

|                                                                                   |                                                                                                                          |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Assets Regeneration and Growth Committee</b></p> <p><b>15<sup>th</sup> December 2014</b></p>                       |
| <p style="text-align: center;"><b>Title</b></p>                                   | <p><b>Re – Provision of Community Hall in Tarling Road N2, previously in Coppetts Road N10</b></p>                       |
| <p style="text-align: center;"><b>Report of</b></p>                               | <p>John Hooton, Deputy Chief Operating Officer</p>                                                                       |
| <p style="text-align: center;"><b>Wards</b></p>                                   | <p>East Finchley</p>                                                                                                     |
| <p style="text-align: center;"><b>Status</b></p>                                  | <p>Public</p>                                                                                                            |
| <p style="text-align: center;"><b>Enclosures</b></p>                              | <p>Plan showing proposed layout</p>                                                                                      |
| <p style="text-align: center;"><b>Officer Contact Details</b></p>                 | <p>Mike Harris CSG 0208 359 2441<br/> <a href="mailto:michael.harris@barnet.gov.uk">michael.harris@barnet.gov.uk</a></p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Summary</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>In June 2013 the Council’s community hall in Coppetts Road N10 was burnt to the ground; at the time the primary user of the hall was the Somali Bravanese Community (“the Community”). There were no other Council buildings available to relocate the Community to following this event and they are currently using Barnet House as a temporary base for their study group activities, to maintain the essential work of the Somali Bravanese Community. East Finchley Library is also being used for the Community’s administration and general meetings. This is not a satisfactory solution. The Council has provided a budget, partly comprised of the insurance monies, which can be allocated to re-build a new community hall as indicated on the Plan ( land and buildings to the south of the entrance link as indicated on the Plan)</p> <p>A number of options have been reviewed, including rebuilding the community hall at Coppetts Rd, but the option considered to be the best, is the re-provision of a Community Centre on the site of the Old Barn (Fellows Close N2) as edged with a red broken line on the Plan to include the refurbishment of the existing Old Barn building (“the Project”) following the anticipated imminent surrender of the Old Barn Youth and Community Association’s lease. This has been identified as the option that will provide a Community Hub, to give the greatest flexibility of use to the local community and provide the best value for money.</p> |

## **Recommendations**

- 1. That the Committee approve the re provision of a Community Centre Tarling Road, N2 subject to granting of planning permission for a scheme which is within the approved budget.**

### **1. WHY THIS REPORT IS NEEDED**

- 1.1 To allow the Project to be progressed to the next stage of design, so that costs and programme can be identified and the building works to the planned timescales in order that the Old Barn Community building can be brought back into use by the local community.

### **2. REASONS FOR RECOMMENDATIONS**

In June 2013 the Council's Community Hall in Coppetts Road was burnt to the ground, at the time the principal user was the Somali Bravanese Community. There were no other Council buildings available and they are currently using Barnet House as a base for their study group, to maintain the essential work of the Somali Bravanese Community, this is not sustainable as Barnet House is needed to accommodate the Council's staff relocation in 2015. East Finchley Library is also being used for the Community's administration and general meetings. This is not a satisfactory solution. The Council has provided a budget, partly comprised of the insurance monies, which can be allocated to re-build a new community hall as indicated on the Plan edged by a red broken line.

2.1 The Council, working with the [local community], have recently taken possession of the Old Barn building. Originally the Council were proposing to build a community building on land adjacent to the Old Barn building, but now the Old Barn building is available, it allows a new option to refurbish and extend the building to form a new Community Hub accessible to all the residents.

### **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 There remains the possibility to build a standalone community centre on the adjacent site off Tarling Road, this would provide a replacement building to the Bravanese Community, but provide less flexibility for community use.
- 3.2 The redevelopment of the original site at Coppetts Road was investigated, but this proved to be unworkable, due to access issues for both the hall and adjacent school.

#### **4. POST DECISION IMPLEMENTATION**

- 4.1 Following approval from ARG committee the concept design will developed to enable a full planning application to be submitted.
- 4.2 If the Project is granted planning approval and is within the approved budget, the Project team will progress to tender and commencement of the construction phase.

#### **5. IMPLICATIONS OF DECISION**

##### **5.1 Corporate Priorities and Performance**

5.1.1 The development of this new Community Centre was based upon 3 key objectives identified in the Councils Corporate Plan 2013-16 to;

- To promote responsible growth, development, and success across the London Borough of Barnet ;
- To support families and individuals that need it, promoting independence, learning and wellbeing;
- To improve the satisfaction of residents and businesses with the London Borough of Barnet as a place to live, work and study.

5.1.2 If there is no extension to the existing Old Barn Community hall there will not be a facility capable of accommodating the Old Barn Youth and Community Association or such other entity by way of substitution of them the Somali Bravanese and other local groups wanting the use the a Community Hub. The use by the Somali Bravanese of Barnet House and East Finchley Library is not acceptable, as they are working facilities used in conjunction with the Council and only a temporary solution.

5.1.3 The current Old Barn site in its current state is not compliant with current regulations and requires upgrading/refurbishment to enable the building to be used for community use.

##### **5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

5.2.1 It is anticipated that the total budget to be dedicated to the Project will be £1.7m, made up from £1.1m from the Forward Capital Plan and an additional £600k from an Insurance claim. £97k has already been committed for the demolition and making safe of the Coppetts Road building and site.

5.2.2 Any monies required to make good and refurbish the Old Barn, will be met from existing budgets.

5.2.3 The Project Team will produce a scheme for the new Community Hall, which will provide detailed planning drawings, a construction programme and a procurement strategy for formal tender of the proposed scheme, in line with the Council's procurement rules and EU Legislation, to ensure Value for Money.

### **5.3 Legal and Constitutional References**

5.3.1 Council Constitution, Section 15 Responsibility for Functions, Paragraph 2, Annex A , sets out the Terms of Reference for the Assets Regeneration and Growth Committee, whose specific responsibilities include (i) to Develop and oversee a regeneration strategy and (ii) Asset Management – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.

### **5.4 Risk Management**

5.4.1 There is a risk that if the Project proposed will not be available for the local residents and the Somali Bravanese community, then alternative accommodation will have to be found, as Barnet House is not sustainable, as this is a working facility and only a temporary solution.

5.4.2 There is a risk that allocated funds will be insufficient to complete the project, Quantity Surveyors are embedded within the design team to manage costs and value engineering would take place to arrive at Cost Certainty

5.4.3 The existing Old Barn community building in its current state is non-compliant and without refurbishment/up-grade will not be available for community use.

### **5.5 Equalities and Diversity**

5.5.1 Pursuant to the Equality Act 2010, the council and all other organisations exercising public functions on its behalf must have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advance equality of opportunity between those with a protected characteristic and those without; promote good relations between those with a protected characteristic and those without. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. It also covers marriage and civil partnership with regard to eliminating discrimination.

5.5.2 The new Community Centre/Project as envisaged will be a facility available to and will meet the needs of, all members of the community. The options have been evaluated against the principles in the Equalities Policy and Equalities Scheme and there are no equalities and diversity issues relevant to this decision.

5.5.3 The proposed works will comply with all current disability legislation.

5.5.4 The proposed works will enhance the Borough's reputation as a good place to live and work.

## 5.6 Consultation and Engagement

5.6.1 Consultations have taken place with local community stakeholders to enable Feasibility studies to be produced and preferred options to be identified, further consultations with these stakeholders will continue to 'fine tune' the design through the planning process.

## 6. BACKGROUND PAPERS

- The budget was reported to the Cabinet on the 25<sup>th</sup> February 2014 and to the Council on the 4<sup>th</sup> March 2014, item 2.1 Appendix E Details of Cabinet programme

[Agenda item - Report from Cabinet - 25 February 2014: Business Planning 2014/15 – 2015/16 - London Borough of Barnet](#) [Agenda item - Report from Cabinet - 25 February 2014: Business Planning 2014/15 – 2015/16 - London Borough of Barnet](#)