



Great Estates Guide Version 1.0

Case Studies to inform Estate Improvement Plans

Foreword



Councillor Leo Pollak,
Cabinet Member for Social Regeneration, Great
Estates and New Council Homes

The Great Estates programme signals a new way of thinking about, talking about and making decisions about the future of our council estates.

We are looking forward to a new starting point – to celebrate our estates, affirming them as integral to our long-term vision of the borough, and openness to new ideas for upholding our estates as properly privileged parts of the city. While the fundamentals of enjoying a warm, dry and safe home with reliable heating and hot water will always be the top priority, we are keen to explore new ways of improving the shared spaces in our estates too.

To this end the Council Plan 2018-2022 includes the following commitments:

- To launch a Great Estates guarantee so that every estate is clean, safe and cared for'
- To give residents the tools to garden and improve their estate.

The principal approach set out for the Great Estates Programme is to 'expand and enrich' our council estates. *Expand* the numbers of council homes through our new homes programme, identifying and building on suitable infill plots in collaboration with local residents. *Enrich* the shared living environment of our estates, working closely with residents to identify new ways of improving the look feel and lived experience of the estate.

A key part of the Great Estates Programme will be the Estate Improvement Plans. These will be holistic estate-wide plans (alongside standalone projects), with residents at the centre – forming wish lists around an estate plan based on a transparent cost and time envelope.

This approach is now fundamental to how we approach a potential new homes proposal on an existing estate, setting residents and architects a wider brief to think about what estate improvement works can accompany the development process.

Also, in cases where an estate is adjacent to regeneration or plans for new council homes, this work may help break down the potential distinctions between the different tenures in the area, and to assist with greater integration and mixed communities.

We are also keen to work with young people to ensure that estate improvement plans help create estates that are a backdrop to growing up in an environment of respect and opportunity, free from the fear of anti-social behaviour and gang violence.

The purpose of this guide is to provide a series of case studies to help inform the development of Estate Improvement Plans and Projects. It will be a living document which is regularly updated to highlight the art of the possible, collecting examples across a number of key themes. Themes may be no doubt be added over time as new ideas emerge – we are keen for new thinking, new ways of involving residents from diverse backgrounds, and to encourage creativity and risk-taking.

This document includes a series of excellent case studies from across Southwark and beyond, gardening and food growing, to painting and lighting, cleanliness new kinds of signage and wayfinding through to public art, . We are also very keen to hear residents ideas about other examples we should include within this guide.

I look forward to hearing and discussing all the ideas that residents have for improving their estates, and for our pilots to start.

Gardening and food growing

Our estates are surrounded by gardens which are kept neat and tidy, but it takes a lot of work to make great gardens. But gardening can be an enjoyable hobby, keeping up with the changing seasons, and watching plants flower and flourish. Gardens can provide options for growing food. Many of our residents are keen gardeners and we would like to support and encourage this.



Estate: Rouel Road Estate (pictured) and other Bermondsey Estates

Summary: Part of the Bermondsey Community Kitchen project. This helps train people in food preparation and cooking to get them back in to employment. They organised a sub-project which worked across South Bermondsey estates and local schools rejuvenating and revitalising raised growing beds and installing new raised vegetable growing beds and flower beds in spaces that would otherwise not be used.

How it was funded: The Bermondsey Community Kitchen receives funding from various sources including South Bermondsey Partnership, Southwark Council, developers housing associations, donations from private companies, churches etc.



Estate: Tabard Gardens Estate

Summary: Growers Harvest Festival. Tabard Growers is a community of resident volunteers growing food and plants on Tabard Gardens Estate, London. They held a harvest Festival day of fun including a walking tour, bouncy castle, games and face painting.

How it was funded: Cleaner, Greener, Safer Grant and support from Apollo.



Estate: 17 different housing estates

Summary: Garden Organic have supported 17 housing estates with food growing. They have held 12 community classes. They have supported 178 individual supported growers. The classes covered topics such as a £10 garden, growing in small spaces, composting in small spaces, herbs, preserving, and growing exotic vegetables in London.

How it was funded: A private philanthropist



Castle and now looking for a new home at the Bricklayers. The project was started by the local community and delivered by started a community interest company, Grow Elephant.

How it was funded: In-kind, grants, volunteering



Estate: Various estates in Bankside

Summary: The Edible Estates / Future Gardeners project to grow food in estates across Bankside. It was started by the Bankside Open Spaces Trust and delivered via a local charity.

How it was funded: Grants and in-kind

Estate: Sceaux Gardens estates

Summary: Community growing spaces at Mistral Community Gardens run by the TRA. This includes new secure allotment spaces and polytunnels.

How it was funded: Cleaner, Greener, Safer Grant



Estate: Crossbones Graveyard

Summary: Community garden created on a construction site. It was started by local poet John Constable and delivered via local charity Bankside Open Spaces Trust.

How it was funded: In-kind and grants

Estate: Various

Summary: Grow Elephant – mobile allotments with a communal garden and the Tropics canteen which has located at various sites across the Elephant and



Estate: Various estates across the Elephant and Castle. This photo is Pullens/Newington estates

Summary: A coalition of local amenity groups working to promote greening and walking across estates linked to Walworth Community Gardening Network / Walk Elephant initiatives. It was started by Living Streets and the Walworth Society and delivered by local volunteers.

How it was funded: In kind, grants and volunteering



Estate: Southampton Way Estate

Opportunities:

- Allotment expansion guarantee;
- Tool library for estate gardening clubs;
- Free seeds, fibre tubs and pots
- Hanging basket arrangement for open deck rails
- Community fridge



Estate: Alberta Estate Fruit Commons

Summary: Initiative to plant fruit trees across estate. It was started by a local artist and delivered by local volunteers.

How it was funded: In-kind and volunteering

Lighting Projects

Southwark Council has a strong track record in using lighting to improve the feel of areas after dark, turning them from intimidating spaces to well loved features. Lighting can be about making areas bright as a deterrent to crime, but can also be used to make areas feel almost magical, using vibrant colours or twinkling fairy lights in trees.



Estates: Longfield Estate, Castlemead, Wyndham

Summary: Fairy lights on trees, leading to a drastic reduction in night-time anti social behaviour in the area.

How it was funded: Cleaner Greener Safer Funding



Estate: Thornton Estate in Hull

Summary: The council estate was transformed into a colourful work of art as part of Hull UK City of Culture 2017. The initial concept for the project was developed by Italian artist Silvio Palladino, Goodwin Development's artist-in-residence, and was brought to life by international lighting design consultant James Bawn

How it was funded: The Hull 2017 Creative Communities Programme, which was delivered in partnership with the Big Lottery Fund.



Estate: Newington

Summary: Colour LED communal lighting which was started by the Walk Elephant initiative and delivered by in-house council lighting engineers.

How it was funded: Cross River Partnership



Estate: Clink Street

Summary: Artistic lighting of railway bridge as part of the Light at the End of the Tunnel regeneration programme. It was started by local partnership working by residents, business improvement districts and the council. It was delivered using in-house using Southwark lighting engineers

How it was funded: Section 106

Related research Projects

Configuring Light research programme at LSE and KCL on <http://www.configuringlight.org/>

Research and ideas from Light Follows Behaviour <https://lightfollowsbehaviour.com/>

Opportunities:

- Collaboration with Configuring Light programme at LSE and KCL
- Social lightscape workshops www.configuringlight.org/

Public arts and storytelling

Often art can be a focal point that can really give an estate a sense of identity. Southwark is fortunate to already have some public art pieces on our estates. The Council is committed to looking after these to protect them for future generations. There are also occasional art projects using funding such as Cleaner, Greener, Safer, Neighbourhood Funding Bids, etc.

Southwark is also lucky to have a large number of cultural organisations in the borough who are keen to work with the council to share their passion and interests with local residents. This can have a very positive impact on an estate.



Estate: Tylers Estate

Summary: 'The Shared' sculpture is made up of stone pieces crafted by over 100 residents at community workshops on the Tyers Estate in 2012. The pieces were incorporated into the final work of art by artist Austin Emery. It was unveiled as part of the Bermondsey Street Festival in 2014.

How it was funded: The project was sponsored by Leathermarket JMB, Southwark Council, Team London Bridge, PAYE Stonework, Bermondsey Square, Community First, Costain and Alicia Hollings, the Peter De Haan Charitable Trust, Cross River Partnership and the GLA.



Estate: Brandon Estate

Summary: Henry Moore Sculpture

How it was funded: It was purchased by the LCC.



Estate: Glenrothes, Fife

Summary: David Harding Stone Circles is a simple stone circle, set on a council estate and made out of the same fabric as the houses around it. The slabs are cast in concrete.

How it was funded: Back in the 1960s the Glenrothes Development Corporation employed David as a town artist from 1968-1978, working with the planning department. This involved creating a series of public art installations throughout the new town.



Estate: Nelson Square

Summary: Dog and Pot sculpture to celebrate local history linked to Dickens. It was started by a local artist working with the community and delivered by the council working with artist.

How it was funded: Section 106



Estate: Ewer Street

Summary: Artistic utility cover to remember a historical incident. The project was started by local historians and delivered by a local artist.

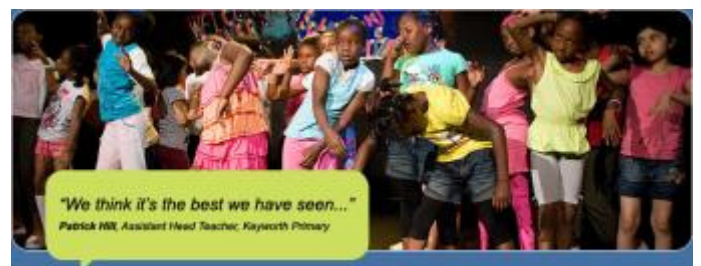
How it was funded: Section 106



Estates: Sceaux Gardens and Pelican Estates

Summary: The South London Gallery runs many talks, screenings, workshops, for schools, colleges, older people, older children etc. It runs specific programmes for residents of local housing estates and children who are in care and looked after (Art Block).

How it was funded: Arts Council England, Southwark Council, Heritage Lottery Fund, support from Trusts, Foundations, donations etc.



Estates: Brandon Estate.

Summary: The Blue Elephant Theatre does projects around the Brandon Estate including four children's productions a year; creative minds workshops, young people's theatre and summer schools.

How it was funded: The Theatre is funded through charitable donations and ticket sales. The Council provides funding for specific projects.



Estates: Estates around Southwark Park and Four Squares

Summary: Café Gallery Projects local work includes a summer workshop programme for families, the Bermondsey Bothy (a permanent community space in the gallery garden, and a permanent public art installation.

How it was funded: The Café Gallery Project has been supported in various ways including Cleaner Greener Safer, Southwark Council's Culture Team, The Finnis Scott Foundation, Arts Council England, Conway and ROOFF.



Estates: Various in the Rotherhithe Area

Summary: London Bubble Theatre local work includes a 13 week participatory theatre programme for young people who are not in employment or education, open workshops for children, a youth theatre, an adult drama group, an intergenerational group and a special group focusing on isolated and potentially vulnerable adults. They also run Speech Bubbles sessions for children with speech language and communication problems. Their Creative Homes projects take place in four sheltered housing units and the Rotherhithe Shed.

How it was funded: London Bubble is a charity and relies on charitable donations and grants.



Estates: Various Estates in the Peckham and Camberwell Area

Summary: Theatre Peckham is a performing arts education and training theatre company dedicated to inspiring and improving lives for young people in one of London's most deprived areas. They have an accessible theatre space and programme of performances and workshops for children and young people, after school clubs, 'teach speech' programme, and Arts Award which works with people from various Peckham and Camberwell Estates.

How it was funded:



Estates: Estates in the Blackfriars Area

Summary: Numerous art commission by Blackfriars Stories including Old Father Thames, Virtual Blackfriars and Trunk Road.

How it was funded: Southwark Council grant.



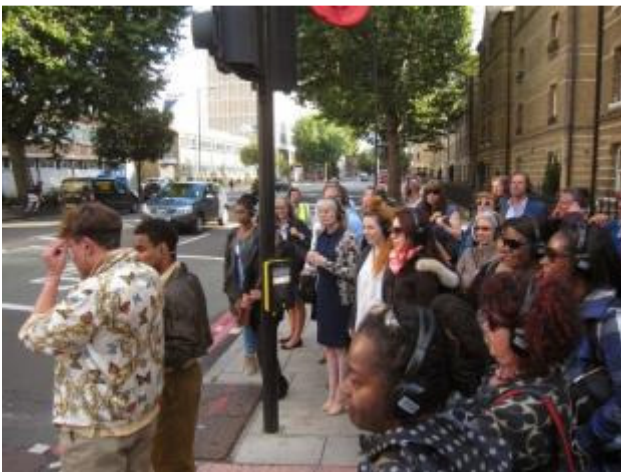
"Trunk Road" carnival with street performances and creative workshops see the video summary of the parade
<https://www.youtube.com/watch?v=eMe8MO4JYqI>



Virtually Blackfriars 2017 an immersive hunt for pixelated characters from the past based at Platform Southwark and exploring the hidden corners of estates using a vacuum cleaner, wireless headphones and home made “hi tech” goggles.



The Great Get Together in Bankside street festival linking various estates with a diverse programme of activities from dog shows to bake off to whacky races and local choirs



An immersive street theatre production of Romeo and Juliet using various buildings and public spaces throughout the area and enabled through wire-less headphone technology see <https://www.youtube.com/watch?v=6ekmyclj0Rg>



Global Generation organise events with the local community across Rotherhithe with artistic processions and workshops in the their paper garden



“City Hunt”: a digital treasure hunt exploring the historic and quirky secrets hidden in the streets and estates. www.cityhunt.co.uk

Opportunities:

- Further projects with theatres. Mountview Academy of Theatre Arts is coming to Peckham which may provide further opportunities.
- Set designers from theatres could be engaged on estate projects – with pieces offered as follies rather than discarded after shows.
- Use of under-utilised spaces offered to local art schools with community-focussed briefs
- Farnham Sculpture Park and Yorkshire Sculpture Park stores for post-war and LCC public art works on demolished estates
- Arts Council grant application for new sculptures, mural, reliefs, throughout our wider Estate.

Signage and wayfinding

The quality of the signage on an estate can have a big impact on the overall feel of an estate. A beautifully designed building can be made to look less attractive through the addition of poor signage. Replacing signage could have a positive impact on some estates.



Estate: Gedling House



Estate: Funenpark, Amsterdam



Estate: Pitcairn House



Estate: Southdown House



Estate: James Brine House



Estate: Rouel Road Estate



Estate: Various

Summary: Low Line wayfinding signage for estates adjacent to the railway viaduct, started by local resident David Stephens, funded by Better Bankside.

Opportunities:

- Design competitions with local artist studios and school art departments
- Resident wayfinding workshops

Cleanliness strategies



Sunken Bins. This is an example of how refuse could be dealt with differently where bin stores are a particular issue on an estate.



Estates: Hartcliffe, Bristol City Council

Summary: The “Slim my waste - Feed my face” campaign” was aimed at diverting food waste from residents’ black refuse bins and encouraging them to use their brown food waste caddies. Each household received a set of fun face stickers to decorate their caddy.

How it was funded: Council Funding



St Saviours Estate

Direct action: This is an example of resident direct action. An issue such as this could be more constructively addressed through an estate improvement plan.



Estates: Lewisham and Hackney

Summary: Lewisham and Hackney Councils have both experimented with the use of recycling bins in cow skin patterns to increase recycling rates. Residents were encouraged to “feed the cows”. This could make a visible difference on an estate and encourage waste to be put in the correct places.

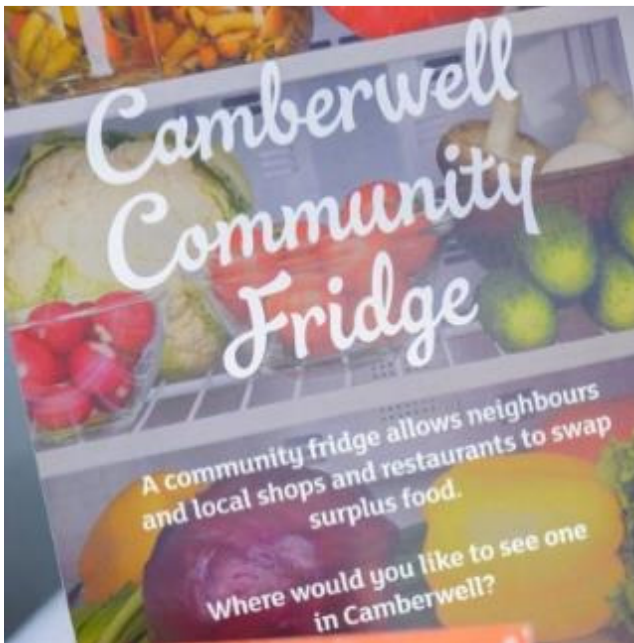
Opportunities:

- Estates Recycling Projects (with Veolia)
- Cleaning regimes – new mechanisms for estate officers cleaners and residents to flag capacity issues to keep up cleaning regimes
- Painting waste collection bins with designs such as clouds, cow skin patterns to lighten the estate; clearer instructions for how to distinguish and dispose of waste

Active and healthy estates

In Southwark the physical and mental health and wellbeing of our residents is paramount. Great Estates contribute by providing spaces where people can enjoy exercise, and get out and about. Many estates contain features such as play areas, sports pitches and outdoor gym equipment. Learning new things, like cooking or gardening, is also proven to improve health and wellbeing. Connecting to other people also helps keeping us well, therefore joining a local TRAs or other community groups can go a long way in developing a sense of belonging and making people feel included and happy.

Case studies:



Estates: Dog Kennel Hill Estate, Camberwell

Summary: The Albrighton Community Fridge was established in 2017. It allows surplus food from local businesses and householders to be made available for the wider community. Within the first three months of its opening, the fridge was visited by 2,094 individuals. A library of kitchen equipment was also set up.

How it was funded: The support of various local stores and businesses.



Estates: Various Estates across Southwark

Summary: Southwark Public Health and Housing Major Works team partnered up to trial a new project offering healthy cooking courses to residents living in and around estates included in the New Kitchen and Bathroom programme. The courses are open to all Southwark residents regardless of tenure. Courses will run on estates across the borough.

How was it funded?

The initial pilot was funded by Southwark Council. Local Tenants and Residents Associations could bid for further funding through programmes such as the Neighbourhood Fund, to offer additional courses.



Estates: Brayards Estate

Summary: An outdoor gym which opened in 2016 following a bid by the Brayards Estate Tenants and Residents Association.

How it was funded: A Cleaner Greener Safer Southwark Council grant



Estates: Lockwood Square, Bermondsey

Summary: A new playground

How it was funded: A Cleaner Greener Safer Southwark Council grant



Opportunities:

- Creating a network of volunteers willing to regularly check-in on vulnerable neighbours
- Further roll outs of the free healthy cooking course and booklet for those involved in the New Kitchen Programme.
- Expansion of the Community Fridge initiatives and kitchen equipment libraries
- Local “physical activity” champions could be trained and set up a “physical activity scheme” where groups of neighbours train together and motivate each-other.
- New outdoor gyms and sports pitches
- Estates play areas could be improved.



Estate: Marlborough Sports Garden, used by nine local schools and estates.

Summary: A concrete yard was transformed into a sports garden with a vision to develop a love and proficiency in three sports by the aged of ten. It was started by Bankside Open Spaces Trust vision and delivered by Bankside Open Spaces Trust.

How it was funded: London Marathon Trust and Section 106

Biodiversity and Urban Farms

There are some successful initiatives that have brought animals in to an inner city setting which has been popular with local residents. This can become a focus for a community to unite around caring for these animals.



Estates: Delawyk Estate, Herne Hill

Summary: In 2011 the Delawyk Residents Management Organisation Board discussed and approved the “Delachick Project”, for residents to come together to design and build the coop.

The project is open to all. Residents can help out as much or as little as they want to. Each person or family has a day on the rota. On their chosen day they clean out the henhouse, water and feed the chickens and let them have a stroll outside. They can also collect the day's fresh eggs. A chicken run was later added.

How it was funded: In 2011 funding from Veolia's envirogrant was used to build the coop. The ongoing costs are covered by a £25 per year membership fee (which can be shared). This goes towards feed, maintenance of the coop and run, and medication.

Natural Estates – London Wildlife Trust



Partnering with the London Wildlife Trust, the Lindley estate TRA have run a series of activities to get parents and children engaging with their local wildlife. Activities include creating minibeast shelters, building bat boxes, learning about deadwood habitats, creating balcony planters and hanging baskets, building and planting raised beds, sowing wildflower meadows and creating wildlife surveys with children on the estate.



Estates: Loughborough Estate, Brixton

Summary: The Ebony Horse Club is a community riding centre. It is an Independent Charity which was started by Ros Spearing. She used to take disadvantaged children horse riding. In 2011 she agreed with Lambeth Council to rent what was previously a run down park and turned it into space for stables, with space for up to nine horses, an arena and a paddock. It now offers heavily subsidised horse riding lessons to young people in the area. They employ youth workers and drivers to take the children to lessons.

How it was funded: It has been funded by a mix of charitable trusts, individual donors, grants from sports and equestrian organisations, and the council has providing land with rents.

Coming next?

This guide contains excellent examples of what is possible if communities come together to improve their estates. The case studies illustrate the range of funding that can be drawn upon to support these projects.

This Guide is a living document and will be updated with new case studies of estate improvements. If there are any inaccuracies please let us know and we will correct this. Please also let us know if you have any ideas for case studies you would like us to include.

We are proud to celebrate these estates in this document and we look forward to working with residents on your ideas for estate improvements. The Council is currently in the process of piloting the estate improvement plans before looking to roll these out wider across the borough. But there is nothing to stop any community coming together now to develop plans and bidding for funding. Please let us know your plans so we can consider what additional support we maybe able to provide.

Please email your thoughts, suggestions and ideas to greatestates@southwark.gov.uk

