

**Churchill Gardens Residents' Panel,
Churchill Hall, Churchill Gardens, London SW1V 3AL.**

Councillor Robert Davis
Cabinet member for Implementation of the Localism Act
Westminster City Council
City Hall
64 Victoria Street
London
SW1E 6QP

Date 31st January 2013

Dear Councillor Davis

**Neighbourhood Forum for Churchill Gardens Area
Churchill Ward**

As Chairmen of the Residents Association, The Lessees Association and the Residents Panel, we write on behalf of the residents of Churchill Gardens Estate. As the constituted Associations we are representatives of over 5000 residents of the Churchill Gardens Estate, in over 1600 dwellings. Part of the reasoning is that Churchill Gardens Estate is and has existed as a neighbourhood since the Estate was completed over 50 years ago. We believe that we fulfil the appropriate criteria as set out in paragraph 10 of the Briefing Note by Rosemarie MacQueen of the 12th March 2012.

The three Churchill Gardens Estate Committees of the Associations have separately passed a resolution in support of forming a neighbourhood Area; and are in the preliminary process of discussion prior to establishing the Neighbourhood Area Committee. We have included a plan showing the boundaries of the desired Neighbourhood Area, which approximates to the Churchill Gardens Conservation Area.

We regret the delay in putting forward this application and our desire to be recognised as a Neighbourhood Area. It was not immediately appreciated what were the terms and implications of the Localism Act. Being mindful of the fact that the Churchill Gardens Estate is an established neighbourhood and that it therefore meets all the requirements to be recognised as a Neighbourhood Area under the Act, we are desirous of securing our status quo and to be in a position to control the Churchill Gardens' community's destiny ourselves as an indigenous body - as is the spirit and intention of the Localism Act. The geographical area and the size of the community is amenable to being a true local "Area" under the Localism Act, where representation and community members interact rather than being indifferent due to excessive size.


We believe that our long established constitutions, our proven track record and our demonstrated ability of working both with the managing organisation of Churchill Gardens - City West Homes, and with the Ward Councillors and the Council itself, clearly testifies to our ability to operate under the Localism Act as the Churchill Gardens Neighbourhood Area. The membership of these Associations is considerably in excess of the requirements, so that on the acceptance by the Council of our desired aim, the formal requirements of forming the Neighbourhood Forum itself could proceed promptly. The existing community includes a cross section of interests and activities.


In the attached Memorandum you will see, more explicit explanation and considerations demonstrating our suitability for becoming a Neighbourhood Forum. The community recognises the facilities and the functions, as well as the over arching qualities of the physical environment - buildings, community and environment. As a result it is our wish and theirs not only to safeguard the existing qualities of our neighbourhood, but also to be in control of it and its future benefits and improvements.

We would be happy to provide any additional information should it be required.

Yours sincerely

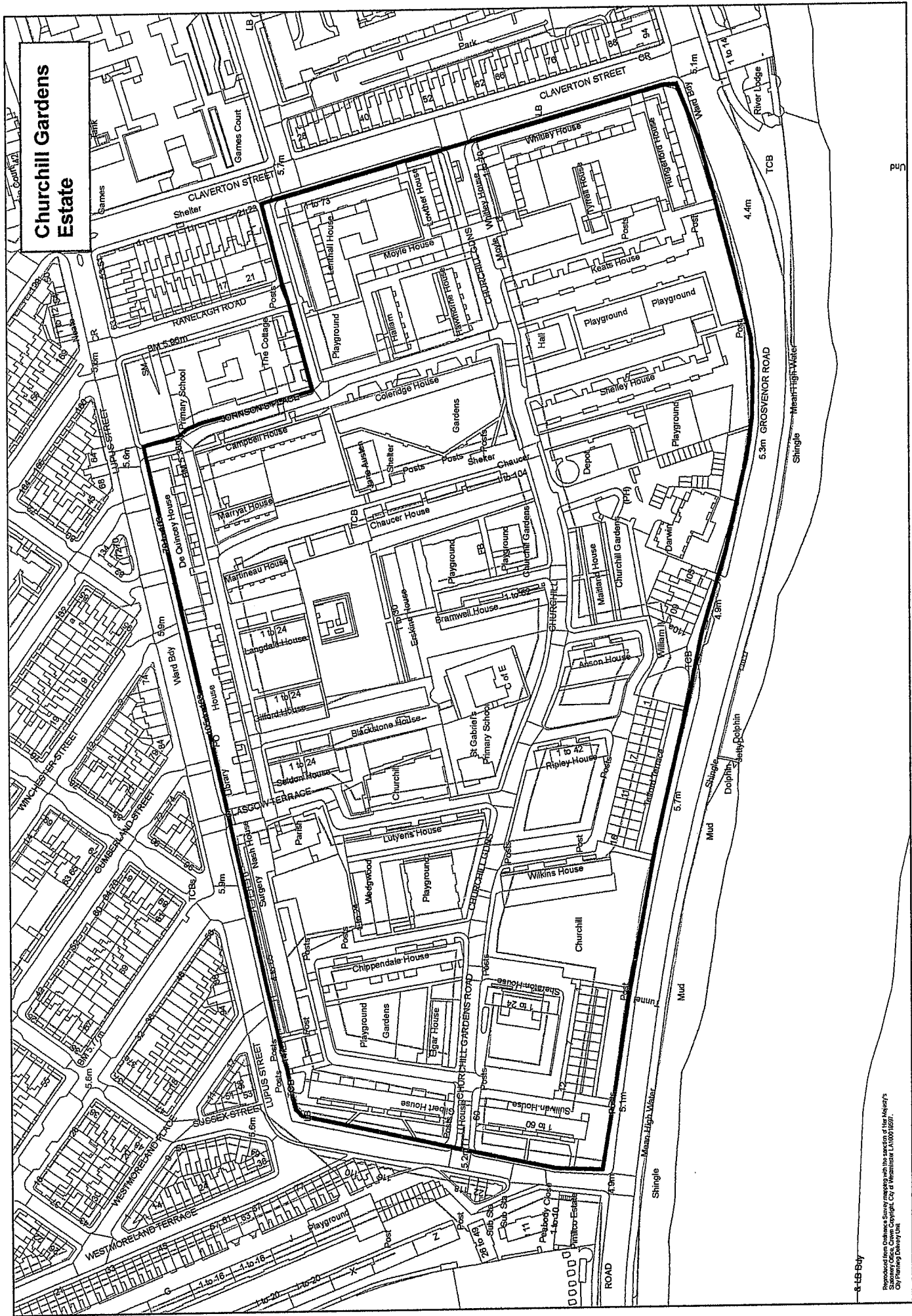
for and on behalf of the community of The Churchill Gardens Estate

 Sue Walsh - Chairman The Residents Panel and The Residents Association

 Richard Beville - Chairman The Lessees Association

Attachment : Memorandum of interests

Churchill Gardens Estate



8-45-84y
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*Churchill Gardens Residents' Panel,
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**Application for The Churchill Gardens Estate Neighbourhood Area
MEMORANDUM TO THE APPLICATION**

Please note this Memorandum forms part of the Application and is to be read with the letter

1 General : Churchill Gardens Estate is a 'neighbourhood'

The Churchill Gardens Estate forms the major part of the Churchill Gardens Conservation Area with the exception of the Primary School on Johnson's Place and Lupus Street. It was planned and built as a neighbourhood, is managed as a whole by City West Homes/ City West Homes Direct. It is an entity having an established community with involved organisations and committees.: The Residents Association, The Lessees Association and The Residents' Panel, closely working together with the estate management.

2 Boundary

The proposed area is bounded by Lupus Street on the north and west, by Grosvenor Road (the embankment) on the south and Claverton Street to the east; as indicated on the accompanying plan. It includes the area known as Churchill Gardens Estate; the Accumulator Tower and the Pimlico District Heating Unit, being an integral part of the the original master plan for the estate; and It also includes along Grosvenor Road, Darwin House, the nineteenth century terrace and the The George IV public house - all of which form a cohesive planning area.

3 Physical Components and facilities of Churchill Gardens Estate

The Estate is bounded on the north side by Lupus Street which is a 'shopping street'. On the Estate side of the street and a part of the estate, there are variety of shops and services incorporated into the ground floor of the residential blocks of flats. This included provision for doctor's and dentist 's surgeries as well as a small branch library, now the 'Toy Library'. In a separate building is the The 'Old Spice' restaurant. While providing a full range of neighbourhood services, a change in retail habits has seen the addition of a local 'supermarket', and the loss of a fishmonger and flower shop. Thus it will be recognised that full range of services is provided which reinforce the existing neighbourhood and its community.

Within the body of the estate are the St Gabriel's Primary school, the St.Gabriel's Church Hall, the community resident's Churchill Hall, and the Youth Club Building; there are also the management offices of City West Homes. These facilities provide for all manner of activities, services and functions, which support and constitute this well established neighbourhood.

4 Basic Description of the whole - history of the development

Churchill Gardens was conceived as a 'neighbourhood' from the beginning, developed with those aspects which are recognised as supportive of a neighbourhood community. It's origins date from 1946, when it was a competition run by Westminster City Council and won by architects Philip Powell and Hidalgo Moya. It comprises 1661 dwellings, spread over 31 acres. It was built as 36 blocks completed in four phases. About 16% are flats in blocks of nine to 11 storeys, with the remainder as maisonettes and flats in smaller blocks of three, four and five storeys. The designed density was the maximum at that time, of 200 persons per acre.

The development includes a range of dwelling sizes and types, consisting of terrace houses, flats with gardens, and maisonettes; and it was a Council requirement that the accommodation included what was then described as 'upper income rental' dwellings to ensure a mixed community.

The layout included tall buildings to make it possible for the community of over 5000 to have within easy access, a range of open spaces, from incidental space and gardens, small play grounds for young children, to larger kick-about-pitches.

In December 1998 the following buildings were listed grade II: Chaucer, Collieridge, Shelley, Keats, Gilbert and Sullivan Houses along with the accumulator tower. The Estate was awarded in 2000, the Civic Trust 40th Anniversary award of awards out of the 1,025 awards. It is recognised nationally and internationally as a top class example of public housing architecture and estate design.

5 **Community structure**

The Residents' Association is a registered charity, and is run on a day to day basis by an elected committee of the residents. Since 1982, after the implementation of the 'Right-to-buy', the Lessees Association was set up, to look after in particular issues and problems of leaseholders; and especially individual costs of Major Works.

The Lessees' Association's work compliments that of the Residents' Association. The Lessees' Association Committee has a constitution allowing fifteen members, and has currently eleven. It is anticipated that the vacancies will be filled at the Annual General Meeting, later this year.

The Churchill Gardens' Residents' Panel, is formed from representatives from both of the Associations. It is the formally recognised body for statutory consultation with the landlord, or his managing agent, City West Homes.

6 **Activities**

Churchill Gardens has a history of strong resident involvement, going back to its opening in the 1950s. The Churchill Hall accommodates various social activities throughout the year. Amongst these are concerts, dancing, bingo, theatricals, and 'drop-in coffee mornings' for the elderly, and at Christmas a popular lunch. There are many events run for children throughout the year; and in the Summer, coach visits to the seaside. Additional activities include 'Mother and Child' drop-in days; and a boxing club established in association with Youth Services. A Summer Fair is held in the central Square. Together these activities help to nurture a sense of locality, well being and equal opportunities.

7 **Organisation for a Neighbourhood Area**

Given the current mechanisms and organisational Committees in Churchill Gardens Estate we do not anticipate difficulties in obtaining the resident support required to facilitate the effective operation of the Churchill Gardens Neighbourhood Area. We are confident that the necessary requirement of 21 persons drawn from a representation of the community would be achieved: and we are confident that we will be able to obtain the twenty one resident representatives at the time required to be an effective organisation or group meeting the requirements of an operational Neighbourhood Area management group as required under the Localism Act 2013.

Signed

The Residents' Panel and the Residents' Association

Chairman

name Sue Walsh

date

6/2/13

The Lessees' Association

Chairman

name Richard Beville

date

6th February 2013