

MEMBERS CIL FUNDING REQUEST FORM

This item was deferred at the June Committee. The item is now coming before the committee for discussion

Area Committee – support for the application:

- Funding support of £100,000 in this application, noting the support of £30,000 awarded by Area Committee in Apr-2021 and £50,000 from the Greenspaces Service
- The award will be paid subject to the community group obtaining funding from other sources to complete the budget required for the scheme (as presented or with an amended scope). The committee requires a time-limit 18 months from the date of any award – after which the committee requires to review the award for the scheme
- The community group are requested to work with Greenspace Officers on the scheme design. Greenspaces Officers are required to approve the final scheme design the maintenance programme post-delivery.

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
MEMBER	Councillor Claire Farrier
DATE	29 th June 2022 (deferred and brought back Sept-2022)
WARD	East Finchley
cross-ward applications	N/A
SCHEME SUMMARY	
<p>Market Place Playground, N2</p> <p>Sitting at the heart of historic East Finchley, this scheme is to <i>“develop Market Place Playground into a natural, open space benefiting the physical and mental wellbeing of our growing community as well as East Finchley’s environment and air quality. We will work with the Council to protect and improve facilities and integrate the adjacent green space to inspire future generations through play and to create an attractive environment for the use of residents, many of whom have limited access to outdoor areas.”</i> (Friends of Market Place Playground Mission Statement)</p> <p>The proposal to regenerate this playground, which lies within an area identified as deficient in open space in the Boroughs Local plan, has already been endorsed by the Council at the Area Committee meeting on 8/4/21. Since that time the Friends have undertaken extensive consultation, engaged design consultants (Phil Doyle and Aileen Shackell – joint authors of Design for Play the government strategy on developing play spaces) and through them prepared a fully costed concept design scheme which is appended to this bid.</p> <p>The bid has been actively promoted by the local community in partnership with the Council. It can be considered ‘an exemplar’ of the approach promoted by the new administration in:</p> <p><i>“Working in partnership with residents and communities on social investment (including CIL and Social Value), new models of community co-production and community engagement including community-led commissions and piloting different approaches to addressing issues. “ as well as being a scheme that will help “tackle inequality, ensuring all residents benefit from green growth opportunities, along with wider measures on health, prevention, housing, town centres and regeneration”.</i> (Summary paragraphs: P&R Committee 8th June 2022 : New Administration Priorities)</p> <p>Market Place Playground was identified as a site of <i>“low value, low quality”</i> open space. The</p>	

new administration has suspended that approach in recognition of the clear value that all open spaces in the borough possess. Indeed, Director Cassie Bridger recently described Market Place Playground as “a high interest site.” (Email to Cllr Mitra 28/2/22) The proposed scheme demonstrates that through creative imagination, open space sites can be revitalised as magical, natural spaces that will assist and act as a catalyst to the wider regeneration of local areas.

In terms of wider environmental benefits the scheme will add greenery, trees and pollinator flowers to the area helping to increase biodiversity. It will link with greenspaces being developed by the community along the Walks (Station Bank, Market Place Community Garden, East Finchley Library, Leopold Road Neighbourhood Garden (the last being funded through an area Committee grant) and assisted by the East Finchley Pollinator project based around nectar cafes or stepping stones for pollinators. The site also lies within the B-lines (insect pathways being promoted by Buglife. <https://www.buglife.org.uk/our-work/b-lines/>)

In broader terms it will help protect and add greenspace in the Ward in line with the new Administration's policy of increasing the boroughs green space. The scheme will help tackle the impacts of climate change by providing shade and cooling to a tarmacked area that currently only contributes to the “heat island” effect in London.

The scheme is timely as a post covid response supporting good mental health and wellbeing of local people - especially children and teenagers many of whom live in gardenless homes. The playground is adjacent to 2 local schools (Archer Academy and Holy Trinity Primary) and serves Martin Primary School 350 metres away - their pupils have been harshly affected by the pandemic, with exercise, play and social opportunities limited. A natural play area will support educational, social, physical and emotional development for this diverse and vulnerable cohort, 25% of whom are in receipt of pupil premium, a higher than average SEND representation and a significant EAL population. During the consultation one response described Market Place as the “*Playground of broken dreams*” but one which “*has kept my family sane in this last lockdown*”. Realisation of this scheme will ensure that those dreams need be broken no longer.

Tim Gill, former Director of Play England and an international expert of play is an advocate for this playground and has visited twice recently. “*What excites me about the space is the chance to create somewhere that will be loved, enjoyed and appreciated by young and old and by people from different cultures and backgrounds. A convivial, democratic, flexible place at the heart of the neighbourhood, where friends and neighbours will want to linger and chat, where schoolchildren will find lots to do on their way home, where teenagers will hang out with their mates on a sunny summer evening, where families with young children will want to come and play, and then stay for a weekend picnic, and where older people will watch the world go by. Maybe also a place that can from time-to-time host community events.*” (Email to Chair of Friends Group 2/4/21)

Background papers included with this bid are:

1. Costed concept design plan prepared following local consultation incorporating plans and photographs.
2. Background history of the Friends of Market Place, activities undertaken and background facts and figures concerning the socio-economic make-up of the local area.

Funding Request (£)	£250,000 (£100,000 to be discussed at Area Committee)
CIL Eligibility	<p>Market Place lies within an Area of open space deficiency as identified in the Borough's Local plan. Through improving the space and extending the reach of its facilities this scheme will help address that deficiency.</p> <p>Market Place lies within an area of East Finchley that is high in social housing (Norfolk Close, Chapel Court, Prospect Ring) containing families and households experiencing deprivation.</p>

	<p>This scheme has been subject to extensive Member and public engagement using a variety of communication tools including petitions, local media, surveys, a mailing list of nearly 200 people and a social media reach of 600 N2 followers as well as in person presence in the playground, at litter picks, local events and schools.</p> <p>The proposal has been generated by a Friends group working within the local community. Our design brief was underpinned by our 2021 survey and feedback from 340 users of the playground. The Engagement event was attended by over 80 local people despite taking place as Storm Eunice hit the country. There is widespread support for the Friends work from local stakeholders including schools, charities, parent communities and other similar organisations.</p> <p>Under Section 8 of the NPPF the scheme will promote healthy and safe communities, provide social, recreational and cultural facilities for the community and give access to a high quality open space.</p>
Area Committee priorities	Area Committee priorities as currently agreed include: “ <i>Public realm (decluttering street scene, excluding buildings which are not publicly owned)</i> ” and “ <i>Park & open spaces (to include infrastructure)</i> ”. This scheme clearly will improve both the street scene and this, currently quite run-down, open space and playground.
Who will deliver the scheme	<p>The scheme will be delivered by the Friends of Market Place Playground under the aegis of East Finchley Community Trust working in close partnership with Barnet Council Greenspaces.</p> <p>(East Finchley Community Trust is both a Charity (Charity number: 1141564) and Limited Company (Company number 07385707)</p>
Community Grants (if applicable please confirm this is included with the application)	n/a
Feasibility Study only	{Please state if the request is for a feasibility study only, with the result determining on whether to bring a future scheme application}
BUDGET & DELIVERY	
Please see attached costed Concept Design	
Quotes provided with the application	See supporting costed Concept Design scheme
Timescale for delivery	The aim will be to develop the scheme to Final design stage by Sept/October 2022, tendering during October – December and seeking a start on site in February 2023 with completion by Easter 2023

Council Service Delivery	Matt Gunyon Greenspaces, Phil Hoare, Area Committee lead.
Dependencies/Risks	<p>Planning permission will be required for the scheme. Public consultation has been undertaken on the concept scheme – additional consultation will be undertaken as part of the planning process</p> <p>The Friends wish to explore innovative new funding mechanisms for revenue involving some local fundraising locally to raise maintenance above minimum levels. A minimum of £1000 per year over 10 years will be aimed for and raised through crowdsource funding, grant applications etc.</p> <p>Works to the retaining walls around the playground will need to be addressed..</p>

VALUE FOR MONEY

How does your scheme offer good value for money?

The capital costs of the scheme will be fully funded through CIL and other grant funding. Revenue costs will, once the scheme has been completed be minimal to begin. The Friends are keen to explore a new funding mechanism for revenue involving some fundraising being undertaken locally to raise maintenance above minimum levels.

Significant voluntary time and resource – estimated at nearly £10,000 since the proposal was first mooted, has already been expended by local people on this scheme. In developing the scheme particular attention will be made to using local suppliers where possible. The impetus behind the Market Place playground scheme has already led to an underused and wasted Barnet owned space next to the playground being ‘taken over’ and maintained as a community garden by local people. (currently our ‘diggers’ group consists of twenty local people) We envisage local people continuing to look after certain green areas of Market Place, in terms of planting/re-wilding etc. plus thorough using Duke of Edinburgh scheme participants from local schools as well as local scouts/brownies etc. so we want the green areas to be maintained as much as possible by locals, thus adding considerable social value to the area and its residents.

The Scheme is promoted by Friends of market Place Playground which lies under the aegis of EFCT (for details see above)

We have been awarded £40,000 seed funding from GBL and £30,000 from the area committee 8/4/21. We are approaching other organisations, eg London Marathon Trust, City Bridge Trust and Reaching Communities for London Fund – with whom we have a meeting set up for 24/6/22 with their grants officer for Barnet to explore funding possibilities.

No ongoing revenue costs

See note under dependencies/risks. The Friends group are committed to working with the Council to develop innovative forms of revenue raising to help tackle ongoing maintenance issues over a 10 year period.

COMMUNITY BENEFITS

The scheme should be considering the providing the **widest community benefits** possible.

In March 2021 Friends of Marketplace conducted an initial survey to learn about usage and priorities for the space. This received responses from 337 households, reporting the views of 1,117 members of those households. 32% of households said they use the space more than once a week, and there were three key priorities for improving the space: more nature and planting, more and better equipment and improved social spaces. Notably 32% of the members of the households who responded were aged 0-8, whilst less than 2% were over 70. This reflects the fact that the space is currently used primarily by young families, and as such the space isn't used as well as it could be all day, for example whilst children are at school and nursery. The results of this survey along with our research on best practice in urban spaces led us to our mission statement and these outcomes for the space:

- The space should be inviting for people of all ages in our community.
- The space should be easy to access.
- The space should be used more consistently throughout the day.
- The space should provide good play affordances for children of all ages.
- The space should be green - lots of trees, plants and grass.
- The space should make use of natural materials like wood and stone.
- The space should provide ample seating, including some in the shade.

In order to measure our success at achieving these outcomes we are using a usage survey, stationary mapping and a condition survey, all conducted pre and post development.

The pre-improvements usage survey (<https://www.surveymonkey.co.uk/r/VH97BFW>) has been live since March 2022. It collects names, ages and home postcodes of users and potential users of the space along with what they use the space for, why they choose to use this space in particular, and how long they stay per visit. To measure the quality of play opportunities the space provides, the survey also collects data on the types of play the space affords different aged children. The categories used for this measure are those used by Barcelona to analyse its 868 play spaces as part of its high-profile 2019 initiative 'Plan for Play'.

While the user survey will give us information on how long people report staying in the space, to accurately measure overall usage we are using stationary mapping. This involves attending the space at different times of day and in different weather conditions, and placing dots on a map of the space showing the positions of all the people there at that moment. (snapshots)

Finally the condition survey covers categories including type and quality of floor covering, amount of seating, number, type and placement of entrances, range of play affordances, accessibility for those with disabilities, number of trees and variety of plants.

As such these three tools will allow us to measure the impact of our proposed scheme with regards to all our intended outcomes.

At all times the committee has sought views from a diverse cross section of the community and has deliberately sought to consult those from different sectors of East Finchley. Consideration has been given to the needs of those with specific protected characteristics under the Equality Act - for example sex, disability, race and age - and as the project progresses specific advice will be obtained to ensure maximum inclusivity of the project.

Area Committee – support for the application:

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Lead Officer Review – only	
Lead Officer	
Date	
Assessment & Recommendations	