



OASIS JOHANNA DEVELOPMENT SCHEME PUBLIC CONSULTATION REPORT

March 2022

CONTENTS

- 1. Executive Summary**
- 2. Introduction**
- 3. Vision and Ethos**
- 4. Consultation Methodology**
- 5. Consultation Results and Feedback**
- 6. Conclusions**

1. Executive Summary

Oasis Community Learning (OCL) opened Oasis Academy Johanna (OAJ) in 2011 and its current Ofsted rating is 'Good with outstanding features'. Since 2015, OCL has been in discussions to improve the built environment in and around the school. After years of iterative designs, OCL, in conjunction with Lambeth Council (LBL), have agreed a way forward via means of a mixed-use, private public cross subsidy model. The proposal aims to appoint a developer who will acquire a long lease for part of the plot of land in exchange for the construction of a brand-new academy and the refurbishment of the neighbouring surroundings, as well as a not-for-profit community restaurant and community library.

Since 2015, there have been several consultations for this scheme, including: a series of stakeholder and community meetings in December 2015; staff presentations to OAJ pupils; and a formal consultation on the SEND Resource Base in 2020. Further information on this engagement can be found in Section 4.1 of this report.

The consultation sought views on of the overall principles and objectives of the project, particularly the proposals for the new school, community uses and to what extent stakeholders generally supported the entire scheme. The consultation was underpinned by an ongoing commitment to meaningfully and inclusively engage the local community in developing and refining our plans.

There were 39 responses to the survey in total, with the overwhelming majority supportive of the proposals presented to them.

As the scheme develops, there will be more opportunities for stakeholders to feed back, especially before any future planning application is submitted. The next consultation will likely take place after a developer is appointed.

2. Introduction

Prior to the 1st of September 2011, Oasis Academy Johanna was known as Johanna Primary School and was maintained by the Local Authority. Oasis Academy Johanna opened as an academy school on the 1st of September 2011 and became part of Oasis Community Learning (OCL). The academy is located on a 6,330m² (0.63 ha) site in central London. The majority of the existing school buildings date back to the 60s, and, without considerable investment, are coming to the end of their life. This has raised a number of concerns around the learning environment, operation, upkeep and health and safety issues this presents. These concerns are shared by Lambeth Council (LBL), who have also identified the wider regeneration potential of the site for the Waterloo neighbourhood.

Refurbishment was originally considered as a possible option but was dismissed due to lack of funding available from either the Education & Skills Funding Agency (ESFA), Oasis and Lambeth Council (LBL). Moreover, this approach would not deliver a fit-for-purpose 21st century learning environment or the Special Educational Needs and Disabilities (SEND) Resource Base which is so needed, providing inclusive and supportive education for those with physical disabilities and related moderate learning difficulties (MLD). Therefore, our proposal is to regenerate Johanna as a modern, fit-for-purpose, value-for-money learning environment at no net cost to OCL, LBL, the DfE or the taxpayer, through a mixed-use private public cross subsidy model.

The project to deliver this is jointly led by Oasis Community Learning (OCL) and The London Borough of Lambeth (LBL).

There is a real need for this school to be redeveloped as the current facilities are not fit-for-purpose. With this scheme we will provide enhanced opportunities for education and training, replacing the current energy-inefficient building with a new, sustainable, net-zero school with increased space and a dedicated Resource Base (SEND). The scheme will include a permanent home for the Waterloo library and a not-for-profit restaurant that offers training opportunities as a stepping-stone for developing skills essential to the hospitality industry.

We also believe the site can do more for the wider Waterloo community, such as:

- The creation of a new Multi-Use Games Area (MUGA) which Oasis will make available for community use outside of school hours, creating new opportunities for sports and activities.
- Improving the quality and sense of place around Lower Marsh and Baylis Road, creating new connections and active frontage which will increase safety and vibrancy
- Additional workspace to bring new jobs and employment opportunities into the area, along with an employment and skills package to secure these opportunities for local people.
- Bringing greater footfall south of Waterloo station to add more vitality and custom to Lower Marsh businesses.
- Supporting the growth of the Waterloo office market by providing good-quality space to attract businesses and provide more space for existing businesses. It would also provide a proportion of Affordable Workspace, to ensure businesses of a range of types and sizes can find space in Waterloo.
- A redesigned site would create / restore links and pathways through the site between Baylis Road and Lower Marsh, with an opportunity for a new public space within the site.

- A redesigned school is also an opportunity to help respond to local poor air quality and protect pupils against this.
- Transforming the relationship of the site to Baylis Road, currently blank and inactive, and providing a vibrant, active frontage with natural surveillance to improve local safety.
- Potential Section 106 (S.106) and Community Infrastructure Levy (CIL) contributions to support delivery of infrastructure improvements in the Waterloo neighbourhood.

This report will highlight the responses obtained from the community during our consultation process and further demonstrate the support received for this scheme and the reasons why this is needed for the Waterloo area.

3. Vision and Ethos

Everything within Oasis Academy Johanna (OAJ), as part of Oasis Community Learning, is framed by our ethos, as outlined below. Both LBL and OCL explained the vision and ethos of both our organisations as it impacts this scheme at our four public meetings.

3.1 Oasis Community Learning

Our ethos is rooted in what we believe and who we are. Grounded in our story, it is an expression of our character; a set of values that inform and provide the lens on everything we do.

- A passion to include
- A desire to treat people equally respecting differences
- A commitment to healthy, open relationships
- A deep sense of hope that things can change and be transformed
- A sense of perseverance to keep going for the long haul

It is these ethos values that we want to be known for and to live by. We are committed to a model of inclusion, equality, healthy relationships, hope, and perseverance throughout all the aspects of the life and culture of every Oasis Hub and academy community.

We encourage every member of our family, be that staff or student, to align themselves to these ethos values. The values themselves are Christ-centred, but we make it clear that we will not impose on anyone, the beliefs that underpin our ethos values. We recognise and celebrate the richness that spiritual and cultural diversity brings to our community, respecting the beliefs and practices of other faiths in the hope that we will provide a welcoming environment for all.

3.1.1 The Oasis 9 Habits

The Oasis Ethos is aspirational, inspirational and something that we have to constantly work at. It is important to remember that every organisation is made up of its people, and people don't always get things right. This means that there can sometimes be a dissonance between what we say we are, as stated in our ethos values, and what we actually do and experience.

Recognising this is helpful because it reminds us that we each have things to work on; we have space to grow, develop and change to become the best version of ourselves.

To help us in this process of personal growth and development we have the Oasis 9 Habits. It is our bespoke and unique approach to character development. We know that by living the way of the Habits, the Oasis Ethos will become second nature to us.

We also believe that this process of continually developing our character and being transformed to become the best version of ourselves is really important for every student and staff member alike. Therefore, we actively promote and practice the Oasis 9 Habits which are an invitation to a way of life characterised by being compassionate, patient, humble, joyful, honest, hopeful, considerate, forgiving and self-controlled.

3.2 Lambeth Council

Lambeth is a borough of huge diversity, energy and possibility. We have long been home to radicals and reformers, entrepreneurs and innovators – people who work together to help change the lives of others as well as their own. Nowhere is this truer than in Waterloo, being at the heart of Lambeth's economic centre and host to world-class artistic institutions and growing media, tech and life sciences clusters, and home to a diverse and active community network.

However, we also know that we are increasingly living and working in a volatile and uncertain world, with budget cuts to services, the impact of the pandemic, a challenging economy and the threat of a changing climate.

Our ambition is to create an inclusive and resilient economy in Lambeth, that enables all our residents, as well as those who work here, to thrive. This includes our commitment to reduce CO2 emissions to achieve our net zero carbon objectives and our determination to work with stakeholders to deliver a range of projects and strategies that focus on people, business and place.

In Waterloo this means supporting economic development to unlock the unique potential of the neighbourhood and ensure that local people have genuine access to employment and skills opportunities. The Oasis Academy Johanna project is an important part of our vision for the future of Waterloo and our bold plans to enable the area to flourish over the years to come.

4. Consultation Methodology

4.1 Previous Engagement Activity

In December 2015, a number of stakeholder meetings took place, culminating in a meeting at the The Southbank Forum (now known as SoWN), where Sue Foster and Sandra Roebuck from Lambeth Council, together with Steve Chalke from Oasis, presented the proposed scheme developed at that stage. The proposals were received very enthusiastically. At that stage, social housing was included in the early plans.

Throughout the end of December, various other community and key stakeholder meetings took place too. These were with parents (2 sessions); OAJ staff (1 session); the school Hub Council (1 session); Kate Hoey MP; local councillors (including Kevin Craig); WAC, Waterloo Community Development Group (including Michael Ball) and others.

The OAJ staff took the pupils through a project about the scheme to get them involved and engaged. The children made images of what they thought their new school would look like and these were presented to parents etc.

Following this consultation, there were many other informal opportunities to further update key community groups and other stakeholders on progress with the scheme.

In August 2020, a formal consultation took place about the inclusion of a Special Educational Needs Resource Base, which had come about when LBL approached OCL asking them to consider building on their current expertise with SEND children who have physical disabilities and related moderate learning difficulties. This to be included as part of the new OAJ development scheme. The results of this consultation were overwhelmingly positive, with nearly 94% of respondents agreeing that there is a need for extra specialist provision in Lambeth to meet the needs of SEND children; and over 92% of respondents expressing support for the introduction of a SEND Resource Base at the school.

This consultation ran for 4 weeks, from Monday the 15th of November to Monday the 13th of December. There were a few one-to-one meetings for this that took place the week before the official start of the consultation.

4.2 Purpose of the Consultation

The purpose of the consultation was to present the Oasis Academy Johanna redevelopment scheme and its objectives to the local community and key stakeholders. Critically, we wanted to provide the community an opportunity to express their views about the vision of the project. It was also to give these people a chance to ask questions and share their views about the scheme and how it should be brought forward. To this end, OCL produced a presentation for the consultation meetings, in partnership with LBL, explaining our vision for the scheme. OCL also published an information booklet which included a link to the questionnaire which is expanded upon further below. The purpose of the information booklet was to provide clear and transparent information on how OCL and Lambeth would manage the scheme; both as hard-copy and online versions.

4.3 Stakeholder Meetings

The strategy for meeting with relevant stakeholders involved maximising the opportunity for participation. As such, meetings were arranged at times appropriate for as many people to attend as possible; all consultation materials were made available online.

4.3.1 Public Meetings

Oasis held four consultation meetings – supported by Lambeth Council - on two separate days, consisting of a morning session and a late afternoon session. The sessions were held at the Hub Coffee House situated on Kennington Road, London. The reason behind this was to enable a larger turnout, working around people’s childcare and work commitments. The dates and times of these sessions were as follows:

- Tuesday 16th November 11-12am (session 1)
- Tuesday 16th November 6-7pm (session 2)
- Monday 6th December 11-12am (session 3)
- Monday 6th December 6-7pm (session 4)

The presentations were conducted by Steve Chalke, Oasis’ Founder, and Andrew Anderson/Tristan Dewhurst, LBL’s representatives. The first half of each 60-minute session consisted of a PowerPoint presentation that explained the project and its key objectives, and showed illustrative plans and drawings of the how the scheme might be brought forward. The second half of each session consisted of a Q&A discussion between attendees and members of the project team.

In total, 14 people attended across all four sessions.

On arrival, each attendee was asked to sign in by confirming the stakeholder category that best defined them. Information booklets and questionnaires were placed on each seat to ensure each attendee had the required material prior to the start of each session. Additionally, the project’s architects were commissioned to create A0 & A1 boards with indicative plans and drawings of how the project might look, allowing community members to visualise the new areas/buildings, which helped create conversation around specific aspects of the scheme.

4.3.2 One-to-One Meetings with Key Stakeholders

Separately to the Public Meetings, Steve Chalke arranged one-to-one meetings with some key stakeholders – including local groups, community leaders, and other key organisations - to ensure these people had the chance to share their views in a more personal / confidential setting. The people and/or groups that Steve met with are the following:

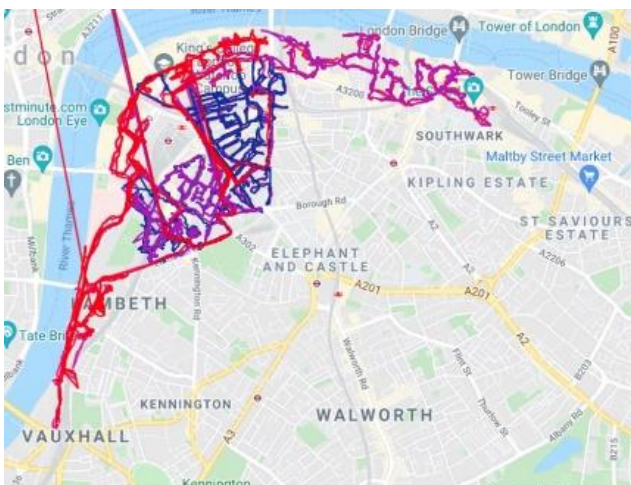
Nic Durston (and other colleagues)	CEO, South Bank Employers Group	11 th Nov
David Clarson	South Bank Waterloo Neighbours	10 th Nov

Florence Eshalomi MP	Now MP for Vauxhall, was Member of London Assembly for Lambeth & Southwark, good friend to Oasis	Met at the House of Commons – 8 th November
Gail MacDonald	Property Director, Guy's & St Thomas Trust	8 th Nov
Jennie Moseley	Bishop's Ward, Labour Cllr	Contacted and responded to agree to a meeting, but then didn't follow-up with a date, although previous conversations had taken place about the scheme.
Kevin Craig	Bishop's Ward, Labour Cllr	Contacted previously.
Ibrahim Dogus	Bishop's Ward, Labour Cllr	22 nd November
Jenny Stiles	Vice-Chair WAC Centre	28 th Oct
Michael Ball	Waterloo Community Development Group	26 th November

More detail on the feedback received from these meetings is included in the following section, which focuses on the results obtained.

4.4 Invitations and Advertising

On the 3rd and 4th of November 10,032 A5 leaflets for the sessions outlined above were designed, printed, and distributed around several SE1 postcodes. These leaflets asked people to email a dedicated consultation inbox if they wanted to attend any of the sessions, by confirming their name and contact details. Below is a map, provided by the distribution company, highlighting where the leaflets were distributed to via means of a tracking device.



LBL also included details of the consultation upon their dedicated consultation webpage, providing details of the activities and a link to the online materials hosted by LBL. Two email pushes were issued at the start and mid-way through the consultation mailing list, which includes over 20,000 contacts who have an interest in projects and consultations throughout the borough. In addition to this, LBL made use of its social media avenues (including Twitter, Instagram and NextDoor) to provide supplemental publicity pushes throughout the consultation period.

Information booklets were also dropped off at the venue, and Oasis Academy Johanna reception. Reference copies of the booklets were also placed for review in libraries across the London Borough of Lambeth. See appendix 1 for the full booklet.

Questionnaires were also handed out in person at the Oasis Waterloo Church, Oasis Academy Johanna and Oasis Academy South Bank.

4.5 Maximising Returns

In order to maximise the amount of feedback from this consultation, we looked at a number of different options for people to share their views. In addition to the in-person sessions mentioned in the section above, we also included the questionnaire on the Oasis Academy Johanna website and as the last page in the information booklet. Additionally, an email inbox specifically created for this consultation was set up and regularly monitored so that people could share their views and return questionnaires to us remotely.

4.6 Stakeholder List

The following groups were identified as key stakeholders, and every effort was made to collect their feedback on our plans for the scheme:

- Oasis Academy Johanna Parents
- Oasis Academy Johanna Staff Members
- Local Residents
- Local Businesses
- Local MP and Ward Councillors
- Work / Employed in Neighbourhood
- Interested MP/ Councillor / Government Representatives
- Local Faith, Community and/or Voluntary Groups
- South Bank & Waterloo Neighbours (SoWN)
- South Bank Employers Group (SBEG)
- We Are Waterloo BID
- South Bank BID
- Waterloo Action Community
- South Bank Churches
- Waterloo Development Group
- Guy's and St Thomas' NHS Foundation Trust, Waterloo Action Centre
- Local School Governors



- Prospective Parents
- Primary or Secondary Schools in the Area
- Regular Visitors to Neighbourhood
- Students
- Teachers
- Other

5. Consultation Results and Feedback

5.1 Questionnaire Answers

The questionnaire for this consultation included the following questions. Thirty-nine responses were received, and the breakdown of those thirty-nine are in the data provided below. The results / answers to each question are as follows:

1. How far are you from the Oasis Academy Johanna site, in Waterloo, SE1 7RH?

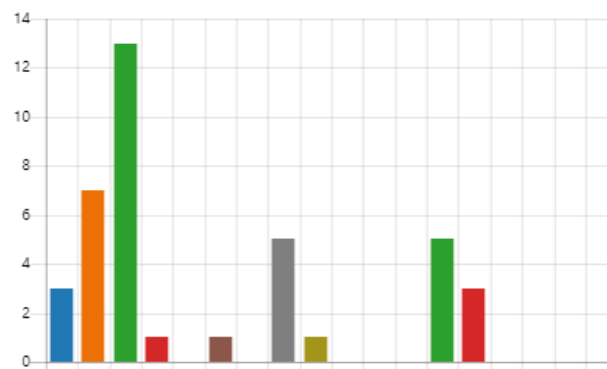
Local - Waterloo	22
Regional - London & South East	15
National	2



The majority of respondents were local to Waterloo (56.4%); while the second largest group (38.5%) were based in the region of London and the South East.

2. Which stakeholder group would you identify yourself with?

Oasis Academy Johanna Parent	3
Oasis Academy Johanna Staff ...	7
Local Resident	13
Local Business	1
Local MP or Councillor	0
Work / Employed in Neighbourhood	1
Interested MP / Councillor / G...	0
Local Faith, Community, and V...	5
Interested Organisation	1
Local School Governor	0
Prospective Parent	0
Primary or Secondary School i...	0
Regular Visitor to Neighbourhood	5
Other	3
Parent	0
Student	0
Teacher	0
Administrator	0



Responses were received from a wide range of different stakeholder groups, with local residents (33.3%), Oasis Academy Johanna staff (17.9%), local faith, community, and voluntary groups (17.9%), and regular visitors to the neighbourhood (17.9%) forming the largest groups.

3. The scheme will provide enhanced opportunities for education and training, through a new ‘state-of-the-art’ educational facility, a dedicated SEND Resource Base, and other community and education facilities, including a library and training restaurant, enabled by a mixed-use development. To what extent do you support the proposals of the Oasis Johanna Scheme?

● Strongly Support	24
● Support	7
● Neutral / Uncertain	4
● Do Not Support	0
● Strongly Do Not Support	4



Respondents were overwhelmingly supportive of the proposals, with 61.5% expressing 'strong support', and 17.9% supporting in general – so the vast majority in favour. Only 10.3% said they 'strongly do not support'.

4. To what extent do you agree or disagree that the school designs are an acceptable solution to Oasis Academy Johanna’s requirements?

● Strongly Agree	21
● Agree	7
● Neither Agree or Disagree	7
● Disagree	1
● Strongly Disagree	3



The large majority either strongly agreed (53.8%), or agreed (17.9%), that the school designs are an acceptable solution to Oasis Academy Johanna's requirements – again the vast majority. A further 17.9% neither agreed nor disagreed; and only 2.6% disagreed or strongly disagreed (7.7%).

5. Please use this box to expand on your answer from the question above

“The proposals look imaginative, well thought out and realistic from the point of two local residents with lifelong experience o education and local community work”

“There is insufficient information yet to take a considered view. The proposed replacement school has to be seen alongside the proposed substantial office buildings, on a site which is

one of the few on this side of Waterloo Station which so far has retained its distinctive local character rather than succumbing to homogenous office blocks. Without public information on the full economics of the proposal it is impossible to weigh up the benefits against the cost. Clearly there is a significant cost to a new school building, a SEND facility, a training restaurant and a library. Does the scheme proposed just meet this cost, or does it provide excess capital and ongoing revenue for Oasis and Lambeth? What is the minimum scale of project required to exactly meet the capital costs of the public facilities proposed? Is it what is proposed, or is it less? Please make this explicit as the project is developed further. If the scheme is expected to raise additional capital and/or revenue, how much is this and how would it be used? On design, one of the characteristics of this part of Waterloo is the hodge-podge of architectural styles. The risk from a large development of this kind is that it is all homogenised, with a single architect. Given the number of buildings proposed, it would be good to have several architects and to specify that each building should use different materials and design approaches, so retaining the variety which gives the area its local character."

"Really like the idea to improve the use of this space."

"I would defer to the school community on this. I do wonder if there is enough open space for kids to run around a lot though. It might be a bit over designed?"

"Renovating the school and bringing SEND, library and non-profit-hospitality training to the area are admirable aspirations. But the sheer scale of the proposed redevelopment is a huge concern and as a resident of Baylis Road I do not feel it should be presented as the only possibility and de facto pre-determined outcome. It would transform the immediate neighbourhood, which is known and loved for its human scale and neighbourhood feel. The characterisation of Baylis Road as "blank and inactive" is loaded - to at least some of us who live on Baylis Road it is peaceful and calm with a welcome respite from the tall buildings increasingly springing up in the area. We do not feel the single storey use of space is "very inefficient" but a precious thing that adds to the distinctive character and liveability of the area. It does not seem right that these obvious and reasonable concerns are nowhere acknowledged in the present materials, or that the sheer bulk of the proposal, and the disproportionate volume of commercial vs community space is nowhere clear in the present materials."

"There is a largely empty resource base at Archbishop Sumner school. There is no requirement for another 2-form entry school. Many parents have picked oasis johanna because it is 1 form entry. The building is too large, high and looks dark. A strength of the current design is its cloister design, providing for natural light and good learning environment. It is attracting parents. There seems to have been little planning to provide adequate education for those with SEN currently at oasis johanna during the building work and demolition. As a prospective parent this is putting us off choosing oasis johanna, even though it is most suited to our needs currently."

"I am unfamiliar with the specific requirements that are relevant, so cannot offer an opinion"

"The designs appear to create a much more visually pleasing use of the space - more open. And the fact that the buildings will be carbon neutral is excellent. It will be great to provide a high-quality building for the library, and good for Johanna students to have this nearby. It also appears that more floorspace will be available, by building higher - which makes sense."

"I am concerned about what appears to be a reduced amount of space. I do appreciate that this is what pays for the project."

"Primary school needed in this area"

"I strongly agree because it will be beneficial to the community and the younger generation to come. Having all learning resources in one go will create new ideas."

"outdoor areas, playground space is not enough - inadequate for early years"

"I do like the fact that they have more educational facilities, but I do like old as well because all on one floor. My concern is outside space and the playground not being on ground floor and we need two hall idea? Because there will be no room for events and after school clubs. And finally, we need more room for SEN children and especially for children with emotional behavioural needs to have therapy (e.g. art rooms, etc)"

"Should have playground on the ground floor not on the roof."

"Don't like idea of playground on the roof."

"It will change lives!"

"This is an excellent idea"

"I think it will enhance children's futures and assist the staff in their workplace"

"The design opens up the facility / current space and makes it a more inclusive local amenity."

"I think the design is perfect as a model of community design."

"The space allocated for a library is ridiculously small."

"They bring the buildings up to date and help the community."

"It is really up to the community leadership to liaise and agree about a school design. I believe I do not have much say in such a decision."

"Would help kids to learn with support from teachers and parents and the wider community."

"Its brings this old building to a completely new usage or the community."

"Facilities are needed"

"The existing buildings are old, badly designed and don't provide the best educational facility."

"The school designs are an acceptable solution to Oasis Academy Johanna's requirements because it offers serviced amenities to each individual in the local area to access regardless of age, faith, race or gender. Welcoming this solution would encourage more cohesion on the area as well as growing the community directly involved with the Oasis Academy Johanna site to flourish."

6. How do you think we could use the facilities proposed?

"We would need more detailed information before answering this question"

"If there do end up being offices on site, it should be a requirement on office tenants to liaise with the school to show pupils in some way what the world of work is like. The proposed library seems disappointingly small and lacking a larger vision. This needs further consideration."

"My kids will!"

"Evening classes (Close to Morley College)"

"The building should remain as a primary school. The additional resource base could be at the vacated premises on the Wincott St site at Archbishop Sumner school. A sensory room would be of benefit to the existing school,"

"I would propose a larger area allocated to the community library, plus a shift in its location to near the Cubana site since this would give it more visibility to the general community"

"Community activities in the Community Square"

"Rent out multisport"

"Could all become part of an improved community space"

"By involving the children and the youth who will be using the new building"

"Bring the community together more"

"To broaden children's learning potential"

"to enhance local kids to get more involved in future well-being."

"The use of the facilities are very evident and help with children and adults."

"I doubt whether such a small library would attract any users."

"School + community + cultural"

"I am not at liberty to say."

"To strengthen community participation"

"By always thinking that these spaces should meet the needs of the community it serves (i.e. it should incorporate a 'cradle to grave' agenda to support the system of life). At present, the site mostly focuses on education and employment but in the future, it may expand to placing end of life care in health and social care sector."

7. What new opportunities would you like the scheme to seek to create for you / your family/your business?

"As two elderly local residents who already benefit from Oasis local community provision (eg the Hub Coffee Cafe) we hope that similar provision will be available in this scheme."

"Sports and community facilities out of school hours. Access for community meetings."

"Apprenticeships for local people"

"The site should be primarily focused on being a school Focussing on its core task and its current students should be a priority. It could be a safeguarding risk to introduce a multi-functional space. Also, if the rooms are let out outside of core school hours, this should not be allowed to impact on before/ after school activities for the existing students."

"A full-service public library in Waterloo, an area that I visit weekly"

"A quality outdoor environment in the Community Square"

"- Play schemes - Community activities"

"A scheme of job opportunities for school leavers and apprenticeship facilities as they face the outside world."

"Volunteering opportunities"

"To meet other local residents"

"There could always be more green areas."

"A proper library either here or in the nearby building purpose-built for use as a library"

8. Please tell us why you said this

"Because we both have had relevant experience in our professional life (one national adult education and the other an Anglican Vicar of this parish)"

"A genuine local 'community centre' would be a great addition to Waterloo, and the school could perhaps provide this."

"Please need jobs!"

"we are prospective parents with a child with SEN. The building works are our most major concern."

"I have benefitted from the great improvement in recent years in the service at other Lambeth public libraries, and would like this to be true for the a replacement library ion Waterloo."

“Christian Aid might be interested in converting some of its downstairs space into a commercial area (perhaps providing food and beverages). Opening onto a pleasant tree-lined square with the library (as per the artist’s impression) would be beneficial.”

“Because some youngsters left school they lack knowledge and expectations and need to know how to carry on and need help. Help will be at hand.”

“The children will have their own space”

“I want to support the community”

“The nature of the Waterloo area (heavily commercial) makes it difficult for different groups to mix”

“Because green areas are a premium for cities such as London”

“Waterloo needs a public library.”

“The community needs more space. Oasis are worth backing as they are a great community development organisation.”

9. How could the new school buildings and play area (including the MUGA) be used after school hours and during the weekends for the benefit of the wider community?

● Community Meeting Space	26
● Sports Practice	24
● After School Clubs	25
● Other (Please Specify)	7



There was broadly even support for the suggested uses of the school buildings and play areas outside of school hours, with respondents almost equally favouring the idea of community meeting space (26 respondents); sports practice (24 respondents); and after school clubs (25 respondents). Seven respondents further suggested alternative uses, which are detailed below.

10. If you selected 'Other' on question 9, please expand below

“Adult education”

“They should not be used as community spaces. The Oasis Southbank has ample for this and most of it is unused.”

"This will reduce boredom and stress levels"

"There are not a lot of after school clubs"

"Social events"

"Health care"

"Could feed and assist children and families during school holidays"

"Support groups for parents + holiday activities"

11. We welcome feedback on the Oasis Johanna Scheme, so please let us know if you have any additional comments or questions

"Congratulations on such a detailed and imaginative scheme."

"While it is hard to fault the aspirations of the scheme, the current proposals come at a high price in terms of the tall tower which would utterly change the character of the one side of Waterloo Station which has managed to retain its local community character. To have a 15-storey office building there would be to destroy the thoroughly human scale of the Lower Marsh area. In the consultation session Steve focused on the day-to-day real needs of the Tanswell Estate population. Of course, this is valid, but on those grounds you could argue for a 50-storey tower which would help financially even more. Yet clearly you would not do that. So why 15 storeys? While Oasis and Lambeth may wish to focus on the prospect of a new school building and other valuable public facilities, the impact of a tall tower and other office buildings on the human scale, local, organic, character of the immediate area would be huge. You really need to demonstrate why, economically, there is no alternative - or find an alternative that avoids this."

"How much affordable housing will be there?"

"It would be a huge shame to spoil an existing stellar school by diluting its mission and hampering its current students through a scheme which is too big and obliterates a charming and effective learning environment. I do not believe the current plans fit the needs of the borough or locality or its current students. I appreciate that the school management itself support the scheme and they know the school well. However, from the information I have viewed and considered, I cannot agree. Especially post covid, the priority must be to the children currently at the school and those who will start in the next 1-3 years."

"I would reiterate the comment in answer to question 6 - please ensure that a public library in the Waterloo area meets the high quality of future development envisaged and the cultural prominence of this area."

"This looks like an exciting scheme both to regenerate and uplift the area, and to provide quality facilities for the school and community."

"I wonder what the impact on the community may be. It will be important to retain the character and not become an agent in the gentrification of the area at the cost of local families."

"Go for it! I 100% agree with the idea."

"I am not local to Lambeth but I have been attending Oasis as a church and found they are very community-centric and focused. What I would give to have an organisation like this on my doorstep. I would have thought and expected the community and its leadership thereby to be more supportive of projects like this and really appreciate such an organisation making such an effort and is always ready to help."

"Let's get on with it!"

"Heard about this at Oasis Sunday service and strongly recommend this to go ahead. The need to support the young people with needs is highly needed."

"Why is it taking this long to get done?"

"It is great to see a bottom -up approach can provide concise planning about the future of education + employment etc. to serve the community of Lambeth"

5.2 Q&A sessions

This segment outlines the questions and concerns raised during the Q&A part of the 4 in-person sessions mentioned in section 5.2, as well as our answers.

Session 1

The height of the buildings as being too tall – We explained in the meetings that due to the lack of alternative funding sources, the scheme needs to generate sufficient value from on-site enabling development to pay for the new school and community facilities and create the best provision possible. This will inevitably lead to an increase in scale and massing. This will clearly require careful design and arrangement to balance the need for development which can fund the many benefits of this scheme against how the redeveloped site will interface with its surroundings.

The plans and drawings which were presented are all indicative, and ultimately it will be for the developer we select to consider the best way to design the scheme. Once appointed, our developer and their team will need to work up designs further, having regard for the various policies in Lambeth's Local Plan which relate to design and building heights. This includes impact on townscape, local views, design, massing, impact on local heritage and how the building fits in with the adjacent buildings, amenity and daylight. We expect any development partner to consult further with the community on the development of these designs before planning.

How close to what has been presented will the final scheme be? The proposals shown are purely indicative and they will remain flexible and subject to change. During the competitive procurement process we will invite bidders to explain their vision and approach to the site. The successful developer will then further develop the design of the scheme before a planning

application is submitted. The design will be subject to further consultation with the community before the submission of an application.

This scheme doesn't focus on residential housing which the original ideas did - . As we have progressed the scheme and looked at viability, we found that an office-led scheme would have the best opportunity to enable us to provide all the community facilities we have discussed. However, currently Lambeth and OCL are in discussions about setting up a Tenants and Residents Association for the Tanswell Estate. We also intend to set up a surgery which will run every 2 weeks. Neither of these initiatives are formally part of the scheme but have arisen because of it. Lambeth Council will also look at how they can use CIL and S.106 contributions for the benefit of the community.

Affordable housing isn't truly affordable

Should a residential scheme come forward as a developer proposal, we will make sure that real affordable housing is part of that scheme at policy compliant levels, but currently we are not planning for a residential-led scheme.

How will you ensure that the developer really delivers what we plan and cannot do something we haven't asked for?

The development partner will be engaged in a contract to deliver our minimum requirements in terms of the school and community uses. We will provide a specification, so that our partner designs to that specification. The contract will enforce this and there will be penalties within the contract if this isn't followed. All plans will also be subject to planning permission, and so will need to respond to the Local Plan policies and vision for Waterloo to achieve this.

Won't the amount of playspace be reduced with this scheme? No, there will be more play space. It will not just be on the ground floor, but on each floor, and it will be available to the community outside of school hours. Not only will there be more space, but the quality of it will improve too.

If we assume that the scheme is likely to be office-led, how will that fit into the Lower Marsh community? Will you think about the character of the building so it's not a standard, homogenised building? This has been taken into account. The aim is to create an attractive space, the building will be made to look good in its surroundings. The key aim will be that the facilities are fit-for-purpose and serve the community well; so aesthetics will be one of the considerations.

Will the offices be subsidised? Yes, some of them will be – the office will need to provide 10% of its gross floorspace as Affordable Workspace, which will be offered to social value enterprises at a discount market rate. In addition, the planning permission will secure as a minimum a policy compliant Employment and Skills strategy for local people, so that the scheme also focuses on providing opportunities for work and training for local people. Outside of the Affordable Workspace, we expect that the remainder of the office will be let at market rates, in order to create the necessary funding for all the other community facilities.

Other developments such as Elisabeth House and ITV - already include a large amount of subsidised office space. This only lasts for 25 years or so after which office spaces go up to full commercial rent. So how can we ensure that some office spaces remain affordable after the first few years? It would be useful to include the long-term strategic objectives for the site in the consultation documents. The Affordable Workspace policy was recently tested rigorously in the Local Plan public examination by an independent planning inspector. Based on the evidence and representations submitted, he agreed that a 25-year requirement for the discount was a sound basis on which to adopt the Local Plan. The Local Plan will be regularly reviewed every 5 years, which will of course give regular opportunity for Lambeth to consider the needs of the office market and whether this policy should be adjusted. This sits beyond the remit of this scheme.

Has Lambeth Council been involved in recent years in large-scale redevelopment schemes?

Lambeth Council has been (and continues to be) involved in a wide range of projects across the borough which have sought to create the kind of places and neighbourhoods needed to tackle the issues our residents face and improve quality of life. Some examples include the Your Town Hall project in Brixton, which delivered new market and affordable homes for residents; the Somerleyton Road project which is imminently about to provide a state-of-the-art performing arts centre and workspace; and the delivery of new housing with Homes for Lambeth at Lollard Street in Kennington. We are also at the tail end of a major procurement process to secure a partner to deliver a transformative regeneration through the 'Growing Brixton's Rec Quarter' project on Brixton Station Road.

Schemes of this sort often include health, but this scheme doesn't include it at all – has this been considered? Yes, the inclusion of a new medical centre was considered at the outset of the project, but it was not financially viable to include this alongside the other community facilities. Oasis tackles health care through other projects. For instance, we have a partnership with Guys and St. Thomas' and the Oasis Waterloo Hub is running a project called Healthspace, all about reducing obesity in the area and encouraging healthier eating habits.

Session 2

The level of detail shared – The proposals are indicative, so they are subject to change. Despite this, we have commissioned our architects to produce boards with the current designs, so you are able to visualise the proposed buildings and spaces. This has been done solely for the purposes of this consultation, to ensure we are allowing people to really understand what this would mean for the area via means of a visual aid. We gave further detail around the heights and sizes of buildings so there could be more conversation about this.

Low turnout – We distributed over 10,000 leaflets in the area to local residents and businesses. Lambeth also emailed its consultation database (with +20,000 respondents), hosted details of the consultation on its website, and posted on its social media avenues throughout the consultation period. Materials were also distributed to libraries throughout Lambeth. The project team also reached out to stakeholder organisations to try and spread word and boost the profile of the consultation.

Also, we have consulted about the project in the past, as detailed in Section 4.1, so many people might feel they are already aware of the scheme. The hard-copy materials that were created for this consultation, provide the reader with all the information that was presented during the in-person

sessions. This is not the last time we will consult with the community as the project progresses, and we consider this part of an ongoing conversation, which we hope the community will be excited about as it moves forward.

Session 3

Is the proposed 15-storey building included in the Lambeth local plan allocation for tall buildings? The site is not allocated for a tall building within the Local Plan and is not proposed to be allocated for a tall building. Therefore, any future planning application would need to be tested against the wider principles and considerations for a tall building to ensure that its design, appearance and impact was acceptable in planning terms.

Could the library space be larger? It could, however, any increase to the size and specification of the library (and indeed the other community uses) would need to be funded in order to pay for the extra space. The balance of this is that more development could be required on site.

Perhaps a larger library space could include GP Surgery to help pay for it? Unfortunately, the inclusion of a GP surgery would not help to finance the overall scheme but would need funding to include it.

Have we had conversations with Kings College / other colleges? Yes, we have had conversations with a number of organisations like these and will continue to engage with them.

If we're going for a 2FE, where are all the extra children coming from, given that there is no projected upturn in the number of children in London at present? And indeed, due to Brexit and the Pandemic in particular, many people are leaving London right now – We acknowledge the current statistics; however, the poorer families living on the China Walk and Tanswell Estates in particular, aren't going anywhere else; they can't afford to leave London. We need to look to future-proof the site and do it sustainably. A new state-of-the-art building will be in place for a long time; much longer than the current not-fit-for-purpose building. We stressed that OCL will only increase to 2FE for basic need if there is a requirement for this and if this is agreed with Lambeth as the Local Education Authority, as we have done over the need for increased SEND Resource Base needs.

Perhaps Oasis Academy South Bank (OASB) could use some of the extra space in the meantime. What about playground space, there doesn't appear to be much? There are several current difficulties in terms of managing the various small spaces in the academy. The three outside spaces planned for the new-build have specific characteristics, such as being sensory, under cover and multi-purpose. On top of this, the community and other local groups will have free use of the MUGA outside of school hours. Any 'meantime use' has to be mindful of safeguarding issues.

A FAQs page was also made public on the academy's website, where other questions were also answered. This will have been useful for anyone interested who was not able to attend the sessions and ask questions in-person.

Session 4

The Friends of Lambeth Libraries said they were keen for the library to go back into the WAC Building, which was the original library building many years ago. The library space were also raised. - Lambeth advised that WAC was approached when the Lower Marsh building closed, but

that WAC did not want to take this on, as they had put a lot of money into regenerating the old library which meant they didn't want to move. The library will be slightly smaller than the previous building on Lower Marsh; however, it will be a better designed space and double the size of the existing temporary location.

Does the current and projected number of children warrant a large school? To this, we provided the same answer given during session 3.

The public square would almost always be in the shade. Would the public actually use it? How would people access it? We have conducted all the required tests for daylight, which concluded that there would be sufficient hours of daylight to pass the guidance set by the British Research Establishment (BRE).

In terms of access, there will be two walkways passing through it. The site will be porous between Lower Marsh, Bayliss Road and the 'Cubana' square. The main school entrance and the café and library would also be accessed from it. Therefore, there are plenty of access routes and footfall.

We are keen to see a 'great modern designer' be appointed to create an architecturally great building. We will be building aesthetics into the specification and procurement evaluation criteria that will go out to prospective developers, and then later contractors, but we also need to adhere to the DfE's stringent requirements around school building regulations.

What does a 21st century library look like, as they are no longer just for book hire? There is an open discussion about what a library for today might include and Lambeth confirmed that the current libraries team will be fully involved to make this a special place with the facilities and equipment to ensure that the library promotes literacy and digital inclusion for the Waterloo community.

Who would be maintaining the public square? We currently envisage that the developer will manage and maintain the publicly accessible spaces throughout the site. Oasis would like to be involved in the management and use of the space, given that social prescribing is now a large part of the NHS health-care plan. This will be a discussion with the developer.

5.3 One-to-One Key Stakeholder Meetings

During Steve Chalke's separate meetings with key stakeholders, the following points were made:

Everyone broadly and universally were fully supportive of the scheme. There was particular excitement around the restaurant and library, as this would create apprenticeships and 'passports' into the catering industry, of which there is real need. Two issues were raised in addition to this support.

- David Clarson and another colleague from SoWN: A desire to see the northern tower a bit lower. Steve explained that the economics of providing the community facilities meant that the tower may have to be the height currently shown, and all understood this required balance.

- Michael Ball from Employers' Group and Iain Tuckett from Coin St: A desire for the library to be bigger.

5.4 Our Responses to Additional Comments Received

While we were able to respond to all feedback given in the meetings, some written comments were received through the survey; and as such, it was not possible to respond directly to these points. Many of the comments related to points raised in the meetings, and our responses to these can be found in Section 5.2 of this report. For all other comments, we have outlined our responses below.

Feedback Given	Our Response
<p>General support and praise for the scheme:</p> <ul style="list-style-type: none"> • The proposals look imaginative, well thought out, and realistic. • It will change lives. • It is an excellent idea. • It will enhance children's futures • The design makes it a more inclusive local amenity • The design is perfect as a model of community design • Brings the buildings up to date and helps the community. • Facilities are needed. • The designs appear to create a visually pleasing use of the space – and the fact the buildings will be carbon neutral is excellent. 	<p>We appreciate the positive comments relating to the proposals and our plans – thank you.</p>
<p>Support for the library and community facilities:</p> <ul style="list-style-type: none"> • It will be good for Johanna students to have a high-quality library nearby. 	<p>We agree, and feel it is important to fulfil the commitment to create a permanent home for the library for the benefit of the whole community.</p>
<p>Questions around the economics of the scheme:</p> <ul style="list-style-type: none"> • Will the scheme break even, or produce ongoing revenue for OCL and LBL? • Will you keep us informed about this as the scheme progresses? 	<p>The scheme will be fully financed by a mixed-use development, which will generate the funding necessary to deliver the construction of the school and other facilities. The ongoing financial operation of the scheme will be determined as the project progresses; we will endeavour to keep all stakeholders updated on this.</p>

<p>Concerns around the size of the development:</p> <ul style="list-style-type: none"> • The scale of the development is a concern, and shouldn't be presented as the only possibility. • Will there be room for events and after school clubs? 	<p>The scheme will require a reconfiguration of space in order to generate sufficient value from on-site enabling development to pay for the new facilities – and create a scheme which contributes more positively to the local area. However, many design options will be considered, and this creativity will continue as we competitively procure a development partner, and then through the pre-planning stages.</p> <p>We envisage that the improved facilities within the scheme will offer a wide range of community use options, including both events and after-school activities.</p>
<p>Concerns around accommodating SEN students during the building work:</p> <ul style="list-style-type: none"> • What planning has been done around this? 	<p>We are very aware of our SEN students and will make sure that we involve all our specialist staff and parents/carers who will be able to help inform the best approach during the building work. We will also work closely with the developer / contractor so they are aware of the requirements that these students have – so that they feel safe and can continue the good learning they already experience at OAJ.</p>
<p>Comments relating to the offices:</p> <ul style="list-style-type: none"> • Office tenants should work with the school to demonstrate the world of work to the pupils 	<p>We agree that it is important to maximise the benefits of the scheme, and to look for opportunities to benefit both the school and the office tenants.</p>
<p>Comments relating to the mixed use aspect of the scheme:</p> <ul style="list-style-type: none"> • A multi-functional space could be a safeguarding risk • Concern that the development would dilute the mission of an already stellar school 	<p>Safeguarding is a top priority for us and every design option will need to meet stringent safeguarding requirements or it simply won't go forward.</p> <p>The school being envisaged will be designed in a way that enhances our mission and enables the school to develop even further the amazing work already provided for our SEN and other students too.</p>

5.5 Online Engagement

As a lot of information was made available online, on the academy's website, we were able to analyse the engagement with this information.

- There were 102 page views - 94 of these are deemed 'unique'
- Average time spent on page was 09:14
- Bounce rate – people leaving within a second on a single page session was 57%
- 89% people left the Johanna website after looking at the consultation page
- There were some peaks on the 18th Nov and then a smaller one again on the 25th Nov and 10th Dec
-



- Very few people came to the page via Facebook (6) or LinkedIn (2)
- 89 sessions began at the consultation page (this is where they landed on the site)
- During this time, 37 files were downloaded, and 13 external link clicks
 - Johanna booklet - 27 downloads
 - Leaflet - 7 downloads
 - Microsoft form - clicked 13 times

6. Conclusions

In conclusion, the overall response, both written and verbal, is that there is a majority and broad support for the scheme principles and objectives as currently discussed and shared through this consultation process. 79.5% of respondents expressed support (61.5%) – or strong support (17.9%) – for the proposals – the overwhelming majority.

Even those who raised questions or who had particular concerns wholeheartedly agreed that the children at Oasis Academy Johanna deserve a first-class school environment, which they currently do not enjoy, as well as expressing excitement about the community facilities being proposed. No one argued with the aspirations and vision. There was one question about whether a 2FE school was needed. We made it clear that currently there is not the basic need requirement for 2FE, so we are building for such a time when the basic need increases, and OCL will work in partnership with LBL to agree when this is the case.

There was support for the creativity of the play spaces for the school, rather than the bland nature of the current spaces, including more specific and targeted outdoor learning facilities.

There were questions about the library – everyone supported the inclusion of a library and the only issue raised was whether or not it could be larger than is currently envisaged.

Those who had concerns about the height of the office buildings also understood that a certain height was required in order to afford the community benefits being proposed, about which they were in support. So their concerns were not voiced without due understanding of this fact, and some still had their concerns about the heights of the northern tower in particular. Some asked if there might be an alternative way to fund the necessary community facilities, but we explained that this was the only way at our disposal.

Particular support, too, was given around the regeneration of Baylis Road, with one community leader stating that it was pleasing to see how this rethink of that area would make the place more accessible and safer for that local community.

Acknowledgement and appreciation were given for this early engagement and for the commitment that the final scheme would also be subject to community consultation by the developer, so that what is important will be achieved in the final delivered facilities.

On this basis, we are confident that we have a mandate to pursue this scheme further and work towards appointing a developer to deliver the vision shared by OCL and LBL.