



Oasis Johanna Development Scheme

# Consultation Booklet



## A message from our Founder

# A very warm welcome to the Oasis Johanna Development Scheme

Welcome to the Oasis Johanna Development Scheme consultation event. I'm delighted to take this opportunity to talk to you more about the scheme and what it means for this great community.

I founded Oasis over 36 years ago, and since then we've grown to become one of the largest charities in the UK, working to provide housing, education, healthcare, youth, and family support, as well as countless other community-building initiatives around the country.

As co-partners, Lambeth Council and Oasis last spoke to you sometime ago about the opportunity of creating a joint educational and community facility. Within that time, we have been moving forward, and we're now excited to bring you the updated indicative plans, ideas and concepts to you for discussion.

We believe these facilities will add to our community and serve residents and groups in the decades to come. We want to build on the work Oasis has been doing in Waterloo for the last 20 years and create facilities for our partners and community groups.

Our public consultation is open from Monday 15th November until Monday 13th December 2021, so I look forward to hearing your response to our proposal.

**“At Oasis, we’re passionate that every community should be a happy, healthy place where every person is included and valued, and has the ability to thrive and achieve their full, God-given potential.”**



**Rev. Steve Chalke, MBE**  
**Founder & Leader**



## A message from our Partner, Lambeth Council

# We're delighted to be working together with Oasis on this scheme

Welcome – I am delighted to have the opportunity to speak with our community and stakeholders about the Oasis Academy Johanna redevelopment project. We truly believe it presents an opportunity to provide real transformational change to benefit the whole Waterloo community, and particularly our residents and communities who rely on the services and work of the Council and Oasis.

Since 2017, councillors and officers have been working side-by-side with our partners at Oasis to explore the needs of the school and community and how these can be delivered to the maximum benefit of Waterloo.

Today's conversation represents the culmination of these years of work.

The Oasis Academy Johanna project is a perfect opportunity for us to show that we can work in partnership to meet the hopes and needs of our local community. We are therefore excited to share our vision with you and to get your views about how we move forward together to make this happen.



**Matthew Bennett**  
Deputy Leader

## Introduction to our Partner 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.

## Introduction to Oasis Community Learning and our work in Waterloo

Oasis specialise in building – and helping others to build – strong inclusive communities where every person can find their place, flourish and achieve their potential. We also work with those who find themselves outside of healthy community to find their place once again.

The vision of Oasis Community Learning (OCL) is to deliver ‘Exceptional Education at the Heart of the Community’. As well as delivering first-class, innovative education, we seek to create safe and inspiring local neighbourhoods, with a range of integrated and diverse services, in order to benefit the whole person in the context of their whole community. We have a commitment to inclusion, social integration and closing the disadvantage gap; we want to give advantage to the disadvantaged. These principles are intentionally developed and embedded throughout all of our academies day-to-day.

OCL is part of the Oasis group of charities established in the mid-1980s in order to build healthy communities within which everyone can flourish and achieve their full potential. Together we work around the themes of education, youth and children’s work, housing, health care and wellbeing, youth justice, financial inclusion, food poverty programmes and family support services.

Oasis has worked in Waterloo for the last 20 years, where we also provide a broad range of other integrated community services, all designed to support the development of our core vision. These include a foodbank, a debt advice centre, a credit union, a community church, a city farm, a community coffee house, the hosting of the temporary Waterloo library, adult literacy and numeracy classes, refugee housing, a public health approach to wellbeing for our children, students and their wider families around nutrition, fitness, obesity and diabetes, employment and much more.

The Waterloo community has high levels of social inequality. Many of our students and families face significant levels of disadvantage. Too much development locally has generated far more immediate and visible benefits for non-resident communities. Our families speak of feeling excluded, marginalised and ‘under siege’. Indeed, currently, our two schools, Oasis Academy Johanna (OAJ) and Oasis Academy South Bank (OASB) (our secondary academy) face challenges including 70% pupil premium, three times higher than the national average.

**40**  
Oasis **communities** within the UK.



**53**  
Schools within the Oasis family.



**23,304**  
People access our **community services**.



## Why is this project needed?

Back in 2016 Lambeth approached Oasis to ask whether the new community library could be built on a corner of the Johanna site. At the same time Oasis was becoming aware that the school buildings were approaching the end of their lifespan and in need of substantial investment to ensure that Oasis would be able to continue to deliver the high quality of education for children in Waterloo in the future.

In addition to considering how to create a 21st century state-of-the art learning environment for the school we also want to fulfil the commitment to provide a permanent home for the Waterloo library as well as providing more opportunities for the local community, including jobs, skills and training. Building on the outline objectives we expressed to you at the start of the project, we are now excited to be able to share an outline of our vision for the site, and our proposed strategy for delivery.

## What is Oasis' & Lambeth's vision for Oasis Academy Johanna & its site?

We want to give our children and the whole Waterloo neighbourhood 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 for Special Educational Needs & Disabilities (SEND). We also want the school to give our children improved play space which provides an opportunity for a variety of types of play, games and sports, including a new Multi-Use Games Area (MUGA) which will be available to the community outside of the school day.

We also believe the site can do more for the wider Waterloo community by providing other community and education facilities, including a permanent home for the Waterloo library and a not-for-profit restaurant offering training and skills opportunities. This will all be enabled by a mixed-use development, which will generate the funding necessary to deliver all these community uses with no net cost to the public. We will want to ensure that this development is sensitively designed and responds to the needs and potential of the Waterloo neighbourhood and community.

We also believe that the scheme has great potential for 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.

The scheme we are presenting is only indicative. But having listened to your views and engaged a development partner, we will be keen to undertake more consultation about the emerging scheme with you.

## How will this be delivered?

We have determined the best way of delivering this scheme is by procuring a developer through a fair and rigorous process, who can bring their resources and expertise to take the project through the design, planning and construction phases and make sure this vision becomes a reality for the Waterloo community. The results of this consultation will help us to shape the way we select the best partner to deliver our vision.

Neither Oasis nor Lambeth have access to funding to be able to deliver a new school and the other community uses, and so it is necessary to include some 'enabling development' to ensure the scheme can be delivered at no net cost to the community or the taxpayer.

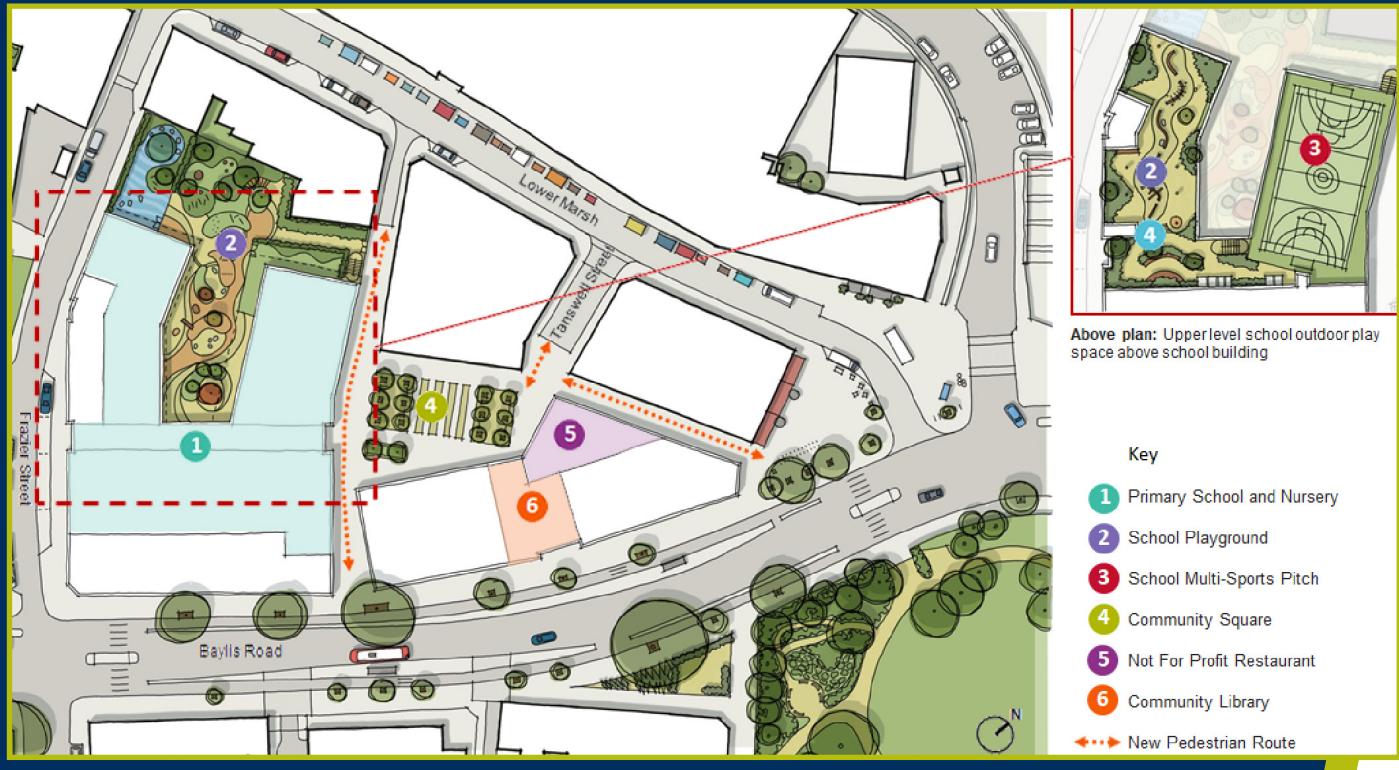
Although our first vision for the site included both new offices and new homes, including social housing, as part of the enabling development, subsequent work indicates that an office-led development presents the best opportunity of a scheme which is viable whilst also delivering the school and other new community facilities. We think that such a development will also have numerous benefits for the Waterloo community, including:

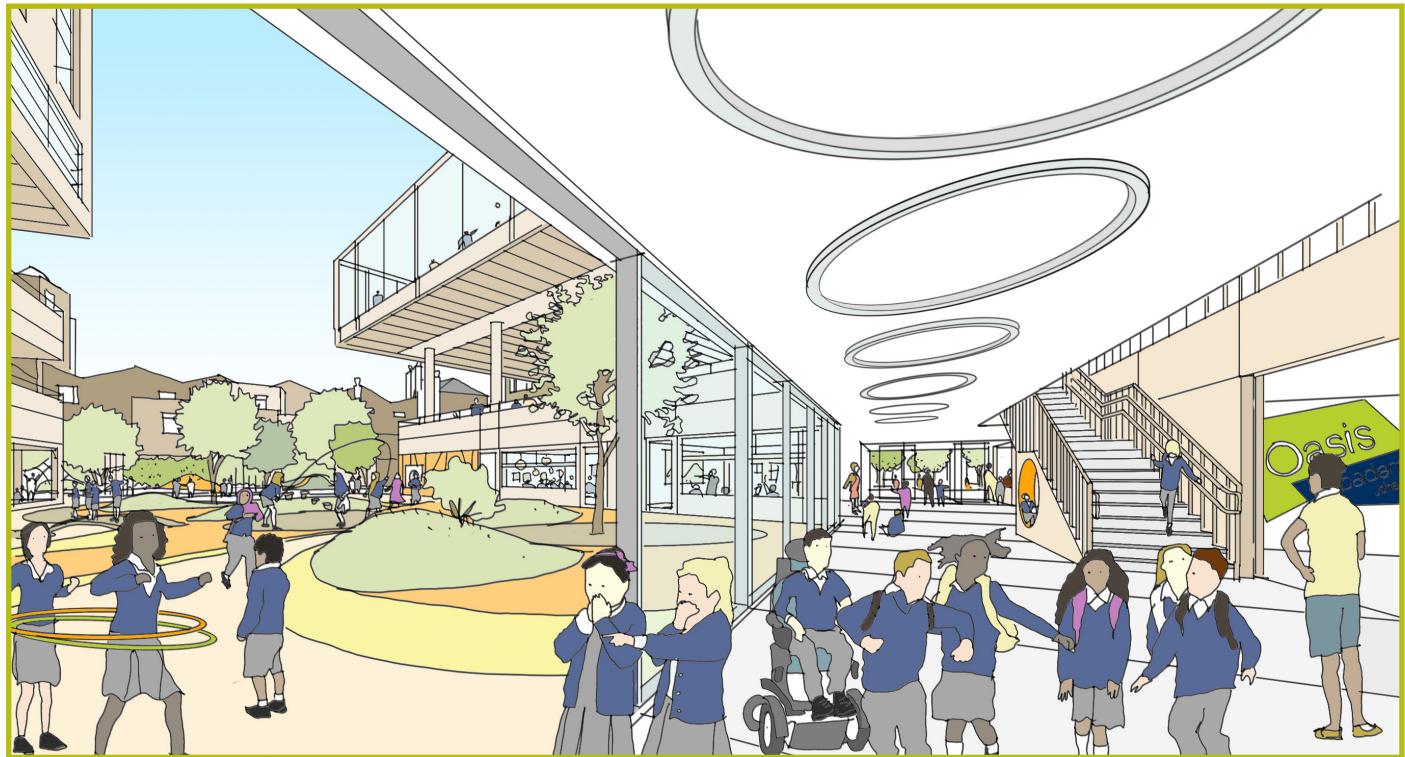
1. Bringing new jobs and apprenticeships to the neighbourhood for local people.
2. Creating new good-quality office space which brings increased footfall and trade to businesses on Lower Marsh.
3. Providing a proportion of much-needed Affordable Workspace which will offer good-quality space, at discounted rates, to start-ups and businesses delivering significant social value.

## What will happen next?

Our public consultation will run until 13th December 2021. Once the consultation has closed, we will review the feedback we receive from you about what you have told us is important to you. We will consider your feedback as we continue to develop our strategy for the developer procurement process. Once a partner is selected, there will be further opportunities to discuss the project with us as we start to look at detailed design matters.

# Indicative illustrations of the Oasis Johanna Development Scheme





## Public Consultation Events

# Our consultation is open from 15th November 2021 to 13th December 2021

We will be holding four repeated consultation events on the following days and times: Tuesday 16th November at 11:00 - 12:00, and again at 18:00 - 19:00, Monday 6th December at 11:00 - 12:00, and again at 18:00 - 19:00.

All events will take place at the Oasis Hub Coffee House, Upper Level, 1 Kennington Road, London, SE1 7QP. Please come along to share your views about the Oasis Johanna Development scheme and to meet our team. We would love to hear your views and opinions about the project and our key objectives at this stage, which will help us identify what is important for the community and to make sure we partner with a developer who is aligned to our overall vision.

### Contact Us

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#### Website:

[www.oasisacademyjohanna.org/consultation](http://www.oasisacademyjohanna.org/consultation)

### Questionnaire

#### Your feedback is important to us.

Our questionnaire is open from Monday 15th November 2021 until Monday 13th December 2021 and can be accessed by scanning the QR code.



If you wish to know more about Oasis Community Learning - please contact:

The Oasis Centre, 75 Westminster Bridge Road, London SE1 7HS

[@OasisAcademies](https://twitter.com/OasisAcademies)

[www.oasiscommunitylearning.org](http://www.oasiscommunitylearning.org)



If you wish to know more about Lambeth London Borough Council - please contact:

Lambeth Council, P.O. Box 734, Winchester SO23 5DG

[@Lambeth\\_Council](https://twitter.com/Lambeth_Council)

[www.lambeth.gov.uk](http://www.lambeth.gov.uk)