

Somerleyton Road Q&A

This document addresses the frequently asked questions about the Somerleyton Road project. As we clarify or receive additional details we will ensure this Q&A is updated.

What is the Somerleyton Road project?

The Somerleyton Road project sees the local community and the council coming together to build about 300 new homes for rent (including 65 'extra care' for the over 55s), a theatre, a chef school, a children's centre and much more. At least 150 of the new homes will be at 'affordable' rents and 70% of these will be at council rent levels. It is part of the council's Future Brixton regeneration programme.

Who runs it?

It's a partnership project with Lambeth Council, Brixton Green and Ovalhouse and you can [read more about the partners here](#). They're all on the steering group, chaired by the Cabinet Member for Jobs and Growth. Local residents have also been involved at every stage to help decide the vision for the project, provide ideas for the facilities to be included and feedback on design. The finished development will be managed by local people through a new community organisation with a long-lease of the site. [Iqloo](#) was appointed to manage the development of the scheme in June 2014 up until the planning application. [Find out more here](#).

How were partners chosen?

- 1) The council owned the majority of the land and was looking to develop it*
- 2) Brixton Green has more than 1,200 members and was specifically set up to look at ways to put the community at the heart of any development of Somerleyton Road.*
- 3) Ovalhouse theatre, currently based in Oval, has been looking for a suitable site in Brixton for more than eight years and sees Somerleyton Road as the ideal place for its lively programme of activities for all ages and creative workspaces*

How is it funded?

The council is providing the land but chose to act as its own developer which means the council and the community have more control over what is built. The focus can be on building affordable homes and a thriving local community rather than making a profit.

The council will fund the majority of the development with Ovalhouse providing funds to build the new theatre. The council will grant a long-lease to the new community organisation to run the new site, excluding the theatre and creative workspace which

will be run by Ovalhouse. Income from the rents will be used to pay back the council's initial investment over around fifty years.

Is there a formal relationship or contractual arrangement between the partners?

There is a contract between Lambeth Council and Igloo to pay them for their work on managing the development generally. People from Brixton Green and Ovalhouse involved in the project are not paid. The [terms of reference for the steering group are here](#)

What happens if there are disputes over running the project?

The council is responsible for key decisions about the project relating to more than £500,000 of public money.

All matters are discussed by the steering group or a sub-group before any decision which could be voted on. [The terms of reference are here:](#)

How can local people and other groups get involved?

Local people are needed to be involved with the new community organisation that will own (via a long lease) and manage the development. Membership of the steering group is reviewed every six months and is open to local organisations. [Find out how people have been involved so far](#)

Are Brixton Green and the new community organisation the same thing?

No. As explained above, local people need to get involved.

Are new properties going to be sold off?

No. None of the homes will be sold. They'll all be for rent – just over 60 will be extra-care home, which provide a form of supported living for the over 55s. At least 50% (or 150) of the homes will be at affordable rent levels and 70% of these will be at council rent levels. It's intended that a new housing cooperative will make sure tenancies and rents are fair.

Who will own the development?

The council will continue to own the land and provide a long lease to Ovalhouse for the theatre plot and to the new community organisation for the remainder of the site.

What's Number 6?

The former meals on wheels kitchen at 6 Somerleyton Road will be demolished for the new homes. But, rather than leave it empty, it's become a community space for a range of people, events and projects.

Who runs Number 6?

The council gave Brixton Green a licence to manage the building and to see what a newly built community and enterprise space could be used for. The [Green Man Skills Zone](#) has recently taken over the marketing and renting of space. [You can find out more here.](#)

To date, Number 6 has brought hundreds of people together – including Block Workout, Brixton Come Together, Brixton Yoga, Royal Academy of Arts and The English National Opera.

Who pays for Number 6?

The space is provided for free by the council and volunteers have helped to make the space useable. The Big Lottery awarded Brixton Green £9,486 in June 2014 for a project celebrating the local community and Lambeth Council has paid just under £15,000 towards fitting out the street gym (blockworkout.com) and other facilities .