9th November 2026

Community Hub at Waldron Health Centre delivers over £1.4m of social value to local residents and staff in its first year since opening




The official opening of The Waldron Community Hub in June 2025

A 'Community Hub' created at The Waldron Health Centre in New Cross, South London has delivered over £1.4m in social value to community groups, local residents and health workers in its first year of opening, new analysis has found.

The Waldron Health Centre was built in 2008 under the NHS LIFT Programme by health investor Fulcrum together with Community Health Partnerships (a key part of the NHS family), and quickly became a vital part of the local community, offering residents a range of integrated health and social care services under one roof. To ensure the building continued to serve the changing needs of the local area, a £2.3m major refurbishment was completed last year to increase and improve clinical and health space and facilities in the building.

The refurbishment works also helped to deliver a new community hub on the ground floor of the health centre, which has been made freely available for voluntary, community, and social enterprise (VCSE) groups to run health-supporting activities and engage with residents, based on local health priorities. New analysis commissioned by Fulcrum and carried out by industry consultancy Impact Justified has pointed to the significant benefits The Waldron Community Hub has now delivered in its first year of opening, including:

A THRIVING SPACE USED BY OVER 20 ACTIVE LOCAL GROUPS

- The analysis found that over the twelve months from June 2025 to May 2026, the Waldron Community Hub had grown to become a thriving space being used by 22 active stakeholder groups
- Collectively these groups serve a wide range of overlapping community needs, from **health and wellbeing services** (including breast cancer workshops, diabetes support, reiki and 'Mindful Mums' sessions), **advice and welfare services** (including Citizens Advice, Jobcentre Plus and the Department for Work and Pensions), and **creative and physical-activity groups** (including Hipsinc dance classes, and Neurodiverse Crafts sessions).
- Some of the key groups using the community hub space to deliver significant social value include:
  - 360 Lifestyle - who are dedicated to empowering the African and Caribbean community through culturally appropriate health and wellbeing support;
  - Broken Hearted Youth - a film, theatre and community company for young people, who run workshops aimed at finding the next generation of on screen/stage talent;
  - Red Ribbon Living Well - who provide 360-degree support for individuals affected by and living with HIV (in particular BAME communities) across London

DIRECT BENEFITS TO LOCAL RESIDENTS *AND* STAFF

- The analysis shows that the Waldron Community Hub is delivering a wide range of benefits to local residents including mental and physical health support, social connection and reduced isolation, financial resilience, creative and cultural participation, and support for some of the area's most marginalised residents

- The analysis also highlights the significant benefits being delivered to staff working at The Waldron, with an estimated 200 staff drawing incidental well-being benefit from the community kitchen, relaxation sessions and a more vibrant building. At a time of significant pressure on NHS staff and health workers, this additional benefit to the building's workforce is notable and encouraging

OVER £1.4M OF SOCIAL VALUE DELIVERED TO THE LOCAL COMMUNITY IN THE FIRST YEAR

- Detailed analysis of the health and wellbeing benefits generated by the Waldron Community Hub show that it helped to create £1,409,228 in social value over the last 12 months
- This is against an investment of £147,043 in the Community Hub, meaning that every £1 invested in the Hub has helped to create between £7.46 and £9.58 of social impact

Fulcrum UK Strategy Director Sarah Beaumont-Smith said:

"As the Government and NHS look to build a neighbourhood health service fit for the future, initiatives like the Waldron Community Hub show the vital role our existing health estate can play, and how it is possible to open up our health buildings to an even wider range of organisations to support the wellbeing of local residents. For The Waldron Community Hub to deliver over £1.4m of Social Value to local residents and staff in its first year is a huge achievement, and a testament to the many health partners, community groups and staff that have made this project such a success."

The analysis of The Waldron Community Hub was carried out by **founder of Impact Justified, John Edwards, who said:**

"The Waldron Community Hub shows that social value and wellbeing can be unlocked through teams working in partnership with communities to address local needs. This research offers a trusted account, using terms that the Government and the NHS already use, and demonstrates that the Waldron is a Health Centre already serving its neighbourhood exceptionally well."

Laura Jenner, Director of System Development, South East London ICS (Lewisham), Lewisham Council, said:

"The Waldron Community Hub is a fantastic example of how we are bringing health, care and community support closer to local people. By creating a welcoming space where residents can access advice, wellbeing services, community activities and practical support under one roof, we are helping people stay healthier, more connected and more independent. The hub reflects our commitment to neighbourhood working and demonstrates the important role that communities play in improving health and reducing inequalities across Lewisham."

A full copy of the Impact Report on The Waldron Community Hub can be viewed here. The improvement works at The Waldron Health Centre were delivered by a range of key partners including South East London Integrated Care System, Lewisham and Greenwich NHS Trust, North Lewisham Primary Care Network, One Health Lewisham, Fulcrum and Community Health Partnerships – read further details about the project here.

- Ends -