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# Stocking Farm, North West Leicester

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# Project overview and objectives- Site location





An aerial photograph of a residential neighborhood. In the center is a large, paved parking lot with several cars parked. Surrounding the parking lot are various buildings, including a large brick building with a flat roof and a smaller white building. To the right, there is a row of houses with solar panels on their roofs. The area is interspersed with trees and green spaces. A dark, semi-transparent banner is overlaid on the bottom half of the image, containing white text.

# Stocking Farm-Project vision

To create a new residential community at the heart of the Stocking Farm area which will provide [50] new council homes and facilities to serve the local community and will reflect the principles of **exemplar development including public engagement, design quality, public realm, energy efficiency, access, legibility, community safety and cohesion, and environmental and economic sustainability.**



# Public engagement details

| Engagement Phase                                  | Method of engagement  | Objective  | Results  |
|---|---|--|--|
| <b>Phase 1</b><br>January/February 2021 (3 weeks) | <ul style="list-style-type: none"> <li>• Online</li> <li>• Paper information pack and paper surveys</li> </ul>  | Sought to understand demand for facilities, frequency of use and local sentiment. Raised the prospect of new council housing with the community. | Findings led to design changes.  |
| <b>Phase 2</b> October/ November 2021 (3 weeks)   | <ul style="list-style-type: none"> <li>• Online</li> <li>• Paper information pack and paper surveys</li> </ul>  | Re-confirmed findings of phase 1, shared generic layout of proposed site to seek opinion.  | Findings provided general support for proposals  |
| <b>Phase 3</b> April/ May 2022 (3 weeks)          | <ul style="list-style-type: none"> <li>• Online</li> <li>• Paper information pack and paper surveys</li> <li>• Bookable online meetings with officers</li> <li>• In-person event</li> </ul> | Shared latest iteration of masterplan to seek comments ahead of Planning application submission.   | Proposals generally well received and supported. Will lead to a final design to be submitted for Planning. |

# Public engagement responses

|  | Phase 1   | Phase 2  | Phase 3                                  |
|--|---|--|--|
| Number of survey responses received in total | 238   | 141  | 130                                      |
| Number of above responses received online    | 92%   | 68%  | 100%                                     |
| Number of visitors to the website            | 760   | 266  | 1266                                     |
| Device used to access website %              | 72.9% Mobile<br>21.2% Desktop PC<br>5.9% Tablet | 68.5% Mobile<br>29.6% Desktop PC<br>1.9% Tablet. | 90% Mobile<br>6% Desktop PC<br>4% Tablet |
| Number attended in-person event.             | N/A   | N/A  | 28                                       |
| Number of people used online meeting option  | N/A   | N/A  | 0  |

Based on 2 letters being sent to each of 2,200+ addresses before and during each phase, in addition to 4 newsletters being sent to the same addresses over the last 18 months.

# Stocking Farm- Resident Newsletters

(Delivered to 2,200+ addresses in April, July, December 2021 and February 2022.  
Next one due to be delivered July 2022.)

## Stocking Farm

NEWSLETTER

April 2021 Issue 1

This newsletter has been prepared by Leicester City Council to update local residents and stakeholders with the latest information about our Stocking Farm neighbourhood centre proposals.

### Public Engagement phase 1 - Thank you!

We wrote to you in January because we wanted to hear your views about the Stocking Farm neighbourhood centre. We would like to thank you for the excellent response we received. A total of 238 people and families took the time to tell us what you value most, and also what changes you would like to see. These helpful comments will now be used to inform future masterplan options which we will share with you in a second phase of public engagement. Please look out for letters landing on your doorstep in summer 2021 detailing how and when you can get involved.

### Coming soon! Community Shop

We previously shared with you that Community Shop would like to open in the council's Youth Centre building, which has been underused for some time. They have now submitted a planning application. You can view and make comment on their application at: [planning.leicester.gov.uk/](http://planning.leicester.gov.uk/) and searching reference number 20210864. Community Shop is an award-winning social enterprise that supports individuals, families and communities. All of their Community Shops are built around three connected community spaces – a store, hub and kitchen. A separate community space will be available to all members of the local community to hire.



## Stocking Farm


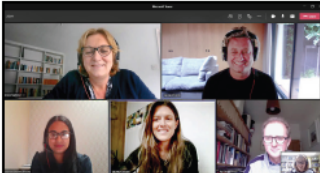
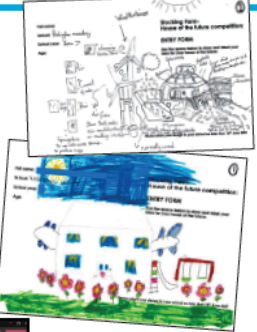
NEWSLETTER

July 2021 Issue 2

This newsletter has been prepared by Leicester City Council to update local residents and stakeholders with the latest information about our Stocking Farm neighbourhood centre proposals.

### House of the future Schools design competition - Winners announced

As part of our engagement with the local community we were very keen to hear from the younger residents who are the future generations of Stocking Farm. We teamed up with Woodstock Primary Academy and Babington Academy and ran our 'House of the Future' competition over the summer half term. The competition encouraged young people to think creatively about the type of homes they would like to see in their local area. We received lots of exciting entries and are beyond impressed with the work of talented young designers from the two schools and their ideas for homes of the future. We were also thrilled to have architect and TV personality George Clarke on-board as one of the judges. Congratulations to the winning pupils who received their prizes ahead of the summer holidays.




### St. Luke's Church - Vicar Update

Welcome to the Revd. Robert (Rob) Hindley who has recently been appointed as the new vicar of St Luke's Church (and of Christ the King, Beaumont Leys). He is moving from Ipswich and will officially start in October. The Bishop of Leicester will lead a service of welcome on Thursday 30th September at 7:30pm at St. Luke's Church.

### Fire safety advice

The fire brigade will be at St Luke's Church at 3:30pm on Wednesday 4th August and 18th August. There will be a talk on fire safety, maybe a fire engine and the possibility to have free smoke alarms fitted if required. All adults (and children too) are welcome.



## Stocking Farm

NEWSLETTER

DECEMBER 2021 ISSUE 3

This newsletter has been prepared by Leicester City Council to update local residents and stakeholders with the latest information about our Stocking Farm neighbourhood centre proposals.

### Public Engagement Stage Two - Thank you!

We wrote to you in October 2021 because we wanted to share with you our initial proposals for Stocking Farm Neighbourhood Centre, which we hope will inject fresh life and make lasting improvements to the area. We would like to thank everyone who took part in the second stage of engagement and for the excellent responses we received from the local community. These are still being assessed and will go on to inform more detailed proposals for the site. We will share these with you in the new year, hopefully at an event in the new Community Shop as well as online.



LEFT: Example of a Community Shop.

### Community Shop update

Community Shop, opening in the Stocking Farm Youth Centre building, will provide an indoor community space available to everyone for hire and a new community café offering low price hot meals and refreshments. The shop will be available to Community Shop members. Membership criteria/eligibility will be confirmed in the new year. Works to create the Stocking Farm Community Shop will start early in the new year and we hope to see it open in Spring 2022. Despite the last year, with the COVID-19 pandemic, Community Shop have managed to successfully open five brand new shops across the country. Their success was recently recognised by being awarded The Queen's Award for Enterprise, which the team collected from Buckingham Palace.



LEFT: Example of a Community Shop.

### Don't feel the cold this winter

Did you know that it is estimated that around 26,000 households in Leicester will face fuel poverty this winter? If you find yourself struggling to afford heating or need help with other bills, a new scheme has been launched which you may be eligible to receive financial help from. For more information and how to apply please visit: <https://news.leicester.gov.uk/news-articles/2021/november/new-support-fund-opens-to-help-those-on-a-low-income/> or contact Citizens Advice Leicestershire on 0800 278 7970 (9am - 4pm, Monday to Friday).



## Stocking Farm

NEWSLETTER

FEBRUARY 2022 ISSUE 4

This newsletter has been prepared by Leicester City Council to update local residents and stakeholders with the latest information about our Stocking Farm neighbourhood centre proposals.

### Community Shop - We're opening in April, so come along and visit us

Community Shop, the award-winning social enterprise offering a retail store, Community Hub, and café is set to open in Stocking Farm which will benefit hundreds of local people on the cusp of food poverty. The new store will open in April at the former youth centre on Marwood Road. It has been supported by Leicester City Council, who provided the building and additional funding, as well as long-term partner Ocado who have provided significant funding for the new store.



ABOVE: Example of a Community Shop store.

Leicester-based food manufacturer Sarnworth Brothers has also provided significant stock for the new store.

### Community Shop Membership Why should I become a member?

Community Shop Stocking Farm will provide members from the local community with access to high-quality, deeply discounted surplus food and products, like the 'Plenty for 20' range of everyday items at just 20p. Members can also access professional and personal development programmes to kick-start positive change in their own lives. From inspiring motivation and confidence in members, to improving health and economic outcomes for their families.

#### How do I become a member?

Membership is open to eligible residents of the local community who are in receipt of means-tested benefits, and it is free to join. For more information on Community Shop Stocking Farm and to sign-up for membership please visit: [communityshopgroup.co.uk/community-shop-membership](https://communityshopgroup.co.uk/community-shop-membership)

### Stocking Farm Neighbourhood Centre - public engagement stage 2 update:

We would like to thank everyone who took part in the second stage of engagement in October/November 2021 and for the excellent responses we received from the local community. Your comments will inform more detailed proposals for the site and we will share these with you in the Spring, hopefully at an event in the new Community Shop as well as online.





# Proposed masterplan





Artist's impression of existing site  
- aerial view from Marwood Road, looking south





# Artist's impression of proposed scheme - aerial view from Marwood Road, looking south





# Neighbourhood facilities

- Community Shop opened April 2022 in the former Stocking Farm Youth Club building, offering a retail store and community hub (training e.g. financial management and healthy cooking etc) for members, and a café and Community Zone which is open to all members of the community.
- Community Zone is the new community space run by Community Shop on behalf of the council's Neighbourhood's Team which replaces current facilities at Community Hall and the Healthy Living Centre. These latter buildings are proposed to be demolished as part of the masterplan plans, subject to Planning.
- Multi-Use Games Area (MUGA) local sites being considered to relocate the court, subject to Planning.
- A new open space will be provided with new children's play area. A co-design exercise will be run later in the year working with interested locals to design the area.



# Investment

| Leicester City Council Funding | Amount          | Comments  |
|--------------------------------|-----------------|---|
| Feasibility                    | £500,000        | From the capital programme to carry out feasibility studies, initial project development and public engagement.   |
| Works                          | To be confirmed | Full cost of the plans will be available as part of the formal decision to be taken on Stocking Farm. Until then, the costs are evolving along with the development of the site plans. The majority of the costs will fall to the HRA and budget provision for this has already been made in the 2022/23 Capital programme. |

| External Funding   | Amount   | Comments  |
|--|----------|---|
| Department for Levelling Up, Housing and Communities (DLUHC) and One Public Estate (OPE)-Brownfield Land Release Fund (BLRF) | £490,000 | Awarded following a successful bid for funding. Funding allocated to unlock surplus local authority land for housing.           |
| DLUHC PropTech Digital Engagement Round 2 Fund   | £86,700  | Awarded following a successful bid for funding. Funding allocated to push the boundaries of local authority digital engagement. |



# Key programme dates

| Milestone   | Date                |
|---|---------------------|
| Planning application submitted  | July 2022           |
| Classroom toolkit delivered to Babington Secondary Academy to use in Geography curriculum | July 2022           |
| Newsletter no. 5 to be distributed to 2,200+homes   | July 2022           |
| Co-design exercise to design play area and mural.   | End of Summer 2022. |
| Start demolition onsite (Subject to Planning)   | January 2023        |
| Main works start onsite (Subject to Planning)   | March/April 2023    |
| Works complete  | End of 2025         |