

Shaping Thamesmead

THAMESMEAD TM

 Peabody



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About Peabody

Peabody is one of the oldest and most well-known housing associations in the UK.

We're a not-for-profit organisation, meaning we're guided by the value that our work brings to our communities. Any surplus we make is reinvested into the homes, services, and other buildings and spaces we own.

We're committed to providing great homes, good and responsive services, and making a positive difference in communities.

We're leading the long term regeneration of Thamesmead, working with local people and partners to create opportunities and improve neighbourhoods. Our work is driven by our purpose to help people flourish.

Foreword

Thamesmead is an extraordinary place, with its balance of urban and natural spaces, strong local communities and a growing cultural scene. We want to ensure that everyone living here feels proud to call it home.

We're committed to improving, growing and looking after the town for the long term. This starts with understanding local people's needs and aspirations, and then working with communities and partners to create new opportunities and better neighbourhoods.

This booklet highlights some of the changes going on across Thamesmead and gives some examples of what's being achieved. Importantly, it highlights how you can get involved as we deliver our latest five-year plan for Thamesmead (2023-28).

Thamesmead's people are its greatest asset and there's a lot we can achieve when we work together. We hope you'll join with us as we continue our work to realise the town's potential. Please stay in touch.

John Lewis, Executive Director for Thamesmead, Peabody





Peabody in Thamesmead

The assets we own and manage:

65%

of land in
Thamesmead



5,600+

homes



107,000m²

of lettable
commercial/
industrial space



240ha

of green space
including
5 public parks



5

lakes



15

community
buildings



7km

of canals



53,000

trees



5km

of river
frontage



Highlights

Our key achievements between 2018 and 2023:



Highlights



1,200

volunteer hours
spent improving
biodiversity



600

new homes
built



£2.5m

invested in
Southmere Lake
improvements



300+

culture events
held in the town



6

community and
cultural buildings
created



7,000+

visitors to
Thamesmead
Festival in 2022



700+

Community
library
opened



35
artists working and
living in Thamesmead
through a partnership
with Bow Arts and
renovation of
Lakeside Centre



Fix My Street

Online environmental
reporting service
launched



Planting the tiny forest in Southmere Park



The Moorings Sociable Club, re-opened in spring 2022
after being refurbished

An aerial view of Thamesmead, looking towards central London



Our Plan for Thamesmead

Our Plan for Thamesmead 2023–28 outlines our approach to transforming Thamesmead's neighbourhoods. It sets out five goals we're working towards, which you can learn more about in the pages that follow.

We review our plan every five years, taking into account your feedback on how we're doing. This helps us to ensure we're focusing on the things that matter most to the Thamesmead community.

Our goals:

improve people's day to day experiences of living in Thamesmead

build new homes, leisure and community spaces

improve the quality of the landscape and create more chances for people to use it

make culture a part of everyday life

support communities to be happier, healthier and wealthier



Improving day to day experiences in Thamesmead

Peabody is here to look after Thamesmead, now and for the long term. This starts with us helping local people enjoy day life in their neighbourhood.

We're working to ensure that Thamesmead feels well managed and cared for, the 5,600+ homes we own and manage are well maintained, that people across the town can enjoy great communal spaces, and our services are modern and responsive.

Modernising our environmental maintenance service

You can report issues with Thamesmead's streets and open spaces – such as fly-tipping, pest control and public lighting – through Fix My Street. Reports go directly to our local environmental services team who log them and confirm when they've been fixed. To make a report, scan the QR code below.



A view of the boat house at Southmere Lake



Growing and regenerating the town

We're working to grow the town to benefit everyone here, providing better quality homes and improved local amenities.

We've refurbished homes and already built more than 600 new ones. We've also created six new community and culture buildings and revitalised much of Thamesmead's remarkable landscape.

A new town centre for Thamesmead

In 2019 we joined with Lendlease to masterplan a new town centre for Thamesmead – the Thamesmead Waterfront. We're now supporting Transport for London's proposal for an extension to the Docklands Light Railway to improve transport connections to this part of Thamesmead. We've already seen the difference the Elizabeth Line is making at Abbey Wood!





Improving the quality and use of the landscape

We know just how important being out in nature is for our health and wellbeing. We're working with communities to improve and maintain Thamesmead's remarkable blue and green spaces so people, plants and wildlife can thrive.

Lots of local people are getting involved, and in all kinds of ways – from designing pathways and play areas, to dropping into a gardening session, to heading out on wonderful wildlife & welly walks.

Making Space for Nature

Making Space for Nature aims to create a wilder, greener, healthier Thamesmead. You can get out in nature, meet others and chat to landscape experts and enthusiasts!

Do you know about our Making Space for Nature Community Fund? It offers grants up to £2,000 to bring local people's nature-based projects to life. The landscaping and placemaking section on our website tells you more.



**Headline act, Twist and Pulse,
at the Thamesmead Festival 2022**



Making culture a part of everyday life

Culture helps people love where they live. Working with Thamesmead's growing creative community and offering a diverse cultural programme, we're aiming to provide things to do and places to go – all year round.

We're supporting local artists and cultural groups to deliver a range of projects, events (including our flagship Thamesmead Festival), community initiatives and cultural buildings. Thanks to our proud and pioneering community, we're strengthening Thamesmead's reputation as a new creative quarter in London.

A growing cultural community

You can read more about Thamesmead's cultural scene in the Thamesmead Culture Guide and Directory. If you love culture, then head to the Thamesmead Culture Forum. We meet monthly to discuss new ideas for creative projects, how we might support them, and to connect with artists and other cultural organisations. Take a look at the culture pages on our website.





Supporting communities to be happier, healthier and wealthier

Regeneration can create opportunities for everyone. It starts with us better understanding your needs, as well as your aspirations for Thamesmead.

We're keen to support you with the things that matter most, such as improving your job prospects, developing your business, leading a more active lifestyle, or enjoying quality time with family, friends and neighbours. We also want to work with you to take forward the town's transformation. There are many ways for you to get involved – from taking part in local activities to helping lead larger projects.

Bringing communities together

The Thamesmead Community Fund provides grants of up to £3,000 for individuals, community groups or local businesses who want to deliver activities in Thamesmead to benefit the community.

We also have a range of community spaces for you to hire across Thamesmead, from big performance areas to smaller venues. Head to our website to find out more.



Exploring Tump 53 during a half-term break



Keep in touch

Find out more about what's going on in Thamesmead at www.thamesmeadnow.org.uk

You can follow us on:

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Read the full Plan for Thamesmead 2023-28 at www.thamesmeadnow.org.uk