

Ludham and Waxham Tenants and Residents Association (TRA)
RE: Proposed Ludham Undercroft Project
Tenants and Residents Impact Statement 11 Sep 2019

Introduction:

According to The Office for National Statistics 2019 (ONS), Gospel Oak is described as an '*inner-city multicultural neighbourhood*'.

- *Most households here are made up of people living on their own or by couples with children.
Fifty percent of residents are of a non-white ethnic group.*
- *Overall, Gospel Oak ward is more deprived than the average for neighbourhoods in London in terms of financial poverty, and especially Child Poverty.*
- *The most common type of crime in our neighbourhood (as of June 2019) was violent crime, which made up 31% of all recorded crime. The next most common types of crime were burglary and vehicle crime.*

These ONS statistics are reflective of the community of 267 households on Ludham & Waxham Estate here in Gospel Oak. Members of the Ludham and Waxham Tenants and Residents Association (TRA) representing these families have been chronically challenged by issues of inequality and social deprivation, social cohesion, crime and anti-social behaviour.

We are pleased to experience that the introduction of the London School of Mosaic (LSoM) on our estate has given a new focus and "ownership" for the people that live here.

The LSoM has enabled residents to be part of a creative, ambitious, accessible, well-run project that has made a priority of engaging and including. For many, it is the first time there has been something to be proud of on the estate. Ludham and Waxham residents and their children regularly partake in LSoM classes and activities. There is also much enthusiasm surrounding the opening of the Community Cafe which will provide a much-needed community focus for a particularly diverse population.

We also believe that the proposed "Ludham Undercroft Project" will be transformational for the estate.

A generation of residents have lived alongside the derelict undercroft with its vermin, debris and unsafe environment. It has been a symbol of chronic neglect and poor management. The opportunity to bring life to the undercroft will vastly improve the local environment as well as add to the quality of life of the estate and its sense of status.

There is now a real opportunity for the re-developed undercroft space to provide for easily-accessible training and classes for a variety of skills (photography, media, ethnic arts, music etc) as well as space for much-needed direct service provision that local residents can readily access (e.g. tool hire, advice surgeries, etc.)

The Ludham and Waxham TRA committed to work with the London School of Mosaic who have

now created a unique and fantastic opportunity, through the "Undercroft Project" for the benefit of all of us who live here.

On behalf of the Ludham and Waxham Tenants and Residents Association,

Bradley J. S. Hepburn

- Chair of Ludham & Waxham Tenants' and Residents' Association
- Ludham & Waxham Representative for the Gospel Oak District Management Council

