Junction providing space for local people to test business ideas, while helping to diversify the mix of uses in the area to reduce anti-social behaviour. Since starting, The Platform has established a programme of business support, workshops, specialist advice and monitoring, and business development events which has already been delivered to a broad range of users. The project will continue to offer these, alongside follow-up Policy Support sessions, a legacy document delivered by 2016, case studies of occupants and an evaluation of the programme.