

FUTURESNEWS

Working for all the community

Summer 2016

Marsh Farm Futures Buckle Close Housing Plans

At its recent meeting, MFF Board of Directors discussed possible plans to develop its land at Buckle Close in Marsh Farm. The Board agreed to proceed with exploring the possibilities and securing funds to carry out preliminary works to the site, ready for future development. The project's aims are to contribute to local affordable/social housing needs. The current housing crisis identified by Luton Borough Council's Housing Strategy includes a high level of homelessness and acute shortage of housing supply for families.

MFF would like to bring this piece of land back into use and create housing, alleviate the housing shortage, reduce the waiting list and homelessness.

The Buckle Close site, with an area of 0.30 hectares, has remained undeveloped since it was purchased

from Luton Borough Council by MFCDT New Deal programme.

Ishaq Kazi, Programme Manager, who is undertaking the project development on behalf of MFF said "as part of the project work we will:

- Undertake a development appraisal of the site, i.e. a business plan and development strategy.
- We will consider what kind of development is to be pursued, i.e. market target, tenure, mix, dwelling types, procurement route.
- Consider the scale of intended activity, i.e. fit within the financial and organisational capacity.
- Identify funding sources required".

MFF Chief Executive Mohammed Rafi, commented, "Our initial plan is to identify resources to carry out the

preliminary works and then a full appraisal to raise funds for the development. Work would also be required to develop the designs from initial concept stage to detailed designs, with risk assessments and planning permissions etc. to ensure that the impact of the proposed development is fully costed out and that finances are in place to meet the cash needs of the development programme.

The land is not big enough to attract equity funding partners who will pay for its development, similar to other housing schemes being developed in partnership by local councils. With no subsidies available to MFF for housing programmes, the big challenge for us will be to find a development partner who will bring the resources and the skills to develop the site in partnership with MFF and the local community."

Tunnel Vision



See article on back page...



Marsh Farm Residents Discount Days
(During Term Time Only)

Marsh Farm Residents Discount Days every Monday and Friday, 10:00am-6:00pm

Prices:

1-4 Years- £1.00
5+ Years- £2.00
Adults- £0.50

Please Provide a valid
photo I.D and proof of
address when visiting to
obtain your discount.

Marsh Farm
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Please note that discount
only applies for entry to
the Futures Fun Factory
and not at the café.



Marsh Farm Central Area Redevelopment



Phase 1 of the redevelopment begins

The long awaited central area redevelopment has finally commenced. The regeneration programme, led by Luton Borough Council's Housing department, will run three phases over three years. The contractor Keepmoat is working on Phase 1, a new three-storey building with five retail units at ground level, and 24 two-storey apartments on the upper level. This phase should be completed by early spring 2017, once complete and the new shops are open the second phase will involve the demolition of the existing Purley Centre to allow for the construction of a further 93 new affordable homes for local residents.



Completed Phase 1

According to Melissa Croley, Marketing Manager for Keepmoat: "The project is progressing well and is on schedule. Work to date includes access and main haul road constructed, substructure to retail building 1 completed, drainage underway and the reinforced concrete frame is 90% complete. In the next few months scaffolding, timber frame and external brickwork and façade will begin, and we will be continuing with external works, drainage and roads. A key aim for Keepmoat was to use local labour, and to date we have far exceeded our targets. Leaving a legacy has also been very important to us. A highlight for Keepmoat so far is the Kick-start programme which saw local

residents achieve their CSCS cards to enable employment in the construction industry, with two of these finding work within a week".

As part of the commitment to help the local community Keepmoat have supported Lea Manor students to develop interview techniques. Eleven members of staff from Keepmoat's head office in Capability Green, Luton supported a two day mock interview event with over 200 students. "We simulated a 'real' interview scenario, to enable the students to familiarise themselves with common interview questions, as well as to gain valuable feedback and tips on how to improve their interview style", said Melissa.

Area North Festival

Sponsored by
Marsh Farm Futures

**Saturday 6th August at
Futures House
12.00 – 4.00pm,
if anyone would like a stall,
then please contact
Cathy McShane on
01582 512555**

Futures Community Resource Room

Marsh Farm Futures offers local residents (who have no access to internet or a PC) free use of a fully equipped Community Resource Room with computing and printing facilities to use Mon-Fri between 9.30am - 4.30pm, subject to availability and code of conduct. Other services offered from the Community Resource Room include Luton Rights offering free legal advice every Monday from 9.30- 2.30pm (by appointment only) on housing, benefits and other issues. If you need assistance with writing a CV or looking for a job, the Job Club is held every Tuesday from 9.30am- 1pm in the Resource Room.

On a Wednesday, 3pm – 4pm, you can come and speak to an advisor in confidence about drug use or concerns and on a Thursday Luton Sexual Health

Service offer a free confidential service to young people from 3pm – 6pm.

If you would like to use the Community Resource Room, call 01582 512 555 or dial 100 from the front desk to find out if it is available for use.

Futures Young Voice

The youth drop in continues to meet at Lea Manor Youth Zone for now, with numbers still increasing to the point that extra sessions will be needed. However, changes in the Council and responsibility for the Youth Zone does mean that this venue may not be available in the long term, and so we are actively looking for suitable premises where these vital and much needed activities can still run.

Marsh Farm Futures - FREE Community Services

Service Provider	Type of Service	Time/ Day of the week	How to access the service
Luton Rights	FREE legal advice provided by Luton Rights	Monday 9.30am - 3.00pm	By appointment only Call MFF team on: Tel 512555
Luton Foodbank	Luton Foodbank Charity provides emergency food supplies to people in need.	Monday 10.00am - 12.00pm	Referrals only – Call LBC Crisis support on 0800 456 1673 or CAB on 0844 245 1285 for an assessment
Employability Job Club	Employment support, benefit advice, job searching	Tuesdays 9.30am - 1.00pm	Call Cathy McShane at Futures House front desk on ext.133 or Tel 01582 512555
Futures Enterprise Club	Business start-up support, advice to new & existing businesses	Last Wednesday of the month 9.30am-12.30pm	Call Ishaq Kazi on Tel:512555 to book a place
Money Matters Credit Union	Financial advice, loans, and savings	Thursday 10.00am - 12.00pm	For information call Marian on Tel 01582 666877
Luton & Dunstable Hospital Sexual Health Advice	CONFIDENTIAL sexual health advice, information, FREE Service to anyone under the age of 25	Thursdays 3.00pm - 6.00pm	Drop in Service at Futures House. Enquire at front desk on Thursdays
LBC Customer Services	Council tax, Housing Benefit, Advice on Council services etc.	Monday to Friday 8.30am - 5.30pm	Call in to Futures House front desk.
Shah Jalal Islamic Foundation	Friday Prayers (Jumma) gathering	Fridays from 1pm	Just turn up
Councillors Roy Davis & Don Worthing	Surgeries for residents to raise their issues with elected members	1st & 3rd Saturday of each month 10.00am –12.00pm	Call at the front desk on surgery day.
Marsh Farm Futures	FREE use of Community Resource IT facility for residents	Monday to Friday	Call Selina on Tel 512555 or call at front desk on surgery days

Futures Enterprise Club is back...



Futures Enterprise Club will be re-starting from Wednesday 20 July 2016 at Futures House. The Club launched in May 2012 had a break during 2015 due to funding constraints. As before, the Enterprise Club will be jointly run by Marsh Farm Futures and WENTA, an Enterprise Agency providing business support in Luton. The key objective behind restarting the Club is to continue to encourage entrepreneurial thinking and promote business start-up and self-employment.

Ms. Shahida Parkar, Business Adviser



for WENTA said, "We are again looking forward to working with Marsh Farm Futures and the local residents.

We have had a number of individuals from the area succeed in setting up their own businesses. Self-Employment offers a real alternative to unemployment, and also for some, fits in with their family and personal needs".

The Enterprise Club will offer ...

- Help to work through business ideas.
- Networking with other entrepreneurs.
- Access to professional business advice
- Support with writing a business plan and setting up a business.

For further information please contact Ishaq Kazi on 01582 512555

New Facilities Manager Joins Marsh Farm Futures



A warm welcome to our new Facilities Manager Robert Debont. He joined the team in November 2015. Rob has wide experience within operations, retail, facilities and project management. Rob brings a fresh perspective to facilities management and building maintenance.

Futures Community Voice Tunnel Vision - Aimi Rix



I had a vision, imagine walking into the Marsh Farm subways and they were full of colourful vibrant artwork... I met the Chair of Futures Voice at last year's Area North Festival and attended one of their meetings, where I put this idea to them.

At Futures Community Voice we worked together to combine the Tunnel Vision and the Street Makeovers. We applied for funding from The Health Trust Lottery which we were successful.

That's where it all started, just a vision. The planning and execution of this project has been exciting, stimulating, exhausting and immensely fulfilling, from day one in the tunnel me and the wonderful volunteers helping me have received endless positive comments, including a lady said "I've always dreaded walking through the tunnel with my son in the morning" she



then added "now me and my son can't wait to get here, I'm thrilled with how beautiful it looks now".

Volunteers

We have had volunteers, men and women of all ages coming to join us, children have been with their parents after school, Timeon Jarrett of Woodlands is an amazing artist and is doing work experience here with me one day a week. Residents have gone out of their way to bring us ice-lollies, ice-cream, tea, coffee and chocolate bars, they have been amazing. I really feel the community are benefiting from this already. It's always been an ambition of mine to create value here, something that would bring our community together and have us noticed for being an up and coming neighbourhood, somewhere people

are proud of and a sought after area in Luton.

It has made such a difference already and we are only half way there, I couldn't have asked for a more positive response.

We look forward to delivering these projects and hope to get as many residents involved as possible, please look out for information about the Street Idol competition.

We have had a huge amount of support from Marsh Farm Futures, local Councillors and residents for which we are very grateful. All of the Community Voice Group volunteers of which I am a member have given up lots of time to help including cleaning weeds and rubbish at the entrance to the tunnel. The next tunnel will be an aquarium, Marsh Farm's very own Sea Life centre I'm very excited and we're planning to start work in August. If you're interested in volunteering some time please do get in touch.

It all starts with a vision and Futures Community Voice are dedicated to making positive changes. We always welcome residents at our meetings and would like more members to join our committee and share their vision with us.

Futures Community Voice

Futures Community Voice was set up in May 2015 for local residents to identify issues that affect them and support the delivery of initiatives to improve lives on Marsh Farm Estate. The group has been working on a project initiated by the views of residents consulted at the Area North Festival last year. Residents raised their concerns about fly tipping and the general look of some of the estate.

They have been fortunate enough to secure funding from the Peoples Health Lottery. It is a 2 year project to upgrade 5 of the 11 subways on the estate and engage residents in ideas for designs and also volunteering to paint the subways. The project will also include 'clearing up' 16 streets on the estate following a successful pilot in Denmark Close in October 2015.

Futures Community voice are looking for more residents to join the group but also need volunteers to help deliver the 2 projects they have funding for. Work has begun on the first tunnel and is anticipated to take approximately 3-4 weeks, please come along and see what's going on at the tunnel or contact the group on E-mail: fcv.lu3mf@gmail.com

Facebook: Marsh Farm Futures Community Voice

The aims of the group are to:

- Represent and promote the interests of all residents of the estate/area covered by Marsh Farm.
- Work for good relationships amongst all members of the community.
- To promote Equality and Diversity within the community and to work towards the elimination of discrimination within it by encouraging all members of usually excluded groups to participate in the group.
- Represent the interests of residents in consultation with Marsh Farm Futures, the local authority and other bodies;
- Promote social and other activities that will assist in the development of a thriving community;
- Encourage support of other interested people and organisations;
- Be non-party political.
- Organise various projects across the Marsh Farm Estate at a neighbourhood level and to help with issues/concerns that residents have raised