COMMUNITY INVESTMENT CONFERENCE 2026

CREATING LONG TERM NEIGHBOURHOOD IMPACT: LESSONS FROM TWO COMMUNITIES

BELMONT 2

Sarah Morton, **Peabody**
Steve Nicola, **Peabody**
Ellie Ward, **Peabody**

Peabody

21 October 2026



Creating long-term neighbourhood impact: lessons from two communities

Presentation by: Sarah Morton, Community Investment Manager
Steve Nicola, Community Investment Lead Hackney
Ellie Ward, Community Investment Lead Waltham Forest & Haringey

Peabody

The Story of Pembury Children's Community Programme

- Response to Crisis
- Tackling Stigma
- Holistic Vision
- Inspiration – Harlem Children's Zone

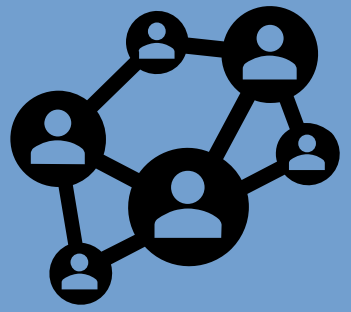
Peabody



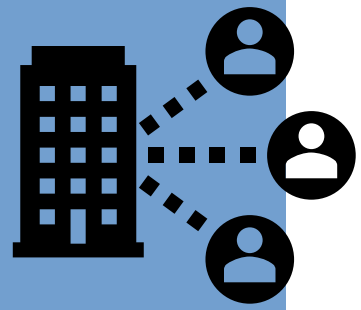
The First 10 Years of Pembury Children's Community Programme

- Key Partnership
- Collaborative Approach and Local Priorities
- Pembury Community Centre
- Pembury Children's Community Board
- Reach
- Renaisi Evaluation

Enablers of Change



Relational leadership & inclusive governance



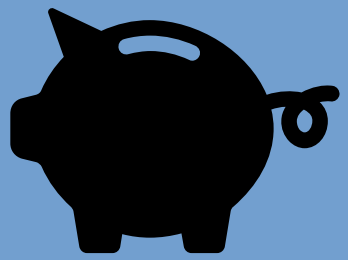
Partnership & collaboration



Clearly defined sense of place & physical asset

Peabody

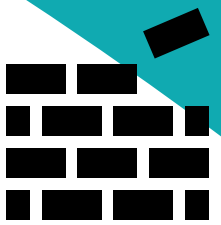
Enablers of Change



Sustained flexible funding



Frontline staff are trusted bridges



Resident co-production & advocacy

Peabody

The Next 10 Years in a Different Context



- Strains on resources
- Challenges
- Buy-In
- Developing the next strategy

Peabody

How the enablers of change are reflected in the new 10-year strategy

Enablers of Change	What we are doing?
Relational leadership and inclusive governance	Governance framework for listening and acting
Partnership and collaboration	Shared priorities and unique partnerships to address current challenges
Clearly defined sense of place and physical asset	Investing in the community centre and listening to resident feedback
Sustained and flexible funding	External funding, capacity building, and social value
Frontline staff acted as trusted bridges	‘One Pembury’ approach
Resident co-production and advocacy	approach to development of People Powered Pembury

People Powered Pembury

Who we are	People Powered Pembury On Pembury we shape and deliver activities, spaces, and opportunities				
Our priorities for the next 10 years	**Inclusion & Belonging**	**Active & Inclusive Spaces**	**Thriving Children and young people**	**Managing money pressures**	**Happy & Healthy**
	People across all ages and backgrounds support each other and everyone feels they belong. Organisations work with all parts of the community.	We have spaces that are safe, welcoming and inclusive where we can make things happen and get the things we need	Children and young people have strong foundations to thrive—safe, socially connected and supported.	We can afford the things we need and get help when times are tough	Pembury residents feel good and live healthy lives*
Peabody's commitment to us	**One Pembury** Pembury will be a place where residents feel respected, listened to, and treated fairly, with services that are easier to access, clearer to understand, and quicker to respond.				

*A healthy outcome didn't come out through the workshops, but we want to test this with residents as it comes out through local data, and we have many well attended health, wellbeing and exercise classes at the centre

Lessons Learnt So Far



- It takes time to build internal and external relationships
- Bringing everyone on the journey is important
- Council relationships
- Communication, transparency and respect

Peabody

A new chapter for Chingford Hall

- Story of Chingford Hall
- Local strengths & assets
- Building trust
- The power of social value
- Where we are now
- What's next
- Our enablers & lessons learnt

Peabody

The story of Chingford Hall









Pantry team
Former Paradox Centre

> **“It’s important for me because it helps me connect with a lot of people. For overall wellbeing - physical, mental – it’s all under one roof. For children, for all ages – that is the most beautiful thing.”**
>
> **Ayesha, Volunteer**

> **“It felt as if it was the end of the Pantry. It was my way of coming out – just to give me a couple of hours to do what I was happy to do.”**
>
> **Kanez, Volunteer**

Local strengths & assets

Region: North-east London

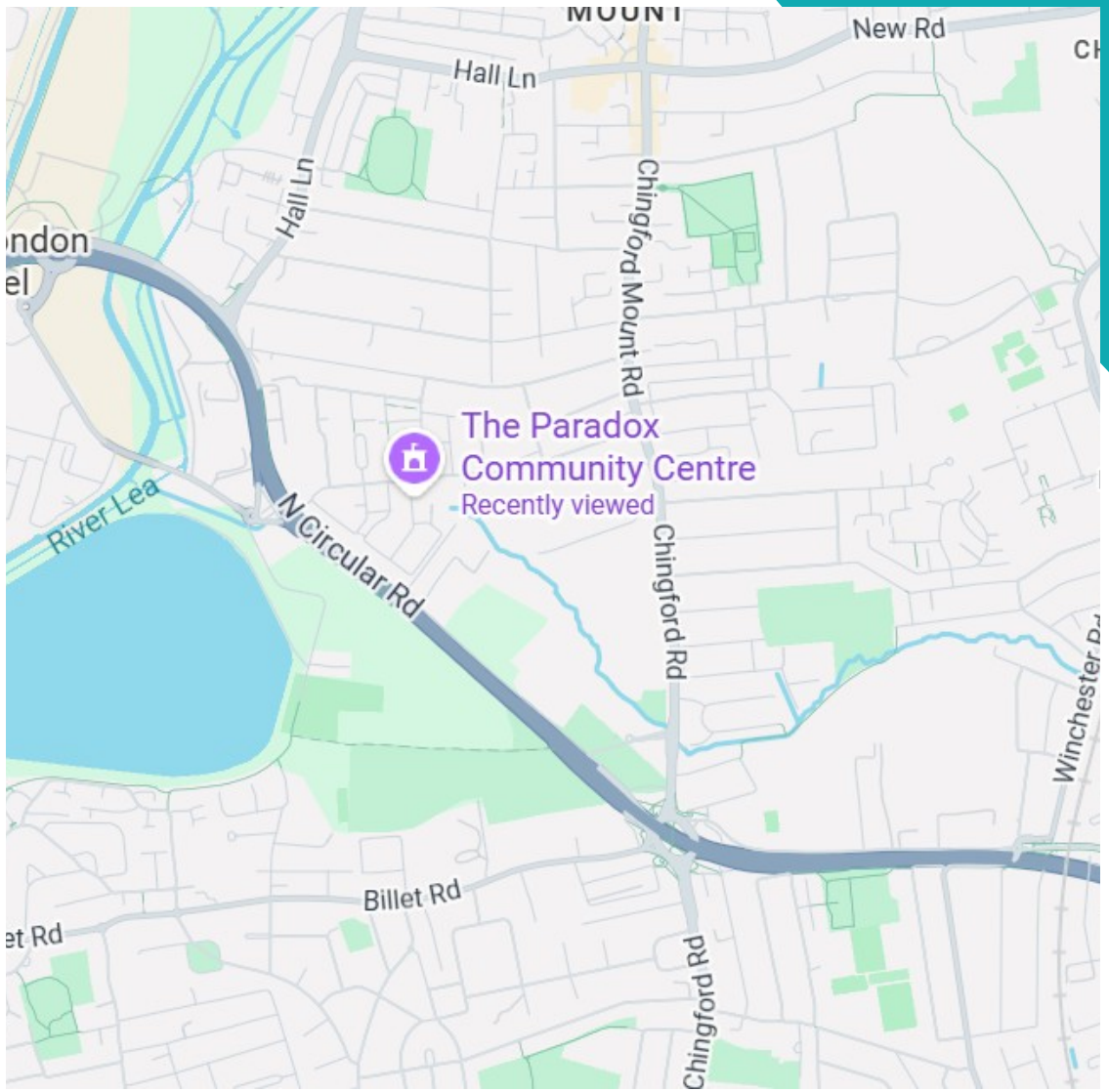
Borough: Waltham Forest

Key assets:

- Salisbury Manor Primary School
- Ching Way Medical Practice
- Locally based Peabody services
- Strong local faith centre network
- Growing projects

Community strengths:

- History of activism and volunteering (CBHA → Peabody)
- Parent/carer forums and networks
- Health champions
- Youth leadership
- Strong network of VCSEs

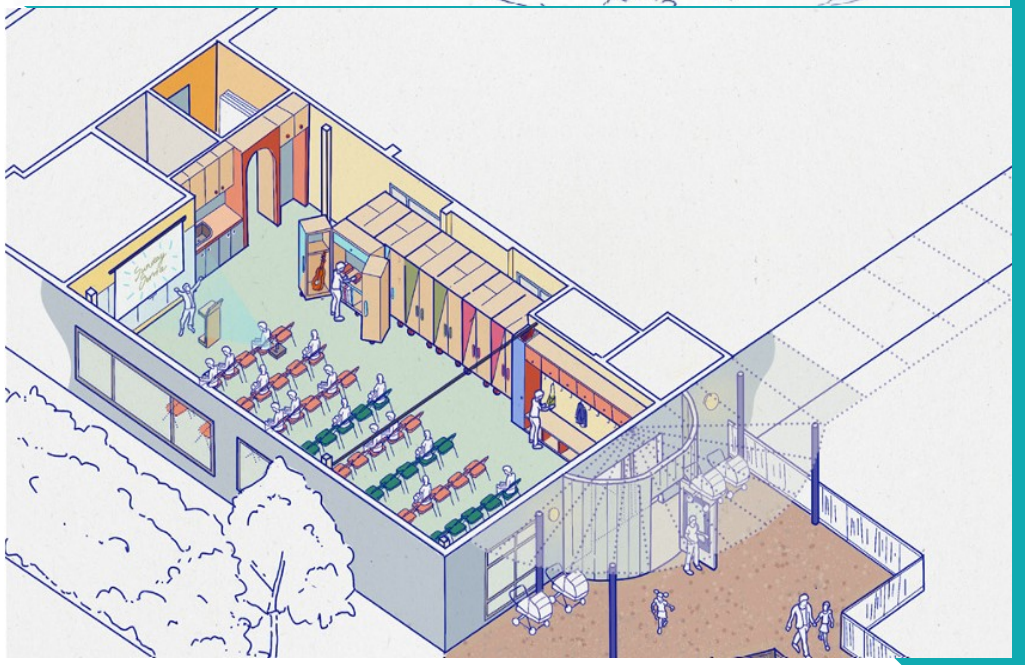


Peabody

Forming new partnerships & building trust

- Salisbury Manor Primary School
- August 2025: Co-design process with community groups, volunteers and residents
- New partnerships formed





Peabody

The power of social value: the build







blue lime® architecture

PURDY Part of Sureserve

LMAC GROUP LIMITED

FFT

Greyline Taking care of homes

FIXATEX LTD

KBH HAUS

Peabody

Where we are now









Peabody

What's next

Our commitments	
In numbers	• Estimated 35 hours of accessible activities/services for residents of all ages each week • 300+ people reached through these sessions
For children & families	• Family cooking sessions • Stay-and-play sessions for under 5s • Parent/carer support and information sessions • Surplus food redistribution to reduce household costs
For young people	• Youth clubs and safe social spaces • Performing arts, dance, and sports programmes • School holiday enrichment activities
Promoting health and wellbeing	• Free or low-cost exercise classes • Partnerships with health services (e.g. smoking cessation, digestive health day with NHS) • Social prescribing pathways into volunteering and social groups
Enabling community connection	• Community gardening and food growing • Volunteering and resident-led initiatives, including partnership with local church • A welcoming "community living room" space

Peabody

A new community grant is available

They stay for a cup of tea and find out about the Public Living Room

I used to be a really keen gardener.

While attending a community event, the resident finds out about Talking Therapies

A local resident tries out a free Tai Chi class

After a couple of weeks, they help set up and run the Public Living Room

The GP surgery is looking for more health champions

The resident chats to a neighbour about the stay and play sessions at the Hub

How can we expand the community garden project?

Peabody

Enablers of change

Enablers of change	The local context	What we are doing?
Relational leadership and inclusive governance	Partnership with United Communities & SMPS	Building local hub governance framework
Partnership and collaboration	Shared priorities, hub design process	Impact evaluation framework launched
Clearly defined sense of place and physical asset	Chingford Hall and hub	Development of green spaces
Sustained and flexible funding	Peabody commitment, partnership approach to fundraising	Ready for School expansion, Sport England, Tesco (fruit & veg for children scheme)
Frontline staff acted as trusted bridges	Bringing together range of key partners (e.g. LPCC, NHS SP)	Launch of employment drop-in
Resident co-production and advocacy	Hub design process	Building local volunteer network, community pot

Peabody

Enablers and lessons learnt



Resident involvement in decision making and design process



Effective & regular communication



Harnessing the power of community assets

Peabody

Questions & discussion





Peabody

Activity time



Strengths in your neighbourhood or area of work



How can you make it 10% stronger?



Reflection questions

Thank you

Get in touch
Sarah.morton@peabody.org.uk
steve.nicola@peabody.org.uk
Ellie.ward@peabody.org.uk