



Finchley and Golders Green Area Committee

23 February 2021

Title	Member’s Item – Applications for Community Infrastructure Levy (CIL) Funding
Report of	Head of Governance
Wards	Various wards within Finchley and Golders Green constituency
Status	Public
Urgent	No
Key	No
Enclosures	Appendix 1 – Stephens Hall Appendix 2 – Tillingbourne Gardens
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Summary

This report informs the Area Committee that requests for CIL funding have been submitted. The Committee is requested to consider the information highlighted within this report and make a determination on its desired course of action in accordance with its powers.

Recommendations

1. That the Area Committee consider the requests as highlighted in section 1 of the report.
2. That the Area Committee decide whether it wishes to:
 - (a) agree the requests and note the implications to the Committee’s CIL funding budget;
 - (b) defer the decision for funding for further information; or
 - (c) reject the application, giving reasons.

1. WHY THIS REPORT IS NEEDED

- 1.1 The following requests for funding from the Committee's allocated CIL budget have been raised:

Title	Stephens Hall kitchen refurbishment (Appendix 1)
Raised by (Councillor)	Anne Hutton
Ward	Woodhouse
Area Committee	Finchley & Golders Green
Member Request	Costs towards Refurbishment of the kitchen in Stephens Hall at the rear of Christ Church North Finchley in order to permit use by the wider community
Funding Required (£)	25,000 – or contribution the Committee deems appropriate

Title	Grass verge and improvement to entrance
Raised by (Councillor)	Rohit Grover
Ward	Garden Suburb
Area Committee	Finchley & Golders Green
Member Request	Reinstatement of the damaged grass verge in Kingsley Way and the improvement of the entrance to Lyttleton Playing Fields. The verge was part of the Suburb-wide programme of reinstatement funded by English Heritage c.2008. Inexplicably, this section was never implemented properly by the Council's contractors with rubble being used rather than topsoil. Unsurprisingly it failed leaving a conspicuous eyesore for the past 12 years. During our discussions Matt Gunyon suggested that these works would be an ideal candidate for funding via the Area Committee on the grounds that they improve local biodiversity by extending and reinforcing important areas of local open space. Matt estimated that the cost would be in the order of £4000 for relaying and turfing the verge correctly and £10,000 to carry out the works to the entrance to the Playing Fields.
Funding Required (£)	15,000 (confirmed by Greenspaces Officers)

Title	Tillingbourne Gardens (adjacent to Regents Park Road) – Potential Road Safety Improvements (Appendix 2)
Raised by (Councillor)	Cllr. Jennifer Grocock
Ward	Finchley (Church End)
Area Committee	Finchley & Golders Green
Member Request	Feasibility Study – see Appendix 2
Funding Required (£)	5,000

Title	Woodgrange Avenue
Raised by (Councillor)	Geof Cooke
Ward	Woodhouse
Area Committee	Finchley & Golders Green
Member Request	<p>To review status of Woodgrange Avenue with regard to footway and carriage condition and a speed survey following referral from the Finchley & Golders Green Residents Forum and a site visit with officers and Ward Councillors on 11 December 2020.</p> <p>Officer report:</p> <p>During the site visit officers discussed the concerns raised by both Ward Members and residents in relation to the speeding, the road is in between a 20mph and 30mph and is used as a cut through between Summers Lane and Woodhouse Road. it was suggested that a feasibility study was required, which would include a speed survey and could propose measures to help support the extension of the 20mph to the road without leaving an unenforceable restriction. The cost for the feasibility is £5,000.</p> <p>Having looked at the prioritisation scoring for the 202 of Woodgrange Avenue, I confirm that the carriageway scored 35.02, the top score was 38.55. The footway scoring for Woodgrange Avenue was 41.09 with the highest score being 84.94.</p>
Funding Required (£)	5,000

Title	Finchley Way Open Space
Raised by (Councillor)	Ross Houston
Ward	West Finchley
Area Committee	Finchley & Golders Green
Member Request	<p>What is Finchley Way Open Space?</p> <p>The site was the house (now demolished) and gardens of Brent Lodge bequeathed to Finchley Borough Council by Augustus Cooper in his Will of 1939. The Will states that the site should be <i>'retained always as an open space for the use and enjoyment always of the public'</i>.</p> <p>Finchley Way Open Space is referred to in the London Borough of Barnet (LBB) list of assets as:</p> <ul style="list-style-type: none"> • <i>Unique Asset Identity 5788 Brent Lodge The Orchard (Brent Lodge Open Space) – Open Space, Occupied by the Local Authority, Undeveloped Land</i> • <i>Unique Asset Identity 5760 Finchley Way Open Space - Open Space, Occupied by the Local Authority, Undeveloped Land</i> <p>The whole site is now known as Finchley Way Open Space. Within the site there are distinct areas known as The Orchard, The Copse and The Green Field, as shown on the map below.</p> 

The 2016 assessment of green spaces rated the site as of medium value. Since lockdown the site has become quite heavily used. The slope on the Green Field is suited to tobogganing and was busy when the snow fell at the end of January 2021.

The draft West Finchley Neighbourhood Plan (currently awaiting referendum) proposes that the site becomes a Designated Local Green Space.

Where is it?

The area is outlined in blue on the map above and is bounded by:

- Finchley Way, N3 1AG
- Hamilton Way, N3 1AN
- Penstemon Close, N3 1PQ
- Cedar Court/The Drive, N3 1AE
- Chilvins Court, N3 1PQ.

Who has been involved and how have local community views been sought?

The Green Field has been maintained by Barnet Council for many years. However the Copse and the Orchard have only recently been re-adopted by Parks. The Orchard and Copse were the responsibility of Estates. The Orchard was rented as allotments until about 2006 but has been neglected since, while the Copse has been neglected for at least 30 years.

In 2019 a Friends group was formed and in 2020 it was registered as a Charitable Incorporated Organisation with nine trustees and a management committee. There are now about 115 Friends. A monthly newsletter is sent to all registered Friends.

The Friends group has drawn-up plans for the whole site and undertaken a public consultation. The public consultation was publicised by leafleting homes within about 0.4km of the site, using social media and the West Finchley Residents' Association network. There were 86 responses all of which were supportive of bringing the whole site back into public use and broadly of the draft plans. These plans are being further developed by the management committee.

Volunteers work under the Adopt a place scheme and have opened-up the neglected areas of the site by cutting trails and with support from Barnet Council contractors have cleared parts of the Orchard.

Volunteers have cleared an immense amount of fly tipping and detritus left by the allotments, litter-picked, cut trails

and cut 'windows' in the planting along the Finchley Way side of the site. Respondents to the consultation liked the 'windows' that have opened-up the site to passers-by and feel that it has stopped the anti-social behaviour that was taking place (including drug dealing).

The initiative has drawn-in residents who have not been involved in other neighbourhood projects. It provides a focus for residents to get to know each other, which makes the area feel safer.

What CIL funding is being requested and why?

The wooden paling fence along Finchley Way is in reasonable (although not perfect) condition. The fence along Hamilton Way is in parts in poor condition and in other parts has collapsed completely and become overgrown.

The Area Committee is therefore being asked to fund new paling fencing to replace the section along the Hamilton Way side of the site that has completely collapsed. There will also be a lockable gate for maintenance access and a pedestrian gate. This will bring a number of benefits. It will:

1. provide a clear boundary to Council land
2. improve the quality of the environment
3. deter anti-social behaviour by reducing the number of public entrances
4. make the site safer for children and dogs
5. enable the overgrowth to be tidied up by volunteers, making the area looked cared for
6. make the site more valued by the community
7. improve the area, deter anti-social behaviour and make the immediate area safer for residents

The Chair and Secretary of the Friends met with Ward police officers on site and were advised to only have entrances into the more secluded areas of the site (the Copse and the Orchard) from the Green Field to deter anti-social behaviour. This involves reducing the number of public entrances from three to two. Reinstating the fence will enable a locked gate for maintenance to the Copse area to be installed rather than the current open entrance. It will also allow for a gate to be installed to the pedestrian entrance opposite 28 Hamilton Way. This was suggested by some respondents to the consultation to make the site safer for children and dogs.

The fence behind Chilvins Court is to be replaced this spring and the brick wall with Cedar Court is being investigated to make it safe.

What are the overall aims of the project?

	<p>At the moment the Orchard and Copse can be categorised as degraded W8 Woodland (mixed deciduous and oak/birch woodlands) and the ecology survey found little wildlife. The consultation found strong support for developing the Orchard and Copse as a wildlife area. The plan is to diversify the planting and site bird and bat boxes, bug hotels, etc. to attract a wider range of wildlife.</p> <p>The aim is to open-up the whole site as a community resource. The Friends have contacted the local primary and nursery schools about using the site as a 'forest school' and received a positive response, although it is difficult to take this forward at the current time with school closures. The site will also support informal family-based learning and provide activities for the nearby scout's group. Indeed, the first open meeting of Friends was keen to add an educational objective to our Vision.</p> <p>The works have been assessed and would be carried out/commissioned by the Council, ensuring that they are done to an appropriate standard. A quote from a Council contractor has been obtained and this application is an estimate based on that quote. The application is for £10,000 to allow the Friends of Finchley Way Open Space to carry out this work.</p> <p>The application is supported by Matthew Gunyon, Greenspaces Team Manager and Martin Thompson, Greenspaces Officer</p>
Funding Required (£)	10,000

Title	Help to restore WW1 War Memorial at All Saints Church
Raised by (Councillor)	Anne Clarke
Ward	Childs Hill
Area Committee	Finchley & Golders Green
Member Request	<p>Request to contribute to fund to help restore the First World War Memorial at All Saints Church, Childs Hill. The War Memorial at All Saints Church remembers 154 names of local people that died in the First World War.</p> <p>The ward memorial is located on the wall in the south transept of the church.</p> <p>The proposed work to the war memorial will preserve the existing paint and gilding and remove discoloured layers on the wood. This will increase the contrast between the black</p>

	<p>lettering and the background. Any missing paint or gilding will be replaced with the same to remove visual distractions. The detached pieces will be reattached and the missing part fabricated, fitted and coloured to match. The work will be done on site to avoid any damage caused by remounting and transport. Additionally, and preliminary to the main tasks, is to determine if the black is the original colour in the lettering. This would involve taking a paint sample for cross sectional analysis under the microscope. If another colour is found then the task of recolouring the lettering could be considered.</p> <p>The Church has obtained some quotes for the work, which can be shared with Council officers on request. £1200 towards this work from the council would be enormously appreciated.</p> <p>https://www.iwm.org.uk/memorials/item/memorial/57965</p>
Funding Required (£)	1,200

2. REASONS FOR RECOMMENDATIONS

- 2.1 As identified above Members of the Council have requested that the Committee consider requests for CIL funding. In line with guidance for Members' route to support applications for CIL funding, the Committee is asked to determine the desired course of action.
- 2.2 CIL funding can be used to fund a wide range of infrastructure (as outlined in section 216(2) of the Planning Act 2008, and regulation 59, as amended) to support the development of a local area. The Act specifically names roads and transport, flood defences, schools and education facilities, medical facilities and recreational facilities; but is not restrictive. Therefore the definition can extend to allow the levy to fund a very broad range of facilities provided they are 'infrastructure'.
- 2.3 Further examples are: play areas, parks and green spaces, cultural and sports facilities, district heating schemes, police stations and community safety facilities. The flexibility in how the funds can be applied is designed to give local areas the opportunity to choose the infrastructure they need to deliver their Local Plan.
- 2.4 Guidance states that the levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision, unless those deficiencies will be made more severe by new development. Therefore if funds are intended to be used to address existing deficiencies, it is recommended that funds are used to either increase the capacity of existing infrastructure or to repair failing existing infrastructure, where it is recognised as necessary to support development in the area.
- 2.5 Guidance states that local authorities must allocate at least 15% of levy receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. Therefore a decision was made to honour the provision

of a 15% contribution to each of the Council's Area Committee. This is capped at £150k per committee per year.

2.6 Applications relating to requests should be made to this Area Committee via Members' Items as outlined in the Council's Constitution. In line with guidance, applications submitted by Members should receive an initial assessment by an appropriate Officer, and should be accompanied by a recommendation (i.e. that the Committee should support or refuse the application).

2.7 Members should note that the committee has the power to discharge CIL-related environmental infrastructure projects and therefore has joint budget responsibility across the Area Committees which can be spent in 2018/19. Furthermore it is noted that any request can be considered only by this Committee if it is in line with its terms of reference as contained in the Council's Constitution.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 Not applicable.

4. POST DECISION IMPLEMENTATION

4.1 Post decision implementation depends on the decision taken by the Committee, and the assessing officer's recommendation.

5. IMPLICATIONS OF DECISION

5.1 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

5.1.1 The Committee has an allocated budget for Barnet Community Infrastructure Levy (CIL) from which it can award funds to Area Committee grant applications. Any allocation of funds will be assessed by Officers.

5.1.2 The Committee is able to award funding of up to £25,000 per project for CIL Funding. Requests for funding must be in line with the Council's priorities which are outlined in the Corporate Plan, Barnet 2024.

5.2 Social Value

5.2.1 Requests for CIL funding provide an avenue for Members to give consideration to funding requests which may have added social value.

5.3 Legal and Constitutional References

5.3.1 Council Constitution, Article 7 contains the responsibilities of the Area Committees, which includes to: "Determine the allocation of Community Infrastructure Levy funding within the constituency up to a maximum of £25,000 per scheme / project in each case subject to sufficient of the budget allocated to the committee being unspent."

5.4 Risk Management

5.4.1 None in the context of this report.

5.5 Equalities and Diversity

5.5.1 Requests for Funding allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

5.6 Consultation and Engagement

5.6.1 None in the context of this report.

5.7. Corporate Parenting

5.7.1. Not applicable in the context of this report

5.8. Insight

5.8.1. None in context of this report.

6. BACKGROUND PAPERS

6.1 Meeting of the Community Leadership Committee 8 March 2016 Area Committee Funding – Savings from non- Community Infrastructure Levy (CIL) budgets: <http://barnet.moderngov.co.uk/documents/s38413/Area%20Committee%20Funding%20Savings%20from%20non-%20Community%20Infrastructure%20Levy%20CIL%20budgets.pdf>

6.2 Review of Area Committees – operations and delegated budgets (24 June 2015): <https://barnet.moderngov.co.uk/documents/s24009/Area%20Committees%20%20Community%20Leadership%20Committee%2025%20June%202015%20-%20FINAL.pdf>