

# The Somerleyton Trust



Photograph: Fiona Freund

**304 homes**  
**Council to market**  
**rented; extra care**  
**scheme**

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The proposed Somerleyton Trust is a community-led scheme being developed in the heart of Brixton with Brixton Green working in co-production with the London Borough of Lambeth. Somerleyton Road's location to the south east of Brixton town centre and opposite the entrance to Brixton Village makes it an important site for the Brixton community. Running along the western side of the road adjacent to the railway tracks, the development site was previously the heart of the Irish and Jamaican communities in Brixton from the 1950s until the buildings were demolished in 1968 to make way for a new motorway that was never built. Somerleyton Road now sits in one of the most deprived wards in the UK.

The Somerleyton Road development is a large scheme, comprising a resident/community health & wellbeing hub, a nursery, a chef school and various retail and other facilities, a new home for an existing community theatre, the Ovalhouse theatre, alongside 304 residential homes. The overall scheme was initiated by community membership organisation Brixton Green, a community benefit society, set up in 2008 to ensure local people were at the forefront of Somerleyton's redevelopment. Over 1,200 local people have become members of Brixton Green as a result of considerable local community activity.

In order to align landlord and tenants interests and achieve wider benefits, it is intended to establish the Somerleyton Trust, a new charitable body. Work is ongoing to establish the Trust on co-operative principles, governed by residents, non-residential occupiers, representatives from the local community, the Local Authority and others with specialist skills. As part of this work, it will be set up to lease the whole Somerleyton

Road site (apart from the theatre which will operate independently) through a long lease from Lambeth Council. The CCH has been employed to facilitate the development of effective and accountable governance and sound management of the housing.

It is currently anticipated that 40% of the 304 homes will be let at target rents (Council rents), 10% at rents no more than Local Housing Allowance (LHA) and 50% at market rents. This mix allows the scheme to be built with no public subsidy. It is intended that approximately 60 homes will be part of an extra care scheme for people over 55 living independently. It is also aimed that the different rental levels will be pepperpotted across the whole development to ensure a mixed and balanced community. All homes are designed to meet the London Housing Design standard and have a high level of environmental sustainability, and there is no differentiation in design, or space between different rent levels. Brixton Green expect that over time the rent paid for each flat can change to reflect the occupiers' income and needs. This is supported by a flexible planning obligation for a fixed percentage of social and affordable rent homes, but without a designation of which flat is charged at which rent.

Full planning permission was granted to the Somerleyton Road development at the end of 2015 following masterplanning involving the local community, facilitated by a development management consultancy team. Five architects designed the six individual buildings to create architectural variety and a lively street, retaining existing features including the locally listed Carlton Mansions and Nuclear Dawn mural. It is intended that the scheme will be completed in 2019.



Somerleyton Rd is exciting, innovative and genuinely created through partnership. It represents a unique opportunity for local people to shape their own community and I would like to pay tribute to so many who've worked so hard to get us to this stage.

**CLlr Jack Hopkins, Cabinet Member for Jobs and Growth**



CGI images through Igloo Regeneration



"It has been fantastic to see local communities coming together in Brixton to lead what gets delivered at Somerleyton Road. Brixton Green's work with Lambeth councillors has developed a way to give accountable ownership and control to new residents and the wider community of how the Somerleyton Trust will be managed for the next 250 years. This will make sure that the people of Brixton continue to have genuine control in how the neighbourhood works, and retain wealth locally. The new Trust will provide much needed rented homes in the area to people of differing incomes and with differing needs."

**D Roake – Brixton Green trustee**



Real time minutes of finance workshop