



# Developing a Neighbourhood Masterplan for Lancaster West and beyond

Project Board Kick-off Meeting  
11<sup>th</sup> May 2021



# While people are joining us...

## ...let's get to know each other

Click here and put your name and organisation on a virtual sticky note:

<https://jamboard.google.com/d/1Uk5dEAVPLYCN3bKt0oIOsaXcGDPnzSCwb35qlxS8RBg/edit?usp=sharing>

# Agenda

- 1. Introduction from LWRA (David O'Connell)**
- 2. Context (James)**
- 3. Proposed Governance and Terms of Reference (Faisal)**
- 4. Draft vision, Scope, and working objectives (James)**
- 5. Case study: Key health objectives and Foreland Medical Centre (Kate)**
- 6. Identifying partners and potential quick wins (Chrissy)**
- 7. Timeline (Faisal)**
- 8. Next steps (Faisal)**

# I. Introduction

## Lancaster West Residents Association (LWRA)



# 2. Context

The Lancaster West Neighbourhood Team is a formed of staff recruited in partnership with residents.

- 795 properties managed on LWVE, 843 total
- 80% BME (including white minorities)
- 15% homes are overcrowded
- 10% accessibility issue with their home
- 5% households have at least one person who can't speak or read English

Notting Dale – 70% social housing



Railway arches

LWE Community Centre

NKRC

Ken. Leisure Centre

Baseline Studios (Barandon Walk)

Latimer Road Tube

Silchester Arches

Ken. Ald. Academy

Grenfell Nursery (TBC)

Darfield Way

Hurstway and Testerton Walks

Foreland Medical Centre

The Curve

Walmer Road

Police Station



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Sites in scope for the Lancaster West Neighbourhood Masterplan

# 3. Draft Terms of Reference

## Project Team

### Purpose

To oversee and shape the development of the Lancaster West Neighbourhood Masterplan.

- Provide a forum for representatives of the local community to meet to discuss any issues of concern in relation to the development of the master plan
- **Monitor the management and implementation of the masterplan** and to allow members to receive reports on the progress.
- **Inform and involve residents and key stakeholders in the decision-making** process and ensure that the views of local people are adequately considered in the evolving design and development of the master plan.
- **Advise and guide partners on the approach to community consultation and engagement** to ensure the views of the local community on progress are recorded and taken into consideration.
- **To discuss and make recommendations to the OPE Programme Board** for how other local funding could support other initiatives in Notting Dale.

### Membership

LWRA, LWNT, NHS, CCG, LFB, KAA, TFL, GLL, RBKC, community & voluntary sector and key stakeholders

### Chair

James Caspell, Neighbourhood Director for Lancaster West

### Meeting Frequency

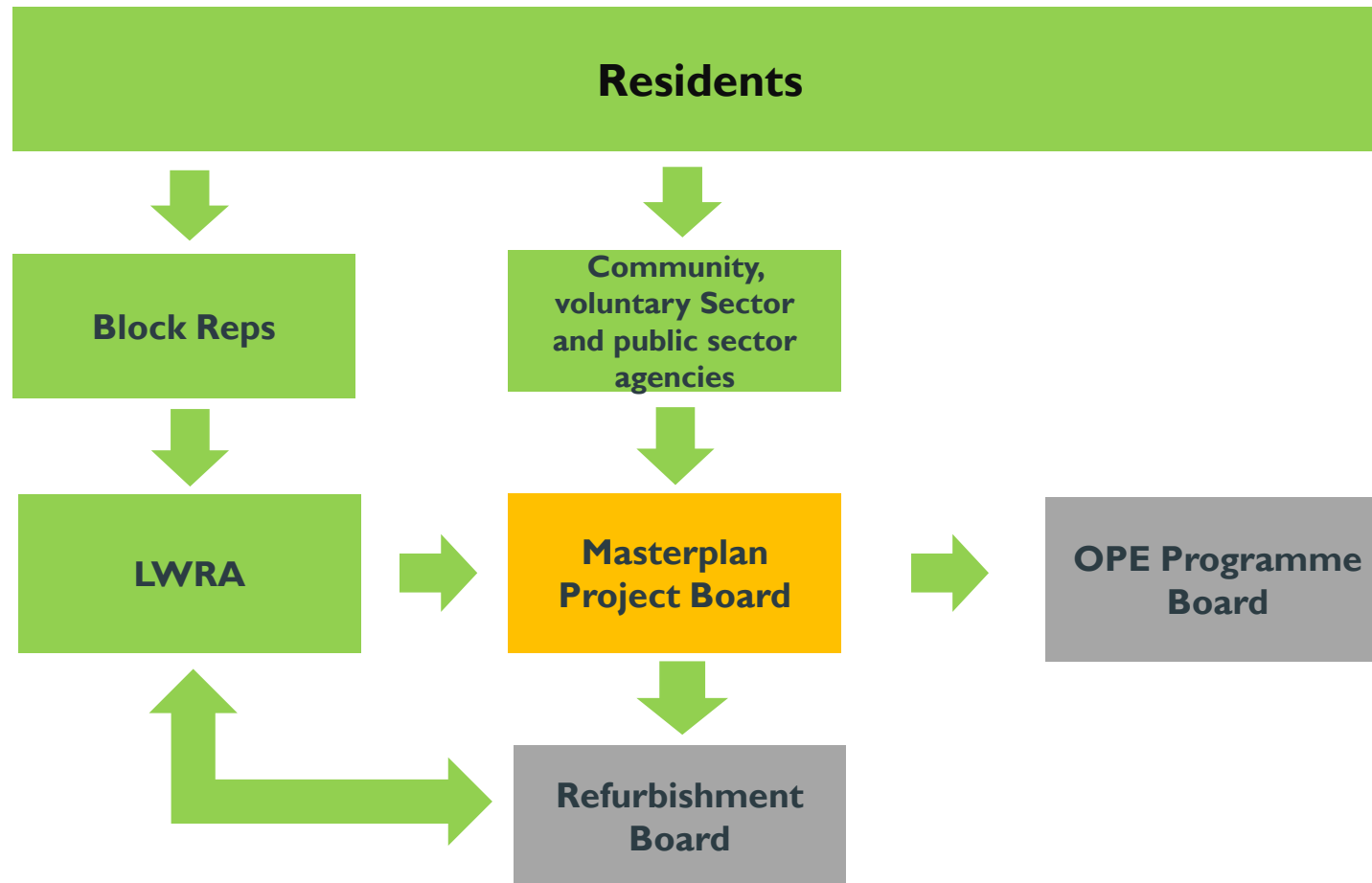
Monthly project board

### Decisions

Will be made by this Board and ratified by the OPE Programme Board to ensure alignment with funding requirements.

# Proposed Governance

We have **secured funding** from the One Public Estate programme to help deliver a masterplan for the neighbourhood in 2021-22.





# 4. Draft Vision

## Lancaster West Estate and beyond



Our goal for **Lancaster West Estate** to become a **model 21<sup>st</sup> century social housing estate** and future neighbourhood by 2030.



Help move towards **carbon neutrality**, create **London's largest eco-neighbourhood by 2030**, and become a “**garden estate**”



**Co-design with residents a masterplan for Lancaster West and the wider area**, to ensure new developments and services are joined up, better meeting the needs of expectations of residents

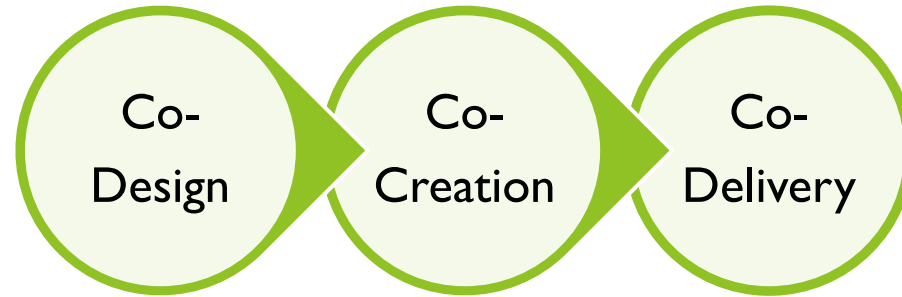
# Draft Masterplan Objectives

## Draft scope/objectives

- a) **Join up services** provision in the area to better meet the needs of residents
- b) Bring a holistic approach to **coordinating investment, new homes at social rent,** and **improving the public realm** in the area
- c) **Improve transport, connectivity and accessibility** across the ward
- d) Help **establish a framework of ongoing health interventions** in partnership with the NHS; and
- e) Place a **green recovery** at the heart of Grenfell recovery.

**These objectives will be further defined through significant amount of consultation and meaningful engagement** with residents, Lancaster West Residents Association (LVVRA), community and voluntary sector, stakeholders within the estate and beyond encompassing the wider Notting Dale ward as the masterplan develops.

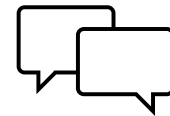
# Key Principles



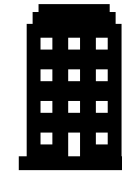
The masterplan will be designed and developed **sensitively** and **collaboratively** with residents and key stakeholders.



We will **listen** to all age groups and communities on what improvements they want to see now and in the future.



There will be **transparent** decision-making and **feedback** provided by the council and masterplanners at each step.



There will be **no demolition** of people's homes on the Lancaster West Estate, and any new homes will benefit local residents.

# Recent Success...

- March 2021:  
LWRA, RBKC and NHS worked to offer a covid clinic in heart of estate
- Utilising council asset (North Kensington Resource Centre), which is managed by community LWRA
- 88 first Covid vaccinations provided in a single afternoon



# 5. Case study: Key Health Objectives

- ▶ Need to address long standing health inequalities in the locality
- ▶ Approach will also address the lessons arising from the COVID experience
- ▶ Improve access to GP services and provide premises which are fit for purpose and appropriately sized to support the capacity required for primary care including enhanced health checks and extended appointment slots
- ▶ Improve access to key diagnostic and assessment services closer to the community including
  - ▶ Blood testing
  - ▶ Diabetes reviews
  - ▶ Mobility assessments
  - ▶ Clinical pharmacist review and advice
- ▶ Anticipate this will include replacement of the existing Foreland Medical Centre, however new premises will need to include provision for these additional services
- ▶ Working with the North Kensington Recovery Team on the Foreland Medical Centre provision to ensure improvements in health inequality are delivered
- ▶ Essential for us to reflect the local residents priorities for these additional services/facilities

# Early Project? Foreland Medical Centre



# 6. Who should be involved?

- Which other partners might we need to speak to and get involved?
- What might be early projects, quick wins or other key needs of local residents?

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## 7. Timeline

- ▶ Consultants appointed Jun 21
- ▶ Engagement commences July 21
- ▶ Feasibility study developed Oct 21
- ▶ Masterplan completed Dec 21
- ▶ Presentation and consultation of plans with residents and stakeholders Jan 22
- ▶ Project Board sign off Feb 22
- ▶ Finalisation and publication Mar 22



# 8. Next Steps

1. **Agree scope and working objectives**, formalise project governance
2. **Assemble a panel made up of residents**, community members and key stakeholders to select masterplanners
3. **Commission masterplanners and agree programme of engagement and development**