



Summary of Well London Programme Vauxhall Gardens Estate, Lambeth



Photo from VGERTA Website

“Want to get Vauxhall Gardens on the map, too much talk and not enough action”

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Contents

1. Background to Well London in Vauxhall Gardens Estate	2
2. Methodology.....	3
3. Summary of door knocking interviews and community cafe.....	4
4. Principles & Practice.....	6
5. The Plan	6
6. Mapping Data.....	13

1. Background to Well London in Vauxhall Gardens Estate

1.1 Well London

Well London is a community development approach to promoting healthier lifestyles. We work in “disadvantaged” estates around London to promote better mental wellbeing, healthier eating, healthy physical activity, and a healthier environment. We work WITH the local communities to achieve this including conducting a detailed community engagement which took place in Vauxhall Gardens Estate mostly in July 2012. This document summarises the findings and initial plan for implementing the Well London Programme in Vauxhall Gardens Estate. For more information on the work of Well London please see the website www.welllondon.org.uk.

1.2 Vauxhall Gardens Estate

Geography & History

The Vauxhall Gardens Estate is situated on the south side of the river Thames, with Waterloo station to the north, and Vauxhall station to the south. It is bounded by Black Prince Road to the north, the busy Kennington Lane to the south and east, and the railway viaduct and busy Albert Embankment road to the West. The estate area includes the large green spaces of Pedlars Park, Spring Gardens, and Vauxhall City Farm.

The estate consists of thirty housing blocks, containing approximately 1000 properties and over 2,000 residents. The majority of the buildings are five-storey red-brick blocks from the inter-war period, interspersed with taller tower blocks from the post-war period.

There are two community centres, the Carmelita Centre and the Vauxhall Gardens Community Centre within the estate area.

Population

The population of the Vauxhall Gardens Estate area is relatively young, with 17% of residents aged under-16, and only 10% over pension age. This is similar to the population in Lambeth as a whole.

Housing

There are estimated to be 1480 households living in the area, with a total of 1796 dwellings. The majority of these are low-value properties (77% of dwellings in the area are in the lowest four council tax bands).

Environment

Only around 6% of land in the Vauxhall Gardens Estate area is used for domestic buildings, with 24% available as green space.

Deprivation

The majority of households (85%) are considered to be living in financial vulnerability in the Vauxhall Gardens Estate area, with 18% considered to be living in fuel poverty. Almost two-thirds of children in the area live in lone-parent families who receive child tax credit; 43% of children live in out-of-work families who receive child tax credit; and around a third are eligible for free school meals.

The Vauxhall Gardens Estate area is scored as being more deprived than the Lambeth average for overall deprivation and health deprivation. However levels of other types of deprivation are similar to or lower than the Lambeth average score.

2. Methodology

Well London always begins with a community engagement process (CEP), an approach which has been fine-tuned through working in many areas. The purpose of the CEP is to gather the views of the community and other interested parties of what is needed and desired to create a healthier community. The CEP methodology follows the following steps:

Step 1 is a **desktop mapping and profiling exercise**. Comparative data is collected about Vauxhall Gardens from various indices and databases, while facilities, amenities, projects and activities are mapped to get an initial understanding of the area. From this data, a profile of Vauxhall Gardens was built up.

Step 2 is a **door knocking exercise** where data is collected from residents on the doorsteps through an informal survey which includes a question on the resident's understanding of the health needs of the community. Some of the results are presented in Section 3 below.



Step 3 is the holding of two **community café events** based on world café methodology where residents (only) are invited to discuss with each other the question, 'What does a healthy Vauxhall Gardens community look like?' The discussions are scribed and the collected data is thematically analysed along with data from the door knocking exercise to create themes for Step 4.

Step 4 is an event for residents and stakeholders together entitled **Community Action Workshop (CAW)**. The CAW uses a mixture of appreciative inquiry and visual mapping to tease out principles and practice for the delivery of future projects (see 4 below), plus possible project priorities.

Step 5 is the development of the **Programme Initiation Document (PID)**. Data from the CAW is brought together with data from Steps 1-3, and analysed in order to discover a list of possible project themes and project ideas which are described in Section 5 below. The PID is taken to a Programme Planning Meeting (PPM) between commissioners, Well London Programme team, and others to refine the plan and agree initial funding and resources.



Step 6 is **Feedback** - through this PID Summary document, through the Well London website, through the Well London co-hosts in each area and through Well London Coordinators when in place.

3. Summary of door knocking interviews and community cafe

This is a summary of the issues raised on the door step and at the community cafes...

"A sense of community and belonging would help"

"[A healthy Vauxhall Gardens would be] if people got to know their neighbours, made friends with one another, looked out for one another"

"Biggest problem is youth having nothing to do and then looking intimidating"

Residents at the community café events and on the doorsteps spoke about the gradual fragmentation of the community across ethnicities, language, and generations. They spoke of growing or perceived isolation of people on the estate, and of the estate itself being perceived as isolated from its surrounding areas due to the developments around them in recent years. They spoke of the area as very diverse, although this wasn't seen as negative. In fact they wanted to build a new sense of community and to celebrate it; to break down the isolation, and create a community that cared for one another. The solution was to have community celebrations, events, projects and activities that could bring all of the community together. These could include healthy eating projects and a place, space or drop-in centre where they get advice, education, information, learn conversational English or just get to know each other. The cafés were held in the Carmelita Community Centre and many recognised that as a good venue to host a variety of activities.

Whilst residents spoke about bringing all the community together across age, gender, ethnicity, length of residence, language and belief, certain sections of the community were recognised as needing specific attention. A repeated concern by many residents is the lack of facilities, opportunities or activities to occupy local young people, particularly the teens. Participants felt that the young people themselves should be engaged in deciding what projects would be of most use.

Participants also raised the issues of isolation, keeping active and providing activities for the elderly to relax together, and the integration of the older generations with youngsters.

Participants spoke of a 'Men's Shed' where older men could have a place for them to offer their skills to others, train up young people and reduce isolation.

By no means was all anti-social behaviour ascribed by residents to young people. There was a strong expression that anti-social behaviour was being caused by older drug and alcohol users, as well as by outsiders turned out of near-by clubs late at night. Some residents indicated that the big issue for them is tackling the crack houses and drug dealing. As a consequence, for some living on the estate it does not feel safe to be on the streets, day or night, due to the open selling and use of drugs. A knock-on concern is the effect this is having on young people living in the area.

Concern was also shared about those residents affected by mental illness. Not only are those with mental health issues vulnerable, so are those living nearby if they are unaware or not informed.

Residents were concerned about the closing of GP surgeries and the lack of dentists on the estate.

Residents spoke about how existing activities and services were not coordinated and communicated, and how residents were not really engaged or listened to. Using multiple methods of communication was seen

by residents as necessary because no one single method reaches or communicates with all the residents. Leafleting, newsletters, websites, emails as well as word of mouth all need to be used

Another dimension to the issue of communication is in the community finding its own voice to dialogue with the organisations relevant to their concerns. For example: to facilitate a dialogue with police about the open drug selling and using; to facilitate a dialogue with developers and local businesses about funding for local initiatives; and facilitate a dialogue with Lambeth Living and Lambeth Council about environmental and maintenance improvements.

The third way the residents talked about improving communication and coordination on the estate is in the provision of advice services and the increased availability of information through a drop-in centre.

Participants also spoke about what residents could do for themselves to make things better. Residents spoke about the skills lying dormant on the estate that could be used and valued for the benefit of the individual and community - if only they could be harnessed. Discussions centred on what mechanisms could be set up to increase community volunteering, such as time-banking or incentivising others. For many, training, apprenticeships and employment were seen as important issues in bringing hope to the community.

The residents feel forgotten about, a hidden face of Lambeth where there is an economic separation from neighbouring communities and from those who work in the area during the day-time. For some, this division is a physical one and for others they feel it in more economic terms. Whichever it is the divide exists and the residents would like to bridge the gap. What the residents want is for the property developers and businesses financially benefitting from the area to put something back into the community and those responsible for providing services to take as much pride in the area as those who live in it.

Cleaning and maintenance of common areas in the blocks did receive some negative comments. There is dissatisfaction in the standard and quality of service being provided. Residents spoke about the need to ensure bins are properly emptied and rubbish cleared off the estate quickly, and there were calls for more recycling.

Many of the residents also spoke about issues with cleanliness and maintenance of open green spaces. There are significant open green spaces around the blocks. Currently there is a waiting list for residents wanting an allotment. There is interest and a willingness within the community to increase the availability of allotments, gardens and other places to grow produce.

Doorstep Survey

- 27% interested in volunteering
- 31% in training opportunities
- 32% in open space projects
- 32% in mental wellbeing projects
- 35% in arts and culture projects
- 38% in activities for young people
- 44% in healthy eating projects
- 46% in physical activities projects

Therefore the following **key themes** were identified from the community engagement process and desk research and taken forward to the Community Action Workshop:

- **Bringing the community together**
- **Activities to engage & involve young people**
- **Mental health & wellbeing**
- **Communication & coordination**
- **Volunteering, skill-sharing and help to work**
- **Beautifying the estate**

4. Principles & Practice

At the Community Action Workshop, the following principles and practices were identified.

- Enable cooperation amongst the community
- Work together in a collaborative, coordinated way
- Ensure a sense of ownership by the community e.g. the Tenants Association
- Use a bottom up approach
- Commit to building community
- Need to start where the community is at
- Save and make best use of the resources that the community already have
- Build on what already works
- Build capacity of local people and organisations
- Ensure integration of whole programme
- Work with the authorities – communication and coordination
- Listen to and respect differences of opinion
- Be willing to compromise
- Be aware of, and address issues that matter
- Deal with problems, don't avoid them
- Don't demonise and push problems to other areas
- Be preventative rather than reactive
- Ensure accessibility to community areas/ activities
- Important to have a welcoming space – a drop in space that creates social bonds
- Use food to bring people together initially
- Persevere
- Encourage volunteers – and then listen to them
- Ensure experiences are shared
- Make open to the whole community – ensure inclusivity
- Overcome language barriers to communication

5. The Plan

A Well London Programme Implementation Document (PID) has been produced for Vauxhall Gardens Estate based directly on the findings from the community engagement process described above. This has been agreed with commissioners of the programme. Well London brings with it some initial funding for year one but this is limited, and cannot hope to cover everything the community has signposted as desirable. However, we feel that, in cooperation with the community, that we can deliver on a good number of areas and at least make a start on most things. We are already actively seeking funds for subsequent years, and

will use whatever we can in a smart way to attract wherever we can, whether match funding or other resources in kind. In writing a document, lists often look like a schedule of separate items, but we like to think holistically, in a joined up way, and want each item to work with and promote the next, so we would ask you when reading the following to think that way to, and at least imagine how one area of the plan overlaps with another. That way we should maximise impact rather than work in separate silos.

5.1 Co-ordination

The Well London Programme in Vauxhall Gardens Estate will seek to ensure maximum impact by putting a coordinator on the ground. The role of the coordinator is to be the face of Well London in the area - to be a connector and a catalyst for action and to work with existing organisations in the area to maximise resources and opportunities. Strong coordination should enable the community to make best use of the resources available through joined up thinking and working and the promotion of strong partnerships. It should ensure that Well London projects are designed, delivered and communicated in a scheduled, timely, collaborative and co-produced way.

We will continue to map existing assets, resources and opportunities, information which can then be communicated to the community. We will seek to bring together service providers with residents to co-ordinate activities and promote collaboration through local working or advisory groups, and we aim to develop a strong local partnership by joining up existing services and community organisations. Finally we would hope to identify representatives from each ethnic group on the Estate to be the point of contact to disseminate information.

5.2 Communication

Just as co-ordination is important, so equally is communication. This emerged strongly from the community engagement process. The aim is to enable as many people on the Estate as possible to know what is going on in a way easily accessible to them, enabling them to take advantage of the opportunities that arise within the Estate and outside, be they events, training, volunteering etc. It is the role of the coordinator to work with the community to develop and implement a Well London Vauxhall Gardens Estate Communications & Engagement strategy. This will be one of their first tasks. Some funds have been set aside to implement this. Where Well London can bring economies of scale and therefore reduce costs, e.g. by having a texting service across all Well London areas, we will attempt to do this. Any strategy should seek to include:

- i. Ensuring all sections of the community are engaged;
- ii. Using a range of appropriate media for communication to whole community, including new media;
- iii. Running health promotion awareness at the Carmelita Centre (e.g. dental care; healthy eating; exercise; mental health; first aid & smoking cessation);
- iv. Promoting positive stories about the estate and those who live on it;
- v. Creating 'what's on' newsletters;
- vi. Creating an induction pack for new residents;
- vii. Recruiting a communication lead in each block.

Well London can explore the possibility of establishing electronic notice boards within the estate but this would necessitate raising additional funds.

Word of Mouth communication will always remain an important feature of any communications strategy and we will address this in section 5.5 below.

We would expect any Well London project activity or event to be used as a prime opportunity to promote all others.

5.3 Bringing the community together

Bringing the community together across age, gender, ethnicity, length of residence, language and belief and any other division was a key theme that emerged from the community engagement process. The aim of this "project head" is to build into all activities opportunities to bring the community together (and this should be as inclusive as possible). Well London will also seek to integrate with, and build on, existing community gatherings. Within tight financial constraints, Well London will aim to co-produce a range of community festivals and events which may include:

- i. A festival to launch Well London on the Vauxhall Gardens Estate;
- ii. Inter-generational and inter-cultural activities;
- iii. Further developing the Carmelita Centre as the hub for the community, providing a range of inclusive programmes, information & advice, educational classes etc. To become a welcoming centre for the whole community for informal getting together as well as formal activity (this received the highest score at Community Action Workshop);
- iv. Developing a range of community celebrations & festivals, including possibly an annual community festival;
- v. Creating opportunities to celebrate the Estate's diversity;
- vi. Creating a Community café;
- vii. Trips away from the estate;
- viii. Conversational coffee mornings (for people to learn English informally);
- ix. Regular cross-cultural informal 'bring & eat' social gatherings, also sharing other cultural activities (games, dance etc.);
- x. Engaging existing community-based groups e.g. faith groups, GP surgeries etc;
- xi. Fun events, such as quiz nights, parties, karaoke or inter-block competitions;

The above wish list represents the ideas that emerged from residents during the community engagement process. Well London will work with the community to decide what is possible in the short term (Year 1) and what can be developed further down the line.

5.4 Volunteering

Well London will immediately offer volunteering opportunities through its Well London Delivery Team project (see section 5.5 below). However, in the longer term, we would want to ensure that local opportunities to volunteer and do something for the community is made easily understandable and accessible, and therefore increase the number of local residents actually involved in volunteering for others. Residents felt that many local skills were not being used. 27% of those questioned on the doorstep said they were interested in volunteering - this is a high percentage in our experience - but many also said they didn't know how to. The aim of the project is to create the long-term sustainable mechanisms to enable local people to volunteer and to identify and share their skills and experience with each other. This "Active Citizenship Programme" will hope to include:

- i. Developing mechanisms to enable mutualism/volunteering, including skills audit, database of volunteering opportunities (using existing models such as Timebank);

- ii. "Men's shed";
- iii. Block representatives to ensure all residents are informed and engaged;
- iv. Skills-sharing;
- v. Intergenerational learning e.g. young people teach older people IT;
- vi. Incentives;
- vii. Progression routes towards employment;
- viii. Using Carmelita Centre as a drop-in centre;

This is an ambitious project and we should not expect to achieve all this in the first year especially with the limited funds available. However, the aim is to have made significant progress by the end of September 2013.

5.5 Well London Delivery Team

Well London brings with it a number of what we call "heart of the community" projects. These are delivered in every Well London area and are an intrinsic part of the Well London approach. The Well London Delivery Team (WLDT) aims to ensure that everyone in the area has the opportunity to participate in Well London and seeks to empower the community to make healthier choices.

We will recruit, train, support and manage a team of 10+ volunteers - the Well London Delivery Team - who will reach out to other residents and champion healthy behaviours. Given the data collected on Vauxhall gardens Estate, we would also hope to train the WLDT in fuel use education, to help address the fuel poverty in Vauxhall Gardens.

The WLDT forms an essential plank in the design and delivery of the overall Well London programme, and has borne remarkable results in other Well London areas. Many WLDT members have gone on to gain employment while others have become spearheads in the development of their communities for the better. The opportunity to be a WLDT member is open to all over-16s. In other teams, the age range has been 16 to 90!

5.6 Training, education & employment

Training Communities is another Well London "heart of the community" project. It covers the training of the WLDT, Youth Apprentices and other training opportunities to build the capacity of the community. Working with the Royal Society for Public Health (RSPH), Well London offers accredited RSPH Level 2 Understanding Health Improvement (Health Champions) training; Applied Health Improvement Programme and Youth Health Champions Award. Other training offered includes induction training for Well London Co-ordinators and delivery organisations, facilitation of Happiness Game and Wheel of Well-being event toolkit (for Mental Wellbeing), as well as training for Well London Delivery Team Managers where the role is separate from co-ordinators. We also offer what are awkwardly named Personal Support Packages - this funding is for individuals or groups within the community to access training according to their own needs. These opportunities are normally offered to people who have been participants in some way in the Well London programme locally.

Beyond the Training Communities offer, Well London would seek to develop a strategy and mechanism to increase opportunities to access formal and informal training as well as provide support in gaining employment. It is our intention to develop this strategy through the Well London coordinator in co-

production with the Vauxhall Gardens Estate community and other interested parties. Any strategy should bear in mind the issues raised in the community engagement process, which include:

- i. Information, Advice and Guidance for Employment;
- ii. Career-focused courses with qualifications;
- iii. Develop a range of training opportunities including:
 - a. Vocational training courses;
 - b. Writing skills;
 - c. Using cascade model for skills sharing;
 - d. Horticultural skills;
 - e. Vocational training courses for young people;
 - f. DIY training for young people;
- iv. Social enterprise development;
- v. All projects to include opportunities for Young People;

5.7 Young People

The position and activities of Young People was an important discussion point in the community engagement process in Vauxhall Gardens Estate. This project aims to ensure that all young people in target area have opportunity to get involved in Well London through:

- i. Providing an apprenticeship, for a local young person, placed within a local organisation;
- ii. Providing employability training for up to 15 young people from the target area through Youthforce;
- iii. Engaging and consulting with young people;
- iv. Involving young people in beautifying the estate, developing pride in their environment, learning new skills and giving back to others;
- v. Further developing sport & physical activities programmes, e.g. football coaching project; parkour;
- vi. Providing health awareness, particularly around smoking;
- vii. Looking at out-of-school activities, especially in holidays;
- viii. Peer mentoring, including older young people supporting younger ones (in homework; health issues etc.);
- ix. Linking to Lillian Baylis community hub;
- x. Providing opportunities for volunteering;
- xi. Supporting the development of somewhere safe and fun to hang out, as well as do stuff (e.g. more youth club programmes);

This is an ambitious wish-list and we do not expect to achieve it in entirety especially in year one, given the limited funding available. For instance, out of school activities can be an expensive item. However, we will work with other agencies to try to bring in additional resources. Working with the local young people to design and deliver the programme in any form will be very important. One apprentice has been appointed from the local area and he will drive forward the engagement with other young people on the Estate. We hope too that some kind of Youth Forum and/or Youth Advisory Group can be established.

5.8 Mental Wellbeing

Mental Wellbeing is a themed project that has occurred in many Well London areas. It was one of many theme projects that were discussed in the community engagement process in Vauxhall Gardens Estate. The aim of the project is to increase community understanding of, and promote mental wellbeing on the estate. The details of the project will be developed through establishing a community working group on mental wellbeing, who will agree local community-led activities to be delivered. Again resources are limited and

we will need to connect with other agencies to create additional resources but some funding is available. Any plan should note the ideas that emerged from the community engagement:

- i. Mapping and signposting to existing Mental Health programmes and initiatives;
- ii. Integrating with Lambeth health & wellbeing programme;
- iii. Tackling the stigma of mental ill-health
- iv. Addressing youth anxiety, depression, drug & alcohol use;
- v. Engaging effectively with those living with mental ill health;
- vi. "Full of Life" project;
- vii. Youth MH drop-in project;

In collaboration with South London & Maudsley Mental Health Trust we aim to deliver a Mental Wellbeing Impact Assessment (MWIA) in Vauxhall Gardens Estate.

5.9 Healthy Eating and Healthy Spaces

Another of Well London's themes is to improve the overall well-being of Vauxhall Gardens Estate through improving green spaces and promoting healthier eating habits. These have been brought together because the discussions in the community engagement often saw them as intertwined.

The Well London Programme can support and build on the work that is already taking place on the estate and develop a healthy open spaces strategy in collaboration with the community through:

- i. Encouraging intergenerational growing projects including allotments, gardening groups;
- ii. Further developing existing programmes, including community gardens;
- iii. Promoting flower boxes and planters around the estate;
- iv. Improving attractiveness of, and access to, Carmelita Centre;
- v. Seeking to help the establishment of a green roof on the Carmelita Centre;
- vi. Promoting the beautification of the Estate;
- vii. Promoting the improvement of play spaces for younger children;

This is another ambitious wish-list to which we hope Well London will make a considerable contribution in collaboration with the community. Additional resources will need to be sought from outside agencies, and Well London will attempt to broker goodwill from the owners of the open spaces on the Estate.

In terms of healthy eating, the Well London Programme will seek to develop a strategy to increase the range of affordable healthy foods available in local shops, including perhaps supporting a farmers' market on the Estate. Well London also hopes to fund 'cook and eat' classes locally and to promote cooking demos and share learning to enable residents to prepare healthy meals at low prices.

5.10 Physical Activity

Another of Well London's themed project will seek to increase community ownership, control and access to physical activity opportunities to meet identified need, and to increase levels of physical activity. Well London will identify, communicate and, where necessary, develop a range of inclusive & inter-generational Health Physical Activity (HPA) opportunities in Vauxhall Gardens, to include if possible:

- i. Opportunities for taster sessions;
- ii. A range of healthy physical activities for whole community, but particularly for older people & young people;
- iii. Look for opportunities to establish an outdoor gym;

An outdoor gym can be an expensive item but Well London could sponsor a feasibility study.

5.11 Using the Arts

Working collaboratively with the community, Well London will use arts and cultural activities as a means to engage the community and to promote and deliver other Well London themes, It will develop a range of arts & cultural activities that meet community interest and promote Well London themes, that may include for instance:

- Arts & crafts;
- Drama, dance or singing
- Creative arts;
- Writing skills;
- Outdoor urban gallery;
- Graffiti wall;

5.12 Developing a Community Voice

Many of the issues raised in the community engagement fall outside the remit of Well London and certainly outside its limited resources. However, these issues were voiced as major concerns and barriers to the improvement of the Vauxhall Garden's community's wellbeing. Well London will establish a small fund to bring together local residents as a community action/advocacy group to take forward such issues identified by the community and further ensure that the voice of local people in Vauxhall Gardens Estate is heard by service providers and helps to shape local policy. The issues raised include:

- i. Creating a forum for a regular Stakeholders – Resident dialogue;
- ii. Ensuring both grounds & buildings maintenance is done to a standard that residents wish;
- iii. The lack of GP surgeries or dentists easily accessible to the Estate;
- iv. Tackling crack houses & drug dealing;
- v. Negotiating access to, and use of, green spaces;
- vi. Improving and increasing play areas for younger children;
- vii. Improving cleanliness on the Estate and dealing with litter
- viii. Engaging with companies based locally to invest in the community

5.13 Addressing Barriers to participation

Well London has set a small fund to address barriers to individuals wanting to participate in the Well London Programme, to be used at the discretion of the co-ordinator.

5.14 Wellnet

Wellnet is Well London's shared learning network. Vauxhall Gardens Estate will be automatically included in all events and resources.

6. Mapping Data

Well London Lambeth – Phase 2 Intervention Area Profile:

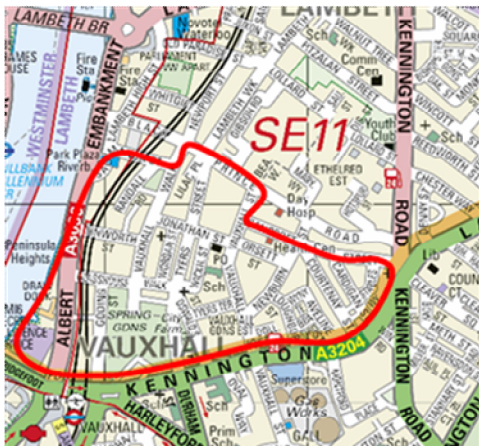
Vauxhall Gardens Estate

The data in this section of the document represents a summary of our initial mapping. We recognise it is not complete. We will continue to gather data to add to the document. Please feel free to provide it.

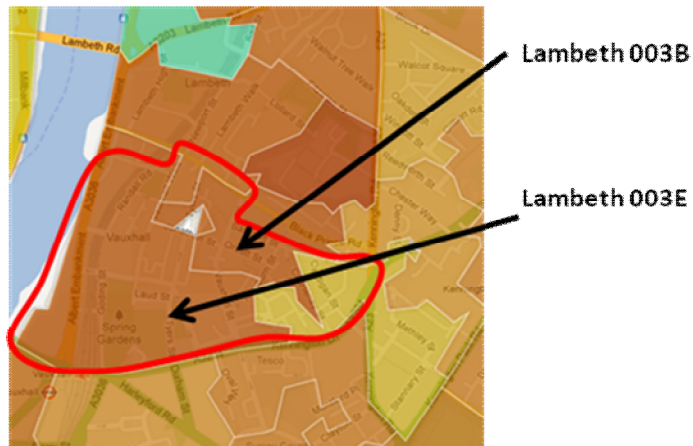
The communities chosen for action in phase 2 of the Well London programme have been identified using 'natural neighbourhood' boundaries. Using these neighbourhood boundaries makes it easier to deliver interventions, but more difficult to use routine data to understand the characteristics of the area. Across the UK, routine data is available for small neighbourhood areas called Lower Super Output Areas (LSOAs), with each LSOA containing approximately 1500 people.

The maps below show the overlap between the 'natural neighbourhood' of Vauxhall Gardens Estate (bounded by the red line) and the LSOA areas 'Lambeth 003B' and 'Lambeth 003E'. The data in this document relates to the area defined by these two LSOA codes rather than the natural neighbourhood.

STREET MAP



LSOA MAP



Geography and History

The Vauxhall Gardens Estate is situated on the south side of the river Thames, with Waterloo station to the north, and Vauxhall station to the south. It is bounded by Black Prince Road to the north, the busy Kennington Lane to the south and east, and the railway viaduct and busy Albert Embankment road to the West.

The estate area includes the large green spaces of Pedlars Park, Spring Gardens, and Vauxhall City Farm.

The estate consists of thirty housing blocks, containing approximately 1000 properties and over 2,000 residents. The majority of the buildings are five-storey red-brick blocks from the inter-war period, interspersed with taller tower blocks from the post-war period.

There are two community centres, the Carmelita Centre, and the Vauxhall Gardens Community Centre within the estate area.

Population, Housing , Environment and Deprivation**Population**

The population of the Vauxhall Gardens Estate area is relatively young, with 17% of residents aged under-16, and only 10% over pension age. This is similar to the population in Lambeth as a whole.

Population	Vauxhall Gardens Estate (number)	Vauxhall Gardens Estate (%)	Lambeth (number)	Lambeth (%)
Aged 0-15	554	17.0%	49869	17.5%
Aged 16-29	684	21.0%	67973	23.9%
Aged 30-44	1058	32.4%	92633	32.6%
Aged 45-pension age	614	18.8%	51213	18.0%
Aged over pension age	353	10.8%	22796	8.0%
Total	3263	100%	284484	100%

Source: Office for National Statistics mid-2010 population estimates

Housing

There are estimated to be 1480 households living in the area, with a total of 1796 dwellings. The majority of these are low-value properties (77% of dwellings in the area are in the lowest four council tax bands).

Housing	Vauxhall Gardens Estate (number)	Vauxhall Gardens Estate (%)	Lambeth (number)	Lambeth (%)
Number of households	1480	-	128590	-
Number of dwellings	1796	100%	130121	100%
Council tax bands A-D (cheapest)	1381	77%	102533	79%
Council tax bands E-H (most expensive)	415	23%	27588	21%

Source: Department for Communities and Local Government, and Office for National Statistics

Environment

Only around 6% of land in the Vauxhall Gardens Estate area is used for domestic buildings, with 24% available as green space.

Environment	Vauxhall Gardens Estate (m2)	Vauxhall Gardens Estate (%)	Lambeth (m2)	Lambeth (%)
All land	355	100%	26981	100%
Land used for domestic buildings	21	6%	4163	15%
Land used for green space	87	24%	4656	17%

Source: Department for Communities and Local Government and Office for National Statistics

Deprivation

The majority of households (85%) are considered to be living in financial vulnerability in the Vauxhall Gardens Estate area, with 18% considered to be living in fuel poverty. Almost two-thirds of children in the area live in lone-parent families who receive child tax credit; 43% of children live in out-of-work families who receive child tax credit; and around a third are eligible for free school meals.

Deprivation	Vauxhall Gardens Estate (number)	Vauxhall Gardens Estate (%)	Lambeth (number)	Lambeth (%)
Households in financial vulnerability	1267	85%	60889	48%
Fuel poor households	236	16%	17112	13%
Children receiving child tax credit in and lone-parent families	-	62%	-	48%
Children receiving child tax credit and out-of work families and	-	43%	-	33%
Primary school children eligible for free school meals	-	32%	-	35%
Secondary school children eligible for free school meals	-	31%	-	46%

Source: Money Advise Service; Department for Energy and Climate Change and HMRC

The Vauxhall Gardens Estate area is scored as being more deprived than the Lambeth average for overall deprivation and health deprivation. However levels of other types of deprivation are similar to or lower than the Lambeth average score.

Index of Multiple Deprivation	Vauxhall Gardens Estate (average score)	Lambeth (average score)
Overall deprivation	38.5	31.2
Health deprivation	1.04	0.48
Education, skills and training deprivation	13.8	13.0
Crime and disorder deprivation	0.42	0.63
Living environment deprivation	46.1	47.0
Children and young people deprivation	20.9	21.7

Source: Index of Multiple Deprivation, 2010

Community Spaces	
<p>Community Halls and Youth clubs Carmelita Centre Vauxhall Gardens Community Centre Alford House Youth Club</p> <p>Libraries Durning Library, 167 Kennington Lane, SE11 4HF</p> <p>Businesses <u>Jonathon Street</u> Hairdresser; Nail shop; Computer repair shop; Cab hire office; Internet café; Butchers; Grocers; Tobacconist/sweet shop; Launderette; Chinese/fish and chip takeaway</p> <p><u>Vauxhall Walk</u> The Black Dog Pub; Tea House Theatre</p> <p><u>Kennington Lane</u> Tesco; Cab hire office; Off licence; Newsagent; Delicatessen; Barber shop; Café, Hot food takeaways; Printing shop; Restaurants; Pubs</p> <p><u>Black Prince Road</u> Tesco; Hairdresser; Barber; Off licence; Delicatessen; Betting shop; Pubs</p>	<p>Voluntary Sector Organisations Deacon House Tenants and Residents Association Dolland House Tenants and Residents Association Friends of Vauxhall Pleasure Gardens Kennington, Oval and Vauxhall Forum Vauxhall 5 Tenants and Residents Association Vauxhall City Farm Vauxhall Food Bank Vauxhall Gardens Allotments Association Vauxhall Gardens Community Centre Vauxhall Gardens Residents and Tenants Association (VGERTA)</p> <p>Religious spaces All Nations Apostolic Church Diamond Buddhist Centre St Anselm's Church St Peter's Church Vauxhall Christian Centre Worgan Street Methodist Mission</p>
Employment	
<p>Job centres <u>Job Centre Plus</u> 206-210 Kennington Park Road, SE11 4DE</p> <p><u>Eco-Actif Services CIC</u> Canterbury Court, 1-3 Brixton Road, SW9 6DE Provides 'Progress2Work' service, helping offenders, ex-offenders and those recovering from drug and alcohol dependency to find work.</p>	<p>Major Employers <u>Lambeth Living</u> housing management organisation <u>Mears Group</u> housing maintenance organisation <u>NHS</u> <u>Tesco</u> supermarket <u>Transport for London</u></p>
Education	
<p>Nurseries Lambeth Walk Nursery</p> <p>Primary Schools Vauxhall Primary School Walnut Tree Walk Primary School St Anne's Roman Catholic Primary School St Mark's Church of England Primary School</p>	<p>Secondary schools Lillian Baylis Technology School Archbishop Tenison's School</p> <p>Higher/Further education Morley College</p>

Food	
<p>Food markets St Mark's Churchyard Market, Oval Brixton Market, Brixton East Street Market, Camberwell</p> <p>Shops selling fresh fruit or healthy food Tesco Sainsbury's Local butcher</p>	<p>Other food suppliers Small local shops, as outlined under 'businesses' Vauxhall Food Bank</p> <p>Cooking classes and lunch club Morley College</p>
Physical Activity	
<p>Sports facilities Old Lillian Baylis School, Lollard Street Vauxhall Pleasure Garden's Basketball Court</p>	<p>Cycling/walking routes and clubs Barclays Cycle Hire bike docking stations at 6 locations within Vauxhall Estate area</p>
Health and Support Services	
<p>GP Surgeries The Vauxhall Surgery, 8 Jonathon Street Lambeth Walk Group Practice, 5 Lambeth Walk Dr Irani, 204 Kennington Lane The Hurley Clinic, Ebenezer House, Kennington Lane</p> <p>Dentists Dr GK Ooi and Associates, 302 Kennington Lane Portelly Dental Surgery, 108 St George's Road</p>	<p>Pharmacies Patterson Health, 143 Lambeth Walk Tesco In-Store Pharmacy, 227 Kennington Lane</p> <p>Citizens Advice Bureau Peckham Citizen's Advice Bureau, Peckham High Street Bermondsey Citizen's Advice Bureau, Southwark Park Rd</p>
Green Spaces	
<p>Parks, gardens, woods and other open spaces Glasshouse Walk Park Vauxhall Pleasure Gardens Pedlars Park Bromfields Park Malmsey Courtyard Archbishops Park Vauxhall Park Kennington Park Mary Harmsworth Park</p> <p>Playgrounds Pedlars Park Glasshouse Walk Playground Bromfield's Park</p>	<p>Allotments, community gardens and gardening projects Vauxhall Gardens Allotments Association Vauxhall City Farm</p> <p>Environmental Projects Community composting (VGERTA) Cycle storage and parking (VGERTA) Recycling champions (VGERTA) Green Roof Project (VGERTA) Community Market (VGERTA) Tyers Street Linear Park (currently being planned)</p>
Arts and Culture	
<p>Museums, galleries and theatres Beaconsfield Gallery Tyers Street Gallery (proposed)</p>	<p>Art projects or workshops Crocheting sessions held at the Carmelita Centre Pottery sessions held at the Vauxhall Gardens Community Centre</p>