

COMMUNITY DEVELOPMENT TRUST

DEBITS AND CREDITS

1 DEBITS

An audit of existing community based assets – land and facilities – lost as a result of proposed demolition of the Heygate Estate and development of 26 Early Housing Sites.

COMMUNITY FACILITIES DEMOLISHED

1.1 Heygate Estate.

- Crossways Church.- accessible from New Kent Road and upper walkway.

Modern, extremely welcoming and homely United Reformed Church comprising in 2 storeys around a central courtyard :-

GF : Foyer / informal meeting area with kitchen off.

Large hall

Smaller meeting room (the Mayflower Room) with kitchen

Toilets

1st Floor : Sanctuary – place of worship

Office

Book room

Tramps cupboard

The Church has a growing congregation of about 50 on Sunday morning – almost half of whom are Ghanaian. All ages represented. Baptisms, funerals, weddings. The congregation is a very real community in its own right. The Church also hosts :-

Monday 12.15 – 5.30 : Weightwatchers

Tuesday CrossPatch 10.00.- 12.00 - toddler group for under 5's and their carers

Women's meeting (over 60's) once a month

Wednesday Girls Brigade – 5-11yrs (6pm) ; over 11's (7.30pm)

Thursday 12.00 – 5pm : Asylum Seekers Drop in, including advice on housing, jobs etc (Polish, Kosovan, etc etc.)

Saturday 3.00 – 5pm : Jesus Lives : a prayer and worship group

The Minister (Jim Gould) occasionally attends meetings of the Heygate TA. The Church also organises occasional outings and every July they run a holiday project for 60 children – 2 days out eg to Whipsnade and Thorpe Park. The Church has links to St Matthews C of E and they produce an occasional joint newssheet.

- 30 sheltered housing units in a four storey extension to Kingshill, together with adjoining garden.
- 4 special housing units (maisonettes) for young mums with babies (1 – 21 Wansey St).

- Clubroom under walkway to west of and at southern end of Marston, together with adjoining secure play area for under 5's

The Clubroom is used by Young Mums and toddlers group; a Church group and the Tenants Association for all sorts of TA and social purposes.

- Surgery (closed) and doctors housing on upper level of Brandon Street (Heygate South)

The Clubroom is a large indoor area with toilet, including disabled toilet, facilities. Used mainly for indoor sports eg boxing

- Shop units on lower level of Brandon Street (Heygate South) currently including
 - CRISP – Southwark Recycling Project
 - Kickstart – Community based Youth Work project, approved by the Police (future) DET office
 - Dentist
 - Office of a Church based group
 - Karate Centre for young children (former supermarket)
- Brandon Street / Content Street Neighbourhood Housing Office – modern, purpose built.

1.2 Early Housing Sites

- SLR : B15 – Rockingham Community Centre
 - SLR : B15 – Rockingham Community Nursery
- Both modern purpose built buildings

Community Centre : providing access, including disabled access to :-

- *Playgroup for 25 – 30 children 9am – 3pm every day during term time
- Multi media café
- *Internet café – free access every Wednesday 6.30 – 8.30pm
- *Training with London College of Printing (basic IT and multi media skills) – to start April 2002
- *Centre's kitchen is part of the Community Kitchen network and supports the Internet and multi media cafes.
- *Remin Welfare Advice Project – every Wednesday 4.00 – 8pm, advice on immigration, housing, welfare, education etc
- *Kick Start Youth Project. 4 sessions a week at the Centre :
 - Internet access for over 10's
 - IT for young offenders
 - DJ workshops
 - Girls only youth sessions
- *Video Production. Centre / REPA. Possible establishment of a Young Persons Forum on Regeneration

AMENITY OPEN SPACE AND PLAY FACILITIES LOST

1.3 Heygate Estate

LOCATION	ASSET APPRAISAL	NET AREA m2 approx
HEYGATE NORTH	<u>All amenity space is very well endowed with mature trees – cherry, plane, ash etc</u>	
Land to the north of the E – W pedestrian spine, between Marston and 1 – 18 Cuddington	<ul style="list-style-type: none"> • Rose Garden – communal quiet area • Green amenity / play space, • Hard paved amenity / play space including children's climbing frame 	1050 240 830
Land north of pedestrian spine between 1 – 18 and 19 – 40 Cuddington	Green communal amenity / play space	880
Land north of pedestrian spine between 19 – 40 and 41 – 62 Cuddington	Hard paved communal amenity / play space	1050
Land north of pedestrian spine between 41 – 62 and 63 – 80 Cuddington	Green communal amenity / play space.	985
Land north of pedestrian spine between 63 – 80 Cuddington and Claydon	Green communal amenity / play space including designated dog walking area	1500
Land south of pedestrian spine between Claydon and 1 – 20 Chearsley	<ul style="list-style-type: none"> • Green communal amenity / play space • Hard playspace laid out as basketball and football • Equipped children's play area 	2110 920 350
Land south of pedestrian spine between 1 – 20 and 21 – 40 Chearsley	Green communal amenity / play space	745
Land south of pedestrian spine between 21 – 40 and 41 – 60 Chearsley	Hard paved communal amenity / play space	1100
Land south of pedestrian spine between 41 – 60 and 61 – 72 Chearsley	Green communal amenity / play space	720
Land south of pedestrian spine between 61 – 72 Chearsley and Marston	Green and hard paved amenity / play space including designated play area for under 5's	375
Land between 1 – 14 Risborough and Deacon Way / Heygate junction	Green amenity space	400
Land between 1 – 14 and 15 – 26 Risborough	Green communal amenity / play space	885
Land between Claydon, 15 – 26 Risborough and Walworth Road	Green and paved amenity / play space including seating on Walworth Road and planted approach to former subway. Many mature trees	3050
ELEPHANT PARK Elephant Road	Green communal amenity / play space including recently equipped children's play area.	3810
	GRAND TOTAL	21000
DOES NOT INCLUDE ROADSIDE VERGES SURROUNDING HEYGATE NTH		

LOCATION	ASSET APPRAISAL	NET AREA m2 approx
HEYGATE SOUTH		
Land between Kingshill / Brandon Street and Wansey Street	<ul style="list-style-type: none"> • Green amenity / play space • Equipped hard play area • Open kickabout area 	270 280 320
Land between 1 – 21 Wansey Street and Wansey Street	Green amenity space	210
Land between 1 – 21 Wansey Street and Kingshill	<ul style="list-style-type: none"> • Garden attached to Sheltered Housing • Green amenity space 	400 330
Land between Swanbourne and junction of Heygate and Walworth Road	Green amenity space including seating and planted approach to former subway	1385
	GRAND TOTAL	3195
DOES NOT INCLUDE HEYGATE VERGE INCLUDING MATURE TREES		

LOCATION	ASSET APPRAISAL	NET AREA m2 approx
HEYGATE EAST		
Land under ramp between Rodney Road and Victory Place	Walled hard play area for children and children's play area under ramp equipped with climbing frames	500
Land between 43a – 53c Rodney Road and 74 – 87 Wingrave	Green amenity space	280
Land between 74 – 87 and 50 – 73 Wingrave	Green amenity / play space	815
Land between 50 – 73 Wingrave and Balfour Street	Green and hard surface amenity / play space	370
Land between 1 – 49 Wingrave and Victory Place	Green amenity space with seating	550
	GRAND TOTAL	2515

1.4 Early Housing Sites

SITE REF.	ASSET APPRAISAL	NET AREA m2 Approx
B05 St George's Road / Gaywood Estate	Small equipped childrens play area and sunken multi purpose hard surface play area including basketball and football	500
B06/07 Lamlash Street	Allotments	450
B08 Corner of St George's Road and Elliots Row	Community garden for young mums and children	240
B15 Corner of New Kent Rd and Falmouth Rd	Rockingham Community Garden	1825