

St Anne & All Saints Church: Opportunities for redevelopment and supporting the community through change

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Executive Summary

- Vauxhall is undergoing extensive regeneration and development. This raises many opportunities but also raises a number of challenges.
- London Borough of Lambeth's 'Vauxhall Supplementary Planning Document' (VSPD) sets out 10 principles to harness the opportunities of redevelopment and meet the challenges Vauxhall faces. It sets out a roadmap to tackle "long standing social, economic and physical issues affecting [the] area" and build "a balanced, cohesive community which shares direct economic and social benefits" with everyone.
- St Anne & All Saints Church, which lies within the designated Vauxhall district centre, can form part of the VSPD's roadmap to tackling long-standing challenges facing the area. By undergoing redevelopment and restructuring, the church building can be converted into a multi-use, flexible space and help meet 3 of the VSPD's 10 principles. The principles it can help meet are to:
 - 2) Build a new district centre for Vauxhall
 - 3) Reinforce neighbourhood destinations
 - 9) Support place making
- A redeveloped church building would cater to the needs of the local community. This might involve developing:
 - an intergenerational care space for elderly people and young children
 - a creative space for exhibitions and a theatre
 - a shared workspace for charities, start-ups, and entrepreneurs
 - a community café and a cooking hub (involving classes and a canteen)
 - a utilitarian space used as a bike repair workshop or as a package collection service
- In developing these services, a redeveloped St Anne & All Saints would help support Vauxhall in building bridges between new and long-standing residents. It would also help tackle unmet needs, in particular social isolation, loneliness and mental health challenges, all of which are pervasive in the community.
- Crucially, these services have the potential to support young people, giving them the opportunity spend time with neighbours, meet other people in their community and develop new skills. This would help open up new opportunities to them and work towards preventing mental health challenges, which the CAMHS (Children & Mental Health Services) needs assessment identified as a significant local issue.
- St Anne & All Saints Church may opt to fund these changes through the Community Investment Levy (CIL). It would meet the CIL's criteria in that it would provide a "community facility" that offers "cultural" as well as "youth" facilities.

Report aims and methodology

The Campaign Company (TCC) have been commissioned to conduct community research on behalf of the church, with the aims of understanding local needs in the area, exploring needs as they will be manifested in the future, and presenting areas where St Anne & All Saints Church can make a difference to the local community.

To carry out this research, TCC reviewed primary and secondary information, including JSNAs and local ONS data. To explore the main areas of community need, local practitioners and experts gave their views about the needs of the area and what they consider priorities through their work. Research was conducted into examples of best practice elsewhere by community organisations to look at ideas the church might employ. Finally, a workshop was conducted with local stakeholders to help develop ideas about how the church can redevelop its building and serve the needs of the community in the years to come.

The table below sets out the report's methodology.

Stage	Process	Sources of evidence
1. Desk review	Compilation of evidence from primary and secondary sources to understand needs of the area and Vauxhall's changing geography (infrastructure and social)	TCC primary research (2014); Vauxhall Supplementary Planning Document (2013); Visioning Vauxhall (2016); Joint Strategic Needs Assessment, Children & Young People's Health & Wellbeing (2013); Nine Elms Vauxhall regeneration health implications for the community (2014); Lambeth Wellbeing Fact Sheet (2014); Lambeth Community Infrastructure Levy (2014); Public Health England, Local Action on health inequalities, reducing social isolation across the life course (2015); Public Health England Local Health; Public Health England North Locality factsheet; Knight Frank Residential Research (2015); What Makes People Tick (2011)
2. Stakeholder interviews	Semi-structured interviews with representatives of charities and community organisations	Ajay Khandelwal, Chief Executive (Lambeth & Southwark Mind); Hazel Daniels, Project Lead (Help for Carers); Joseph Smith, Scheme Manager (Bland and Burchell Sheltered Housing); Liz Start, Scheme Manager (Home-Start Lambeth); Erral John, Business Development Lead, London and East of England (The Children's Society); Sarah Wayman, Campaigns Manager (The Children's Society); Rosa Friend, Volunteer & Outreach Officer (South London Cares)

3. Deliberative meeting	Stakeholder engagement session with members of local charities and community organisations	Ajay Khandelwal, Chief Executive (Lambeth & Southwark Mind); Hazel Daniels, Project Lead (Help for Carers); Tom Stannard (Age UK Lambeth); Lisa Graham (Certitude); Alice Achola-Omara (VGCC); Maria Thacker (VGCC); Louis Holden (Disability Lambeth); Bimpe Oki (Public Health); Neil Raitt (Vauxhall Foodbank)
4. Review of case studies	Further desk review to uncover examples of successful community centres that a redeveloped St Anne & All Saints Church might learn from	Matthew's Yard, Croydon; Mount Kisco Day Centre, New York; St John, Waterloo; Salvation Army Recycle Club, Ilford; The Space at St Andrew's Church, Blagdon, Mendip; Leys Estate Community Café and Children's Centre, Barking & Dagenham

1 – The challenges facing Vauxhall

Vauxhall is a young, vibrant, and multicultural place with a dense and rich history. However, Vauxhall is also amongst the most deprived areas in the country. The area has long faced a number of challenges, including poor housing, chronic public health challenges, and high levels of social deprivation more broadly.¹

Vauxhall and its surrounding area are undergoing unprecedented and profound change.² With a host of new developments springing up, the area will soon experience a rapid influx of new residents, and long-standing members of the community will find they are rubbing shoulders with new faces. The area has already seen a big increase in the size of the workforce.³ There is extensive regeneration in the area, with the rotunda at Vauxhall Cross undergoing transformation. All of this – regeneration, building works, and the influx of new residents and workers – is profoundly altering the make-up and feel of the area.

These changes bring many opportunities. Redevelopment and regeneration has the potential to improve the quality of life of residents, create jobs, and make the area a more attractive place for visitors. But the changes also raise significant challenges.

This chapter outlines some of these challenges. It is split into two parts. First, it draws on evidence from a desk review of primary and secondary sources which drew attention to barriers between new and long-standing residents. Primary data collected by TCC in Vauxhall from 2014-2015 is examined. This was based on a face-to-face survey with 1,086 residents. Secondary sources, including evidence from the property market and research by London Borough of Lambeth are drawn upon.

1.1 Barriers between new and long-standing residents

Rapid demographic change

Communities that experience a rapid influx of new residents run the risk of becoming fragmented. A lack of opportunity for long-standing and new residents to mix can lead to divisions and even estrangement within communities. This can have a negative impact on people's well-being and quality of life.

As the Health & Wellbeing Board's paper "Nine Elms Vauxhall regeneration" has shown, Vauxhall will see an exponential rise in residents in the years to come. Primary research by TCC has shown that long-standing residents worry about the ability of new and existing residents to integrate. This sense of rapid flux is exacerbated by the fact that many residents expect to live in the area for a relatively short period of time. As Figure 1 shows, whilst 57 per cent of all residents see themselves living in the area in 10 years' time, this figure almost halves amongst tenants in the private rented sector (30%).

"The population of Lambeth will grow by 7000 people, with an expected workforce peak of 8,500 in 2018."

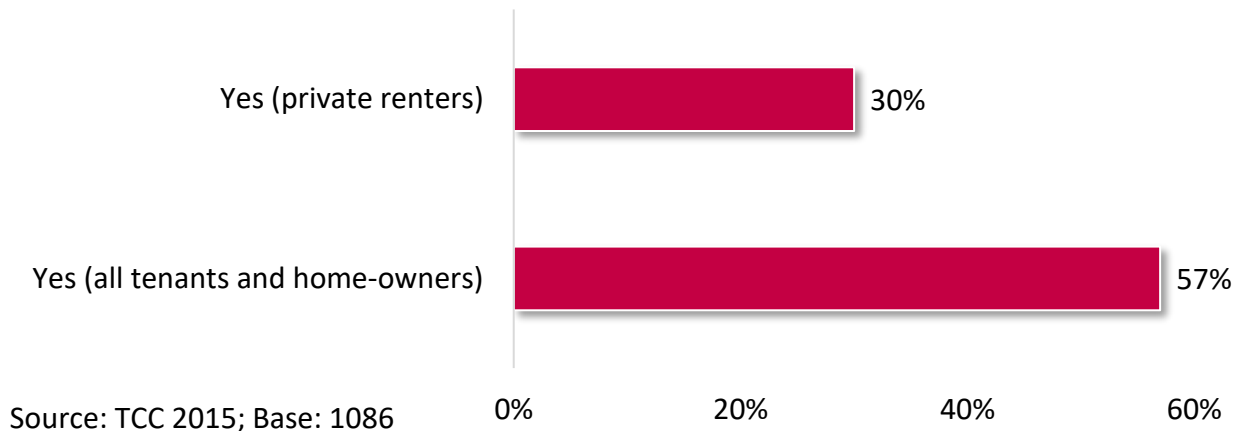
Nine Elms Vauxhall regeneration: health implications for the community

¹ Vauxhall Supplementary Planning Document

² Visioning Vauxhall

³ Nine Elms Vauxhall regeneration: health implications for the community

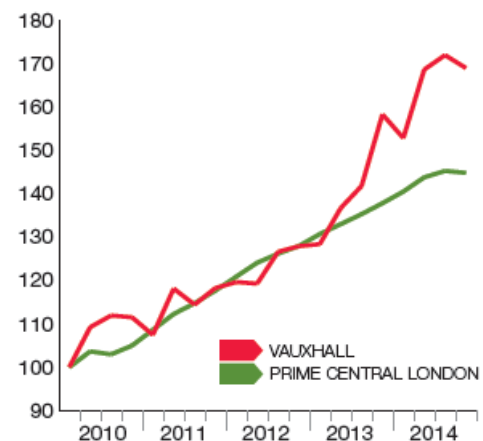
In 10 years time do you see yourself living in the area?



* Figure 1

Socio-economic differences

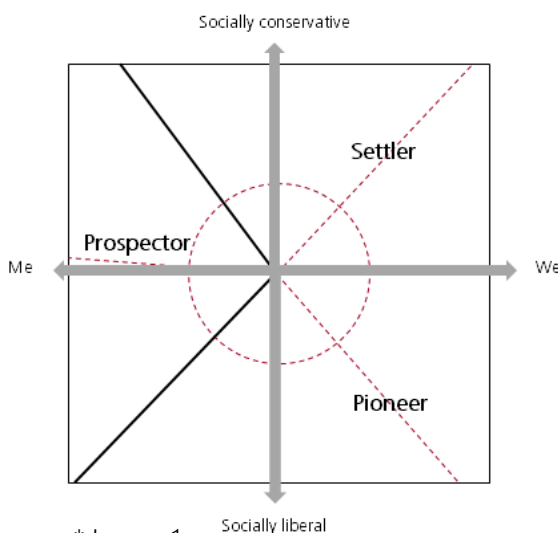
As Figure 2 shows, prime estate property in Vauxhall is among the most expensive in all of London. Between 2010 and 2015 house prices rose by 69%, exceeding increases in prices in prime central London (45%) and other parts of the UK (20%). TCC primary research showed that many long-standing residents say they are worried they will be locked out of new high-rise, high-price houses. By contrast, residents moving into new developments are more likely to have high-paying jobs. This presents another source of potential community division.



Source: Knight Frank Residential Research/ Macrobond

* Figure 2

Values, aspirations and concerns



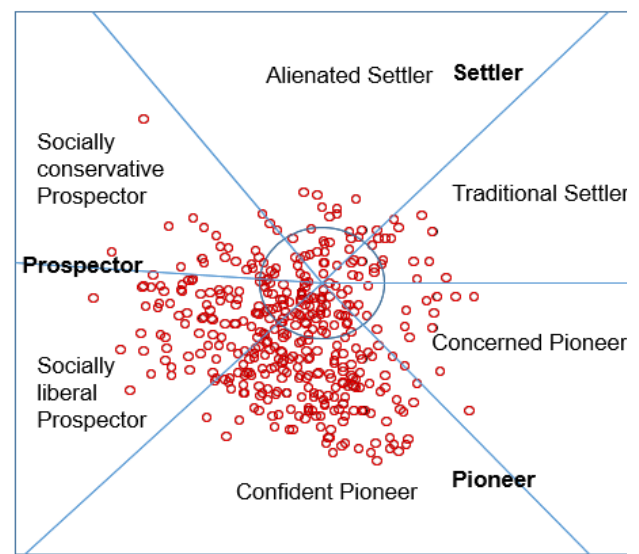
* Image 1

Values Modes (VM) is a psycho-graphic segmentation tool developed by Cultural Dynamics that provides insight into people's core beliefs. It helps us understand judgements people make about what is important to them and differences amongst people's perspectives and behaviours. VM segments people and their core values into three discrete categories, as image 1 shows:

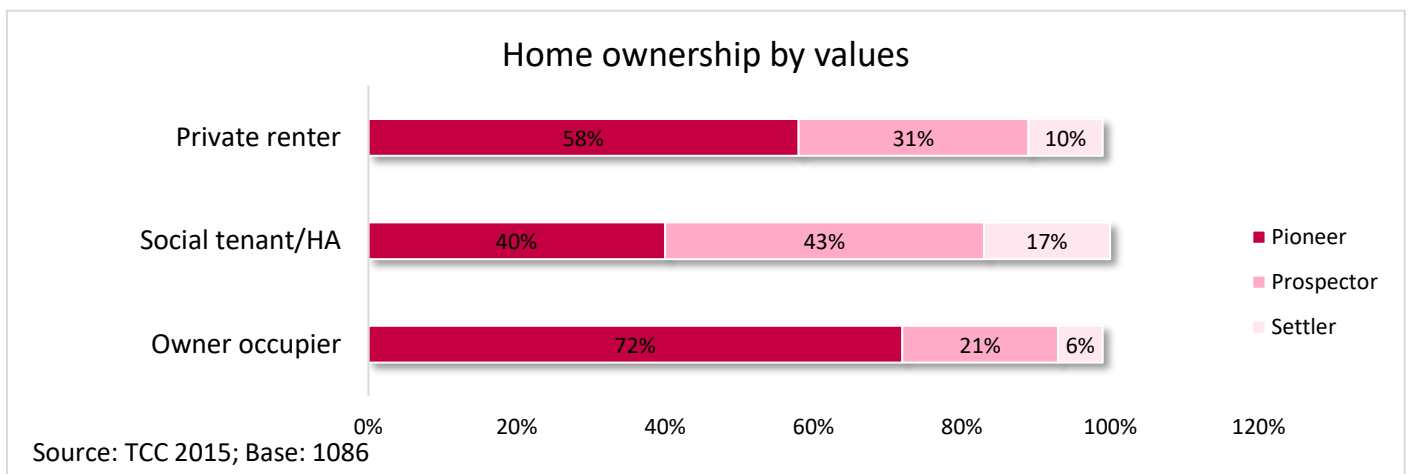
1. **Pioneers** (or inner directed people) are driven by ideas and personal development. They are interested in new ideas and are often the initiators of change. They tend to have large social networks, but individuality is more important than following the crowd.

2. Prospectors (or outer directed people) are primarily motivated by the way others in society view them. Job progression, money and social status are important. They tend to score high on self-efficacy and are more concerned with appearance and visible success.
3. Settlers (or sustenance driven people) are driven by the core needs of safety, security and belonging. Home, family and the immediate neighbourhood are important, and the wider world often feels threatening. Crime and immigration are often key concerns among Settlers.

TCC research has shown that, in Vauxhall, the majority of residents are Pioneers, and there are a significant proportion of Prospectors. Critically, there are important differences in values between groups according to the type of property they live in (see figure 3). The majority of owner-occupiers (72%) are Pioneers. Most private renters are also Pioneers (58%). By contrast, the biggest values group amongst social tenants is Prospectors (43%). It is noteworthy that there is a relation between social class and property type: owner-occupiers and private renters are more likely to belong to social groups ABC1, whilst individuals in social housing are more likely of the C2DE group. Understood against the backdrop of redevelopment, it is likely that diverging values in Vauxhall will be exacerbated in years to come.



* Image 2



* Figure 3

These factors mean that there is a real risk of communication fragmentation. A number of barriers – in the form of socio-economic differences and differences in values, as well as differences in the type of property people live in – have to be tackled to build bridges between groups.

The section below (1.2) sets out a number of unmet needs in the area that are likely to be amplified in the years to come.

1.2 Unmet needs in the area

To understand unmet needs in the area we reviewed secondary data including the Joint Strategic Needs Assessment (JSNA) data, the CAMHS needs assessment, and Lambeth Council's Health and Wellbeing board on "Nine Elms Vauxhall regeneration." Our research found the following needs were the most recurrent and pressing:

- income deprivation
- inequality
- social isolation
- health deprivation
- fear of crime
- mental health problems, especially amongst young people

To further explore these issues and explore issues that may not have been covered in the desk review, we carried out phone interviews with local practitioners to understand their assessment of needs in the area, which the table below sets out. The section then sets out in more detail unmet needs in the area.

Organisation	Name and position	Summary of unmet needs and gaps in provision
Lambeth & Southwark Mind	Ajay Khandelwal, <i>Chief Executive</i>	Demand for mental health services outstrips supply. A lack of resources – in particular space and staff – makes meeting these needs more challenging. Support for mild cases, not just services for acute problems, are needed. Refugees often need support
Help for Carers	Hazel Daniels, <i>Project Lead</i>	Young carers experience social isolation, loneliness and mental health problems. Young carers lack contact with others in the community, and small problems can become acute issues. Pastoral and emotional support for young carers are needed, and education and careers advice.
Bland and Burchell Sheltered Housing	Joseph Smith, <i>Scheme Manager</i>	Elderly people experience social isolation and loneliness. Barriers to tackling this are physical health and reluctance to go to unknown places.
Home-Start Lambeth	Liz Start, <i>Scheme Manager</i>	Young parents experience stress as they have to juggle employment with childcare duties. This can lead to mental health problems and loneliness, including mild depression. By connecting parents together in the community, these problems can be prevented.
The Children's Society	Erral John, <i>Business Development Lead, London and East of England</i>	Child sexual exploitation is an issue. Young people go missing from home and become victims. Many young people impacted by domestic violence and substance misuse. Mental health is also a recurrent problem.

Social isolation, loneliness, and mental health in the community

As the table above shows, social isolation and loneliness commonly affects elderly people but also often impacts other groups – including young people, parents, and disabled people. It is increasingly understood that being social isolated and lonely not only impacts people's psychological well-being but can also have a deeply detrimental impact on physical health.⁴

Social workers who interact with vulnerable groups in Vauxhall and north Lambeth on a daily basis report social isolation as one of their main concerns. Groups like elderly people and young carers often lack connections and networks in the community, making feel isolated. With no-one to turn to, the risk of developing mental health issues is amplified. Similarly, young parents – who may be juggling one or two jobs alongside childcare – risk being cut off from others and developing more acute psychological problems further down the line.

"Parents are often **isolated** and **suffer from mild depression**. They only get support when it gets to **crisis point**, before that they just don't receive support, or hardly any."

Liz Ranger, Scheme Manager at Home-Start Lambeth

"Tenants in sheltered housing schemes tend to be very reluctant to socialise. **Befriending** is what is needed most **so they feel connected and less cut off.**"

Joseph Smith, Scheme Manager at Burchell Sheltered Housing

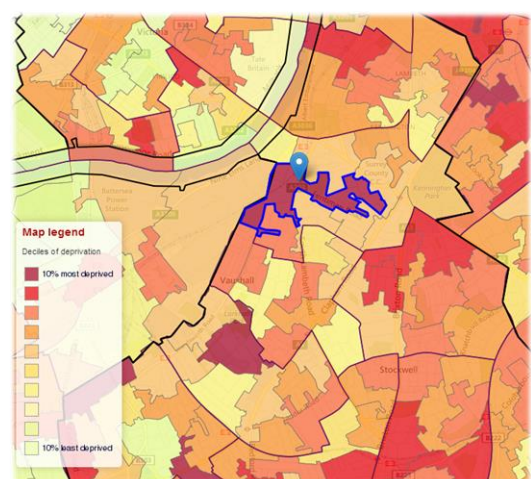
Factors like income deprivation and fear of crime can amplify these problems. According to Index of Multiple Deprivation (IMD) data, Vauxhall is amongst the 10 per cent worst areas in the country both in terms of levels of crime and inequalities in income. There are community groups and charities doing excellent work to help tackle social isolation, but the scale of the challenge requires renewed and focused efforts to ameliorate the problems faced.

"**Young carers don't know where they can turn to.** That can turn into something much bigger."

Hazel Daniels, Project Lead at Help for Carers

Pressures on public services

Pressures on public services in Vauxhall and its surrounding area are likely to significantly increase in the years ahead. Not only will there be an increase in the resident population which in and of itself will increase demand, there are also needs that are likely to be accentuated, putting further pressure on services. IMD (Index of Multiple Deprivation) data shows that the immediate area south of Vauxhall where the church is located is among the 10% most deprived in terms of health in the country.



Health Deprivation Domain * Image 3
(darker = more deprived)

⁴ Campaign to End Loneliness say that while over one in five of those aged 52 who are in very good health feel lonely, nearly three in five who report ill health feel lonely

Surrounding areas vary with regards to health deprivation, highlighting the local inequality.

Of particular concern are levels of childhood obesity. More than a quarter (26.5%) of Year 6 children in Lambeth's North Locality are obese, compared with less than a fifth (19.1%) across England. The North Locality also has marginally worse levels of childhood obesity in comparison to the south (24.2%).

Many children and young people experience mental health problems. The CAMHS needs assessment identified a rise in mental health problems in young people aged 14 and above and identified a higher rate of common mental illness in young people being admitted into hospital. Fear of crime, bullying, family problems, and youth violence are also reported as issues of concern amongst children and young people. These in turn exacerbate mental health challenges. As demand for mental health services continues to outstrip supply, pressures on services will be amplified.

Vauxhall and its surrounding area are changing dramatically. A combination of increased pressures on public services, unmet needs, changing demographics, and barriers between new and long-standing residents paints a picture of significant challenge in the years ahead. Living up to these challenges will require a coordinated effort involving statutory, non-statutory, and voluntary and community organisations. The next section, Section 2, outlines some of the assets of St Anne & All Saints Church that can be tapped into to help address local challenges.

2 – St Anne & All Saints Church: its assets, its current limitations, and opportunities for redevelopment

This section assesses the church building at St Anne & All Saints to understand its assets, the limitations it faces in its current form, and its opportunities for redevelopment. To collate this data secondary research data was collected – in particular, the church’s “Parish Spotlight”. Evidence was also gathered at the stakeholder meeting held at St Anne & All Saints with local community groups, charities and voluntary groups. The table below summarises these findings.

2.1 Summary findings

	Assets	Current limitations	Opportunities for development
1	Location: Between some of Vauxhall’s older buildings, Vauxhall Park, and new developments; within the VSPD’s district centre	Internal structure: Due to poor remodelling, the church is somewhat of a labyrinth with rooms connecting up oddly and inconveniently, raising issues with access for people with disabilities	Redevelop internal structure: Through extensive internal redevelopment, it can be made easier and simple to move around the church internally
2	Brand recognition: its history as the birthplace of The Children’s Society, and the fact that it is a reference point in the area’s history	Access point: Its entrance faces Miles Street rather than South Lambeth Road which is where most members of the public pass the church by	Access point: To more easily welcome members of the public, the church can create an entrance on South Lambeth Road
3	Social networks: its congregation and activities held within the church	Design: It feels old-fashioned and does not meet modern standards	Improving its design: By using more modern, current internal design, it can be made a warmer space



* Image 4: Location of the church

2.2 Assets: St Anne & All Saint’s location

Located on the corner of South Lambeth Road and Miles Street, St Anne & All Saints Church finds itself at the centre of redevelopment and regeneration in Vauxhall. On Miles Street and close by the river, tall developments (which are already becoming a recognisable cluster of London’s rapidly changing skyline) look onto the church building. Meanwhile, the front of St Anne & All Saints Church faces onto South Lambeth Road and some of Vauxhall’s older buildings – its residential properties, restaurants and green spaces. The church finds itself, in

other words, at the intersection between the old and new Vauxhall. It is also within the area’s designated District Centre as set out in the VSPD.

The church's history and its social networks

Having been on site for more than 200 years, St Anne & All Saints Church is a reference point in the area's history. It is well known throughout the community. The fact that the now thriving national charity, The Children's Society, began in the church adds to its name recognition in the area. Throughout the week, the church is used by different groups and congregations. The church building is not only used for worship but also as a place where discussions groups for teenagers are held, giving young people the opportunity to get to know other young people in the community.

The church therefore has a number of assets – its location, its name recognition, the networks which form around it – which have the potential to expand its reach. In the new Vauxhall, it can leverage these assets to become a place where new and long-standing residents can mix (this is set out in detail in chapter 3). If these assets are tapped into, the church can play a critical part in building an integrated, cohesive Vauxhall of tomorrow.



* Image 5: Front of the church

2.3 Current limitations

The church's internal remodelling

However, in its current form the church building has a number of limitations. The church was heavily damaged during the Second World War, and though it was subsequently remodelled, remodelling work was carried out poorly. The result is that the church is somewhat of a labyrinth – rooms connect up oddly and getting from one end of the building to the other entails moving from the ground floor up to the first only to move down to the ground floor again. This also means the building is difficult to get around for people with disabilities.

The church's access points and poor design

The church also has inconvenient access point. The building entrance is currently on Miles Street rather than South Lambeth Road where the front of the church is located and people walk by. This is an obvious limitation as it means it is more difficult to attract passers-by. In the years to come, the space around the church will become busier. As a first step to attracting people into the building, it should alter its entrance so it faces South Lambeth Road. Finally, whilst the chapel is an attractive space, most of the rest of the building is old-fashioned, antiquated and does not live up to modern tastes and standards. It does not lend itself to creating an atmosphere which is warm and welcoming. If the church's leaders and congregation are to reach out to new audiences, the interiors of the church need to be redesigned to make the space fit modern tastes.

2.4 Opportunities for development

The church's current structure, design and access point are not fit for purpose. However, there are opportunities to develop the church. Its internal structure can be redeveloped to make it easier and simpler to move around. To more easily welcome members of the public, the church can create an entrance on South Lambeth Road. In addition, it can employ a more modern, internal design to make it more attuned to contemporary tastes and make it more likely to bring in new residents in the area.

3 – Models for redeveloping St Anne & All Saints Church

Section 2 examined St Anne & All Saints Church's assets. This section sets out how these assets can be tapped into; it shows how a remodelled, redeveloped church space has the potential to support Vauxhall in a period of critical change.

Case studies of community hub and service models are examined as examples of different models that St Anne & All Saints Church might seek to develop, and key points from the deliberative meeting with local stakeholders are reported on. Case studies were chosen on the basis of two criteria:

1. their relevance in supporting communities in a period of change, in particular in the context of demographic changes and social challenges to do with social mixing and integration and;
2. their relevance to the church building given its opportunities for development as set out in section 2.

The Vauxhall Supplementary Planning Document's (VSPD) 10 principles for redevelopment are set out. These outline London Borough of Lambeth's vision about how the challenges Vauxhall faces can be met, and the section describes how proposed changes to St Anne & All Saints Church could complement the VSPD's vision for Vauxhall. Finally, the section explains the ways proposed services in the church would meet the criteria for Community Investment Levy (CIL) funding.

3.1 Summary findings

	What type of service?	How does it help tackle the challenges facing Vauxhall? (as set out in section 1)	How does it meet the Vauxhall Supplementary Planning Document (VSPD) principles?	How does it meet criteria for the Community Investment Levy (CIL)
1	Exhibition and theatre space	Helping enable social mixing and integration	Principle no.3 – reinforce neighbourhood destinations Principle no. 9 – place-making Principle no. 2 – a new district centre	Provision of cultural activities
2	Shared workspace for charities, start-ups, and entrepreneurs	Helping tackle mental health problems; helping create job opportunities	NA	Provision of community activities
3	Community café, and a cooking hub (classes and canteen)	Helping enable social mixing and integration Helping tackle social isolation and loneliness	Principle no. 2 – a new district centre Principle no. 9 – place-making	Provision of community and youth activities

4	Intergenerational care centre	Helping tackle social isolation and loneliness	Principle no. 2 – a new district centre	Provision of community and youth activities
5	Utilitarian space – bike repair, package collection	Helping enable social mixing and integration	NA	NA

3.2 Vauxhall Supplementary Planning Document's (VSPD) vision

London Borough of Lambeth's Vauxhall Supplementary Planning Document (VSPD) sets out a roadmap to help Vauxhall rise up to the challenges of tomorrow. These are underpinned by ten principles which, combined, can help make Vauxhall's community strong, diverse and sustainable. The VSPD sets out a vision of Vauxhall as attractive, dynamic destination – a place where people can feel at home but also a place that others will want to visit and that will attract investment so businesses, shops and enterprise can flourish. The document is clear that redevelopment should aim to tackle "long standing social, economic and physical issues affecting th[e] area" and build "a balanced, cohesive community which shares direct economic and social benefits" of redevelopment. Of particular interest for the purposes of redeveloping St Anne & All Saints Church are 5 of the 10 principles set out in the VSPD:

- 1) "Create a sustainable mix of high density development providing at least 8,000 new jobs and 3,500 new homes, a diverse and balanced community."
- 2) "Promote a new district centre, the 'Heart of Vauxhall', that will increase the vitality of the area and form a 'growth pole' defined by the London Plan Central Activity Zone frontage."
- 3) "Reinforce neighbourhood destinations and consolidate and expand the cultural and evening economy."
- 5) "Reconnect Vauxhall to the River, improve the riverside and enliven the waterfront."
- 9) "Place making and tall buildings...to ensure that new buildings, spaces and streets are of high quality."

3.3 Criteria for Community Investment Levy (CIL) funding

The Planning Act 2008 allows local authorities and the Mayor to charge a levy on new developments in their area. The aim is to raise funds to meet the demands placed on areas and enable growth when there are new developments. There are 4 types of infrastructure that can be funded in whole or in part by CIL. These are education facilities, community facilities, public realm improvements, and transport. St Anne & All Saints Church has the potential to apply for funding for CIL to redevelop its space as a community facility. A redeveloped church space meets criteria for a community facility in that it would offer:

- "cultural facilities", and
- "community and youth facilities"

3.4 Case studies and deliberative workshop



* Image 7: Deliberative workshop at St Anne & All Saints Church

Case study #1: Matthew's Yard, Croydon

Matthew's Yard is an arts and cultural hub in the centre of Croydon that brings together businesses and the creative industry. Within the hub there is a bar, a café, a gallery used for exhibitions, and a theatre. Its success lies in the opportunity it affords to members of the community to invest their creative energies in the space. It is a place where networks are formed and residents get to know people with similar interests. One

group that uses Matthew's Yard for events is Croydon's Tech City, a network of tech start-ups and entrepreneurs that is helping Croydon make a name for itself as South London's Silicon Valley. Matthew's Yard's success shows that spaces can play an important and decisive role in building local economies which, in turn, create new opportunities for local residents. There are strong parallels between Croydon and Vauxhall, in that both are becoming new, vibrant centres and undergoing profound demographic changes as well as regeneration.

St Anne & All Saints Church could provide similar facilities: an exhibition space and potentially also a theatre. Creative spaces could be offered for hire to local artists and entrepreneurs, helping reinject extra funds into the running of the centre. The prospect of building a community café was welcomed by stakeholders at the workshop. It was noted that the café would have to be well marketed using channels like social media and local newspapers. Crucially it would have to gain recognition and social currency as a new, dynamic centre through word-of-mouth. St Anne & All



* Image 8: Matthew's Yard, Croydon

Saints Church would have to draw on its existing networks and expand them to reach out to new audiences. Relationships with managers and staff at developments like Rudolf Place on Miles Street and St George's Wharf would have to be built to attract some of Vauxhall's new residents into the café. As one stakeholder put it, the success of St Anne & All Saints Church would depend on 'arch networkers' – people who work tirelessly to reach out to the community. The church could employ a similar model to Lambeth's Community Connectors' programme. Community networkers would have to develop trust with local residents, in particular vulnerable and less confident members of the community, to encourage them to make use of the centre.

Stakeholders at the workshop also suggested the idea of providing cooking classes in the community café. This could help bring undergraduate students into the area, some of whom sometimes lack the skills in the early years at university to cook for themselves. Employees that work locally or residents with cooking skills could work in the café to pass on the skills they have developed. The space might also serve as a place where workers in local businesses along the river come and have lunch, enabling workers and residents to mix. Another important point raised in the workshop was the importance of making the community café

accessible to all, including people with disabilities. The interior of the church would have to be carefully re-designed to ensure it can be easily accessed by everyone.

The facilities and services mentioned above complement many of the VSPD's principles, namely principles 2, 3 and 9. Principle 2 sets out the need to build a new district centre, which would act as "the heart of Vauxhall". This would include "a vital focus for activity and amenity for new and existing communities; a place for shopping, meeting people, working, living and spending time. It will be enlivened with shops, cafés, restaurants and other town centre uses." The services at the church building – in particular the café and the creative space would help bring more colour to the area, allowing people to mix by spending time together and helping build an integrated community. The community café and exhibition space would also help achieve Principle 3, which sets out the need to "reinforce neighbourhood destinations and consolidate and expand the cultural and evening economy...[and build] neighbourhood destinations [that] are part of the cultural history of the area." Finally, they form part of the place-making principle (Principle number 9) by helping the area achieve "presence and significance; create a strong identity and image; evoke civic pride by demonstrating quality of design and execution and contribute to social, cultural and economic well-being."

Case study #2: Mount Kisco Day Centre, New York



* Image 9: Mount Kisco Day Centre

Generations United (GU) is a pressure group in the US that campaigns to build bridges between older and younger generations. They understand that modern conditions mean that people of different ages do not always have the opportunity to mix. GU has helped create a day centre in New York State which combines specialised care for elderly people with childcare support. At Mount Kisco, elderly people who often experience social isolation are given the opportunity to mix with young children and their parents. Young children develop empathy

and social skills which give them a head-start in developing the skills they need to succeed at school and later in life. 'Intergenerational coordinators', trained in caring for both young children and elderly people with debilitating conditions, ensure that the centre runs smoothly.

This creative model can be employed within the community café in St Anne & All Saints Church. It would provide a space for elderly people in Vauxhall to get to know other members of the community, helping break down barriers which lead to social isolation – a concern raised by Joseph Smith, scheme manager at Burchell Sheltered Housing. Not only would it benefit elderly people, it would also provide a critical support base for young parents who, as set out in section 1, often struggle as a result of being overwhelmed and overburdened with work and childcare. Other than CIL, there are different funding models that can be looked at – ranging from drawing on third sector funding to asking elderly people and others who can afford to pay into the centre. This would complement the VSPD's ambition of building a new district centre (Principle 2) as a place for people to meet and spent time with each other.

Case study #3: St John, Waterloo (Diocese of Southwark)

For many years, the steps to St John's Church were used as a gathering point for social drinking. Churchgoers and members of the public were intimidated and the church space, an important community asset, was under-utilised. Co-operation between the church, local authority and police made the churchyard a controlled drinking zone, helping abuse on the church's steps. The front of the church was also released for a daytime food court, including special rates for students.



* Image 10: St John, Waterloo

Nowadays, three days a week the church is used for orchestral rehearsal, and the income is used to employ a vergers to keep the building open. All of this has helped radically change the perception of the church to passers-by and the community more broadly. Now the church is a dynamic hub. There is a mosaic studio that works with pupils excluded from school, a theatre company working with schools and young people, and a training orchestra for emerging professional musicians.

This case study illustrates the importance of changing public perceptions of a space to help it become a hub for everyone and for all ages. It shows that statutory and non-statutory organisations can work together to help make a place dynamic and well-utilised. The creative talents of the local community can be drawn on to help build social networks between residents.



* Image 11: Ilford Recycles Club

Case study #4: Ilford Recycles Club, Salvation Army Ilford

In Ilford in East London, the Salvation Army have helped build a 'Recycles Club' where unemployed people work alongside trained bike mechanics to recycle bikes so they are ready for sale. The charity has remodelled the entrance to the building, adding a kitchen, disabled toilet, and a multi-use drop-in space which is welcoming and fit for purpose for vulnerable people and those in need. The prospect of using the

church building for utilitarian purposes was welcomed warmly at the stakeholder workshop. A bike workshop similar to Ilford Recycles Club could be developed. There was also the suggestion that a package collection space for residents could be provided by the church.

Also, charities and community organisations often lack space and the church building could offer free or low-cost rooms to these organisations. The community group South London Cares which

"We need a place which is
utilitarian - that can be
used for **practical**
purposes"

*Ajay Khandelwal, CEO Mind
Lambeth & Southward*

works to build bridges between young and elderly people by hosting social clubs and tea parties is looking at expanding into Vauxhall. It is currently looking for spare rooms to use and has welcomed the prospect of potentially using a space at St Anne & All Saints Church for its activities.

3.5 Meeting the challenges of tomorrow

The case studies above outline different models that can be employed by St Anne & All Saints Church to help develop a hub to support the community. Although they are different case studies, the models should be seen as discrete but can support each other and be combined to create a multi-functional space. For example, a bike workshop (as given in the Ilford Recycles Club) might be combined with a cooking space where young people mix with elderly people. Crucially, this space would have to serve different purposes throughout the day. Whilst the space would be a workshop and cooking space during the day, the hub could become a space for artists and music in the evening.

As set out, in becoming a multi-dimensional space for enterprise, creativity, and community cohesion, St Anne & All Saints Church can help meet some of the principles laid out in the Vauxhall Supplementary Planning Document (VSPD). It would reinforce neighbourhood destination, by consolidating and expanding the cultural and evening economy (principle 3). It would help enhance a sense of place in Vauxhall (principle 9) by creating a space which creates identity and a sense of belonging. Given its location, the space may in addition complement ambitions to help reconnect Vauxhall to the river (principle 5) and connect Vauxhall up together (principle 7) by linking up Vauxhall Park, businesses by the river, and some of Vauxhall's older buildings. It is clear also that such a community hub would help achieve many of the CIL's criteria in becoming a cultural and community venue.

Conclusion

This report has drawn on primary and secondary sources, as well as stakeholder interviews with experts and practitioners, to set out some of the key challenges Vauxhall will face in the years ahead. By examining case studies relevant to St Anne & All Saints Church, it has shown how a remodelled and redeveloped St Anne & All Saints Church might help meet these challenges and how it converges with many of the VSPD's principles.

St Anne & All Saints Church can become a thriving, dynamic hub which brings together long-standing and new residents. Its assets – the church building itself, its location, its social networks, and brand – can be tapped into for the benefit of all. It can be a multi-use, flexible space and act as a catalyst helping form a sense of community in tomorrow's Vauxhall. This will mean the new Vauxhall can take one step closer towards being a place people don't just live or work in but a place which feels like home. It will be a place where people from all walks of life can mix and integrate.