

## MEMBERS CIL FUNDING REQUEST FORM

<b>AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST</b>	
<b>MEMBER</b>	Councillor Pauline Coakley Webb
<b>DATE</b>	29/02/2024
<b>WARD</b>	Friern Barnet
<b>cross-ward applications</b>	{Please outline the additional wards and provide the Member(s) endorsement}
<b>Funding Request (£)</b>	£150,000
<b>SCHEME SUMMARY</b>	
<p>The Friends of Halliwick Recreation Ground have developed a Vision for the park which shows keys areas for improvement and investment. The Vision has been developed through engagement and consultation with local users.</p> <p>This scheme will focus on the reprovision and improvement of the playground facilities in the park. Currently play is split into two areas one for Toddler and Juniors and the second caters for older children. Both areas are in need to reprovision and residents are keen to bring both play spaces together, this would also allow for the existing older children’s play area to be repurposed as a multi use games area (MUGA) in the future. The aim is to deliver an inclusive and accessible playground that supports the needs of all children within the local area.</p> <p>The Friends of Halliwick Recreation Ground have begun to scope out ideas for the new playground and are also exploring additional external funding options in order to deliver the best project possible for the park and the local population. If this funding request is successful the group in partnership with the Greenspaces Team will look to secure further funding and once a final funding pot has been confirmed a concept design will be developed with the Council’s play supplier, this design will be subject to public consultation in order to inform the final design.</p>	
<b>CIL Eligibility</b>	<p>The relevant CIL eligibility criteria, which this project meets is ““The charging authority may use the CIL to which this regulation applies, or cause it to be used, to support the development of the relevant area by funding—</p> <p>(b) the provision, improvement, replacement, operation or maintenance of infrastructure”.</p> <p>This project is for the improvement and re provision of the playground facility in Halliwick Recreation Ground.</p>
<b>Area Committee priorities</b>	The relevant draft Area Committee priorities are Sustainability, Community Engagement, Community Safety and Public Health.
<b>Who will deliver the scheme</b>	The Greenspaces Team in partnership with the Friends of Halliwick Recreation ground
<b>Community Grants (if applicable please confirm this is included with the application)</b>	N/A
<b>Feasibility Study only</b>	N/A
<b>BUDGET &amp; DELIVERY</b>	
<p>The final budget for this project will depend on how much additional external funding the Friends Group can secure as such at this time a quotation cannot be provided however based on similar projects across Barnet the Greenspaces Team has advised that a playground of similar size and type is estimated to cost between £170,000-250,000. Please find below examples of recently completed or planned play area projects across Barnet</p> <p>£260,000 Barnet Playing Fields - Complete            £200,000 Princes Park - Complete</p>	

£168,000 Basing Hill Park – Planned	
As noted above this request is for a contribution towards the delivery of a new playground and the Friends of Halliwick Recreation Ground will look to secure additional funding for this project.	
<b>Quotes provided with the application</b>	N/A
<b>Timescale for delivery</b>	<i>The project team will look secure funding in the first half of 2024 with the aim to have a concept design for consultation towards the second half of the year. Construction would take place outside of the school holidays and when ground conditions permit.</i>
<b>Council Service Delivery</b>	Matthew Gunyon Head of Greenspaces
<b>Dependencies/Risks</b>	<i>If the Friends Group are unable to secure any additional or significant funding then the scope of the project would be reduced in order to provide the best play facility for the funding available.</i>
<b>VALUE FOR MONEY</b>	
Greenspaces procure under the Contract Procedure Rules in order to ensure value for money and transparency.	
<b>No ongoing revenue costs</b>	There are no ongoing additional revenue costs associated with the scheme. The maintenance of the refurbished playground can be supported from existing revenue budgets.
<b>COMMUNITY BENEFITS</b>	
<p>The Friends of Halliwick Recreation Ground have undertaken local engagement to inform the Vision in Nov 2020 which can be seen below along with consultation boards that were used at an event held in June 2022. Additionally, the Friends engaged with a local school in July 2023 specifically on the playgrounds in the park</p> <p><b>Initiation Community Survey (Nov 2020)</b></p> <ul style="list-style-type: none"> <li>• Survey purpose: to determine how people use the Rec and collect views on what needs to be improved</li> <li>• Survey distribution: via WhatsApp and email</li> <li>• Survey response: over 150 families and individuals replied</li> <li>• Respondent usage determined: <ul style="list-style-type: none"> <li>○ 75% use the Rec at least once a week</li> <li>○ 12% use the Rec daily</li> <li>○ 60% use the Rec to take their children to the playground</li> <li>○ 16% use the Rec for exercise</li> <li>○ Respondents also highlighted use for dog walking, playing football, tennis or as a shortcut between Colney Hatch Lane and Coppetts Road.</li> </ul> </li> <li>• Respondent upgrade priorities: <ul style="list-style-type: none"> <li>○ 82% requested new playground equipment</li> <li>○ 55% requested night time lighting</li> <li>○ 45% requested resurfaced and better pathways</li> <li>○ 33% requested football goals</li> <li>○ 31% requested more seating and benches</li> <li>○ 25% requested a dog-free, enclosed play area</li> <li>○ 22% requested gates at both entrances</li> </ul> </li> <li>• Written respondent additions were noted as: <ul style="list-style-type: none"> <li>○ Fix flooding, pitch and playground water logging issues</li> <li>○ Better play equipment for children +7 years old</li> <li>○ New tennis courts and nets</li> <li>○ Scooter or cycling area</li> <li>○ Outdoor gym equipment</li> <li>○ Table tennis</li> </ul> </li> </ul>	

- Community centre and toilets
- Support to deter drug dealing and dog fouling

**FoHR Campaign Launch Event (Jun 2022)**

- Caregivers, families and children were encouraged to vote using dot stickers on a display board showcasing different types of play equipment to spark inspiration.
- Discussion also highlighted requests for a larger playground area, an adventure playground to encourage activity and imagination, more swings, better climbing frames, sandpit, waterplay and a working zip wire.

**Coldfall Primary School Event (Jul 2023)**

- FoHR attended the school’s summary fare to gather feedback from families and children
- Coldfall Primary pupil - Year 5 - “I don’t use the playground. It’s mostly for smaller kids.”
- Coldfall Primary pupil - Year 3 - “It’s a bit boring”
- Coldfall Primary pupil - Year 3 - ‘It’s VERY boring!’

Equipment	No. of Dot Votes	Equipment	No. of Dot Votes
Large Netted climbing frame	39	Sand play equipment	16
Trampoline	38	Jeep on springs	13
Geometric boulders	30	Grassy mound and integrated slide	12
Multi-play large climbing frame	26	Stepping stone logs	12
Roundabout	21	Multi play equipment	11
Spring seesaw	19	Balance board	11
Rotating wheel	19	Seesaw	8
Rotating swing	16	Spinning bowl	8
Swinging hammock	16	Large Basket swing	7

<b>Lead Officer Review – if required</b>	
<b>Lead Officer</b>	Craig Miller, Director, Street Scene
<b>Date</b>	15 March 2024
<b>Assessment &amp; Recommendations</b>	No additional comments.

**Halliwick Recreation Ground Vision and Consultation Boards**





# FRIENDS OF HALLIWICK REC

## CAMPAIGNING TO IMPROVE OUR COMMUNITY SPACE

### Who we are

At **Friends of Halliwick Rec (FoHR)**, we're a passionate group of local residents **dedicated to enhancing Halliwick Recreation Ground**, fondly known as the Rec. Our mission is to **drive positive change** through fundraising activities and rallying the support of volunteers, **for the benefit of our entire community.**



### Our journey

During the pandemic, **it became clear that the Rec needed an upgrade.** Founder members of FoHR surveyed Rec users and local residents, and many of you helped complete this survey. Thank you!

Clear priorities were identified:

- Creating a bigger and **improved play area**
- Resurfacing of the **tennis courts**
- Resolving flooding issues, **uneven paths and walkways**
- Introducing more diverse and **vibrant planting**

Since then we've made remarkable progress!

We'd love to share this and some future plans with you.

## ACHIEVEMENTS SO FAR



**1**  
We **kick-started our campaign** with a fantastic event in summer 2022, bringing together hundreds of local residents to gauge interest and foster a community spirit.



**2**  
The Council took notice! Urgent flooding issues were investigated and we maximised resident input. With Cllr Coakley-Webb's support we **won funding for path resurfacing and a new central path** alongside the Council's drainage scheme.  
Excitingly, work begins this summer!



**3**  
The Council continued to invest in our projects by bringing in:  
• A **new table tennis table**  
• **Two picnic and games tables** for everyone to enjoy.



**4**  
FoHR successfully secured **£26,000** in funding from the **Mayor of London's Grow Back Greener Fund.**  
This investment will enable us to enhance the park with more diverse tree, shrub and wildflower planting.  
*#GrowBackGreener @ldn\_environment*



**5**  
We petitioned for priority **resurfacing of the tennis courts.**  
Thanks to a collaborative effort between the **Council and the Lawn Tennis Association**, work will commence this summer.  
Get ready for improved playing conditions!

With your help the journey can continue. Take a look at our next big project!





# FRIENDS OF HALLIWICK REC

## OUR NEXT BIG PROJECT: REVITALISING THE PLAYGROUND

Did you know the Rec's two play areas haven't seen a major update in **nearly 25 years?**

**Let's spark fun and adventure**

During our Summer 2022 event, we asked children, parents and caregivers about their thoughts on the playground.

Here's what they said was needed:

**BETTER SWINGS**   *Roundabout*  
**BIG SLIDES!**   *SEE-SAW*  
**BOUNCY**   *FUN SANDPIT*  
**TRAMPOLINE**   *MULTI-PLAY CLIMBING FRAMES*



**We're taking action!**

Thanks to local community feedback, we've started grant applications to create an adventurous and engaging playground for children aged 0-14 years old.

### Help shape the future!

Take a look at our **artist's sketch for the playground**. We'd love to know your thoughts!

Express how you feel with the stickers provided and place them on the **playground reflection wall!**

We especially encourage **parents and caregivers of children with special educational needs and disabilities (SEND)** to share their insight, so we can ensure inclusivity is at the heart of our plans.

All your voices, as part of our campaign and fundraising efforts, will play an important role in shaping this amazing project.



## Together we can create a playground that brings joy to all!

As part of Phase 2, we'll also be campaigning for a separate Multi-Use Games Area (MUGA) to foster group sports and play for primary and secondary school-aged children. Stay tuned for more updates on this work by signing up to our newsletter via this QR code, or following us on Facebook, Instagram, or visiting [www.friendsofhalliwickrec.org](http://www.friendsofhalliwickrec.org)



## STAY IN THE KNOW AND HELP

### Exciting changes are coming!

As we continue with playground planning, **major works will start this summer**, including the Council drainage scheme, path renovations and tennis court resurfacing. We're preparing for the next stage: planting trees, shrubs and wildflowers in the Autumn with Grow Back Greener funding support.

And we need your help!

#GrowBackGreener @ldn\_environment

### Join FoHR

We're looking for enthusiastic volunteers who can lend a hand to help organise events, support fundraising or engage with the local community. Additionally, we have some open posts at FoHR within the Committee including Treasurer and Secretary roles.

Talk to us today or message us for more info on [Info@frendsofhalliwickrec.org](mailto:info@frendsofhalliwickrec.org)

### Spread the word

Help us reach a wider audience by sharing our campaign with your friends, neighbours and local community groups on social media. By amplifying our collective voice, **we can make a real difference as a community!**



[facebook.com/frendsofhalliwickrec/](https://www.facebook.com/frendsofhalliwickrec/)



[instagram.com/frendsofhalliwickrec/](https://www.instagram.com/frendsofhalliwickrec/)



[www.frendsofhalliwickrec.org](http://www.frendsofhalliwickrec.org)

### JOIN OUR VIBRANT COMMUNITY NETWORK!

Become part of our friendly community network by **signing up for our newsletter** via the QR code! Stay updated on exciting volunteer days like our upcoming **Tree Planting event this Autumn**.

With funding from Grow Back Greener, help us create a diverse meadowed and wildflower area, including a sensory garden for everyone to enjoy. Join in **digging, planting, sowing and watering** and other **fun-filled activities**. Expert guidance will **inspire curious young minds** during this rewarding day.

**There's something for everyone!**

By signing up today, you'll receive a **FREE RAFFLE TICKET ENTRY!**



### TAKE PART IN OUR RAFFLE

Don't miss your chance to win a **fabulous Fortnum & Mason picnic hamper worth £125**, perfect for creating lasting memories with your loved ones this summer!

Get **5 tickets for just £3** and increase your odds of a delightful win!

\*Friends Helping Friends. Proceeds raised from the Friends of Halliwick Rec raffle will go directly to Coldfall Primary School.



Transforming the Rec, Together.

## MEMBERS CIL FUNDING REQUEST FORM

Each section has guidance within it to assist you in filling this form out. Please delete this information once you have completed each section. All sections must be completed.

Relevant internal officers informed 2 months prior to committee

Residents consulted

All sections of Member CIL funding request complete

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
<b>MEMBER</b>	Councillor Dean Cohen
<b>DATE</b>	29 February 2024
<b>WARD</b>	<i>Golders Green</i>
<b>cross-ward applications</b>	Hatzola Northwest provides services to Finchley Church End, Golders Green, Hampstead Garden Suburb and Hedon Wards. Hedon Ward is within the jurisdiction of the West Area Committee. Councillors Prager and Shooter of Hendon have provided written confirmation of their support for this bid to Councillor Cohen.
SCHEME SUMMARY	
<p><i>Hatzola Northwest operates as a vital 24/7 community service, tirelessly responding to medical emergencies every single day of the year. Our dedicated team of 61 volunteer responders, all extensively trained, ensures a swift and proficient response to emergencies, entirely free of charge.</i></p> <p><i>We are seeking a grant to procure a new Fast Response Vehicle (FRU), with associated costs detailed below:</i></p> <p><i>Our operational protocol differs from that of the London Ambulance Service (LAS): our responders initially deploy to the scene using their personal vehicles, while another team member brings an ambulance to the location. This dual-response approach guarantees our arrival within minutes. However, there are instances where responders arrive without the specialized equipment carried by our ambulances and fast response vehicles.</i></p> <p><i>Having additional fast response vehicles and ambulances in our fleet enables us to expedite dispatch times further by utilizing blue lights during transportation. This expansion is crucial to ensure that our responders consistently have access to the advanced equipment and resources essential for effective emergency medical care.</i></p> <p><i>On behalf of Hatzola Northwest, we express our profound gratitude for your support and dedication in helping us achieve our mission of safeguarding and promoting the health and well-being of our patients.</i></p>	
<b>Funding Request (£)</b>	£45,000
<b>CIL Eligibility</b>	<p><i>Due to a significant rise as seen by new data from the 2021 Census it revealed that the borough of Barnet's population has grown by nearly 35,000 from 356,385 in 2011 to 389,342 in 2021 – an increase of approximately 9.2%. More granular detail highlights population growth in three of the four ward areas served by Hatzola North West over the same period as follows:</i></p> <p><i>Finchley Church End – 4.6%</i></p>



	<p><i>Hampstead Garden Suburb - -5.8%</i>  <i>Golders Green – 2.4%</i>  <i>Hendon – 5.2%</i></p> <p><i>The National Health Service (NHS) has faced immense pressure to cater to the growing demand for its services. Consequently, Hatzola Northwest, a non-profit organization providing emergency ambulance response services, has experienced a notable surge in calls received, with a 12.6% increase recorded from 2021 to 2022. This escalating demand underscores the critical need for our services in the community.</i></p> <p><i>As our service levels expand to meet this rising demand, it has become imperative for us to acquire additional resources. These resources are essential to ensure that we can effectively respond to emergencies and continue providing timely and high-quality care to those in need.</i></p>
<p><b>Area Committee priorities</b></p>	<p><i>Hatzola Northwest's role in emergency ambulance response aligns closely with several key objectives of the Council's Our Plan for Barnet . Here's how:</i></p> <p><i>Living Well: Our Plan for Barnet references the need to work together with local partners such as community providers to join up health, social care and other services, improving the access, experience and outcomes for residents in Barnet. Hatzola Northwest's ability to rapidly respond to emergency calls contributes to this objective by providing critical medical assistance when needed most. By alleviating strain on traditional emergency services like the NHS, Hatzola Northwest helps ensure that residents receive timely care, improving overall health outcomes in the community.</i></p> <p><i>Community health and well-being: Hatzola Northwest's presence and prompt response to emergencies contribute to creating a safer environment for residents. Knowing that a specialized emergency medical service like Hatzola is available can increase residents' sense of security and confidence in the local healthcare system.</i></p> <p><i>Working in partnership: Our Plan for Barnet sets out that the Council aims to develop as an organisation that builds relationships, empowers its partnerships and acts as an enabler or discussion and change. Our partners in other public services like police, fire, health, and education, as well as businesses, colleges and further education institutes all have a role to play in this. Effective implementation of this plan will involve collaboration between local government, non-profit organizations, and community stakeholders. By working alongside Hatzola Northwest, Barnet Council can leverage the organization's expertise and resources in emergency medical response to enhance the overall resilience and effectiveness of the local healthcare system. This partnership fosters a more integrated approach to delivering essential services and addressing community needs comprehensively.</i></p>

	<i>In summary, Hatzola Northwest's role in emergency ambulance response directly supports the objectives outlined in Our Plan for Barnet by improving healthcare access, enhancing community health and well-being, and fostering collaborative partnerships for a more resilient and responsive local governance framework.</i>
<b>Who will deliver the scheme</b>	<i>Hatzola Northwest and its 61 responders, 21 dispatchers and senior manage team.</i>
<b>Community Grants (if applicable please confirm this is included with the application)</b>	<i>N/A</i>
<b>Feasibility Study only</b>	<i>N/A</i>
<b>BUDGET &amp; DELIVERY</b>	
<p><i>{Please provide an itemised budget for the scheme (for example – quotes provided, an excel sheet etc). <b>Please ensure the budget reflects the funding requested in the application.</b></i></p> <p><i>The budget should be supported by either the relevant Barnet service area (their quote is sufficient) or at least two quotes from external suppliers, which are itemised and with the VAT element shown separately).</i></p> <p><i>This ensures that a competitive tender process has been undertaken and complies with procurement guidance and providing value-for-money.}</i></p>	
<b>Quotes provided with the application</b>	
<b>Timescale for delivery</b>	<i>Once funding is secured, we aim to procure the vehicle by April 2024. Subsequent works required will be conducted by May 2024, with the fast response vehicle expected to be operational by June 2024.</i>
<b>Council Service Delivery</b>	<i>Yisroel Abenson: Head of Operations Hatzola Northwest</i>
<b>Dependencies/Risks</b>	<i>{Please outline dependencies/risks – such as planning consent, public consultation, additional funding required for the scheme, insurance requirements, legal or regulatory requirements, health &amp; safety considerations, environmental health, road safety, licencing etc- <b>please describe the approach to managing these dependencies/risks}</b></i>
<b>VALUE FOR MONEY</b>	
<p><i>In addition to the previously mentioned timeline, we are requesting £45,000 from Barnet's Community Infrastructure Levy (CIL) funding for a project with a total cost of £91,750. This financial support will significantly contribute to realizing our initiative. However, recognizing that this amount does not cover the entire project cost, we are actively engaging in our own fundraising efforts within the local community.</i></p> <p><i>We are confident in our ability to secure the remaining balance needed through these fundraising endeavours. Currently, we have promising leads and strong community support that positions us well to achieve our fundraising goals. By harnessing the</i></p>	

*generosity and backing of our local residents, businesses, and supporters, we are committed to bridging the financial gap and ensuring the successful implementation of this vital project.*

<b>No ongoing revenue costs</b>	N/A
---------------------------------	-----

**COMMUNITY BENEFITS**

Our service provides vital emergency medical services to a wide and diverse communities throughout our catchment area. We are called by the police on many occasions especially with any local RTC's, this is due to our quick response and hospital transport times. Our care is inclusive, respecting all religious and ethnic backgrounds, and cater to patients of all ages. In addition to emergency response, we conduct outreach programs to promote health awareness. Overall, Hatzola Northwest plays a crucial role in safeguarding the well-being of the community through their prompt and inclusive medical assistance.

**Lead Officer Review – if required**

<b>Lead Officer</b>	Craig Miller – Director, Street Scene
---------------------	---------------------------------------

<b>Date</b>	15 March 2023
-------------	---------------

<b>Assessment &amp; Recommendations</b>	<p>Hatzola Northwest (HNW) is a community first response function that is separate to the integrated statutory emergency response offer provided by the NHS.</p> <p>HNW's last Care Quality Commission inspection undertaken in 2022 identified that the function required improvement. This meant that the CQC found that the service wasn't performing as well as it should but had told the service how it must improve. HNW has confirmed to Councillor Cohen that it has an action plan with actions that it has implemented and are actioning.</p> <p>Senior Officers from Barnet's Integrated Commissioning service have offered to link up with representatives of HNW to facilitate alignment of HNW's service with the integrated health care function and receive assurance of the ongoing implementation of the CQC improvement plan.</p>
---	---

## MEMBERS CIL FUNDING REQUEST FORM

- Relevant internal officers informed 2 months prior to committee
- Residents consulted
- All sections of Member CIL funding request complete

AREA COMMITTEE – MEMBERS CIL FUNDING REQUEST	
<b>MEMBER</b>	Ross Houston
<b>DATE</b>	<i>March 2024</i>
<b>WARD</b>	West Finchley
<i>cross-ward applications</i>	-
SCHEME SUMMARY	
<p><b>Pointalls Regrowth project</b> for Long Lane Allotments Cooperative Society Limited (trading as Pointalls Allotments)</p> <p><b>Objective &amp; overview of proposals</b></p> <p>This funding application is for essential security, equipment and building improvements at the Pointalls Allotment site in Finchley Central. Success would provide a lifeline for this allotment community, which is currently without funds. It would maintain many benefits to ploholders (exercise, food production, social interaction, volunteering opportunities and community engagement) but together with the planned accessibility improvements, a wider cross section of people, including primary school pupils, will have the opportunity to participate and enjoy the simple pleasure of growing their own food.</p> <p>Following the previous limited company going into administration in January 2023, LB Barnet Greenspaces has managed the Pointalls site on a temporary basis. In January 2024 a group of nine ploholders were awarded a 28-year lease of the Pointalls site. The new community-based organisation, <b>Long Lane Allotments Cooperative Society Limited</b>, is currently setting up a bank account, insurance, plot tenancy agreements and much more. Please note the proposed name is subject to approval by Financial Conduct Authority and the trading name will be Pointalls Allotments.</p>	

Plot rent for 2024 cannot be collected until the site lease with LB Barnet is finalised. In previous years, total rental income from plots was approximately £12,000 and outgoings were approximately £10,000. The small potential margin of £2k per year does not allow for the expenditure needed now. Funding from the Neighbourhood Community Infrastructure Levy will ensure the allotments are secure and flourishing again, as they have been in the past.

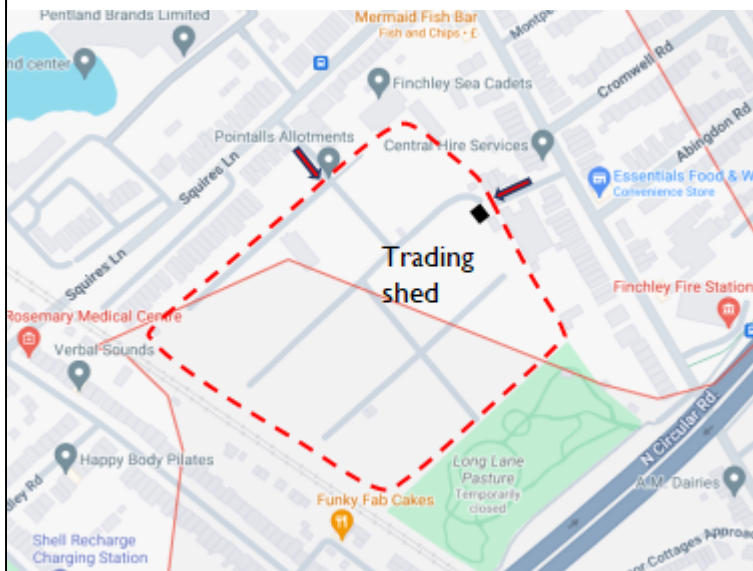
### Management history and the future

The site has been used as allotments since the land was bought by Finchley Council in 1924. Pointalls and District Allotment Society were allowed the use of 10.5 acres and in 1940, it was permanently appropriated as allotments. There are 123 full size plots, 50 of which have been divided in half and several are used for parking, a community space and a bonfire area.

In summer 2012 Barnet Greenspaces encouraged allotments in the borough to become self-governing. Pointalls initially became an Industrial and Provident Society (IPS) regulated by the Financial Services Authority, then in 2016 reregistered as a Public Limited Company, Pointalls Allotments Limited, regulated by Companies House.

From approximately 2018, the committee managing Pointalls Allotment Limited reduced interaction with ploholders/members, issued financial statements which were not transparent and for several years refused to hold Annual General Meetings. They entered into litigation against two ploholders, without consulting members. When costs were awarded against the company, it became insolvent. Following a period with the Official Receiver in early 2023, the Pointalls lease was surrendered to London Borough of Barnet and the site has been managed by Greenspaces.

Since the site lease has been awarded in January 2024, the new committee are setting up the allotments as a Co-operative Society, registered under the Co-operative and Community Benefit Societies Act 2014, under Rules sponsored by the National Allotment Society and accepted by the Financial Conduct Authority.



Pointalls Allotments site with vehicle entrances from Squires Lane and Nursery Avenue/Long Lane.

Below: general view of the allotments





### **Benefits of the Pointalls Regrowth project**

With the requested funding, the revitalised cooperative society will help to provide a wide range of benefits to the community;

- promoting health and wellbeing to people of all ages, especially older people
- local, organic food production
- opportunities for volunteering and learning new skills (managing the site and helping to build, with supervision)
- making the site more accessible with a disabled access compliant WC and future plans of building raised planting beds for people with limited mobility
- one plot will be offered for cultivation by pupils at two nearby Primary Schools (Manorside and Tudor which form the Squires Lane Federation), promoting understanding of the food chain and enhancing elements of Key Stage 2 curriculum, with its focus on mini-beasts and the basis of sowing, germination and growing. Plotolders with an appropriate teaching background and who are in receipt of DBS would offer regular sessions to facilitate the visits and help maintain the plot
- surplus produce is regularly collected during the growing season and given to a local foodbank
- commitment to work with LB Barnet Greenspaces on their no-mow-May and yearly BAP (Biodiversity Action Plan)
- links with local green initiatives
  - Sustainable Finchley which has been running the Finchley Pollinator project
  - Long Lane Pastures community run nature reserve.

1.

### **Proposed Expenditure**

**Site security** has been compromised in recent years, with many instances of thefts, gate keys being retained by ex-plotholders and plots being sublet, passed onto or taken over by people who are not

the plot tenant. The new committee intends to resolve these issues, and fitting new locks to the two gates is the first step. New keys will only be issued to named plotters, once their rent payment has been made.

The two gates need site signs with the new organisation name, contact detail and website address. These will be long-lasting aluminium dibond signs. A plotter who is a graphic designer has volunteered to design the signs, including the new logo. Temporary plywood noticeboards were erected at each entrance to convey news to plotters. So that information can be displayed permanently without the need to laminate all notices, two permanent noticeboards with lockable Perspex doors are needed. Each plot should be identifiable on the ground by individual plot number markers, many are missing and a team of volunteers will make them, attaching numbers to (free to obtain) plastic offcuts.



Entrance gates at Squires Lane & Nursery Avenue need new signs

Padlocks need replacement barrels and keys



Plywood signboards need weatherproof, lockable display units. Many plot marker signs are missing.

**Equipment** Whilst ploholders are responsible for mowing paths adjacent to their plots, the 10.5 acre Pointalls site contains many vehicle width grass paths and open grass areas, which the site manager will be responsible for keeping maintained. The recent handover of the site buildings revealed 4 strimmers, 2 petrol lawnmowers and a ride-on Mountfield mower. None have been maintained recently and it is apparent that the ride-on mower is in poor condition. The committee anticipate that planned servicing will get at least one Hayter (push) mower and 2 strimmers working again, but the majority of the mowing needs a ride-on. For this reason funding for a new ride-on mower is requested. The National Allotment Society have been contacted to help select a reliable brand and suitable model, as this is a major expenditure. A battery operated mower is preferable, to reduce fossil fuel use and so that volunteers wouldn't need to handle petrol, however suitability for the task and reliability are the principal deciders in which mower to purchase. We are seeking advice on an appropriate mower from Nation Allotment Society members.

Safety is an issue on the site. Approximately 10 petrol containers are currently stored in the workshop with the equipment, which is not ideal. A separate lockable cage fuel store, on a concrete base is proposed (with fewer petrol cans). PPE is needed for (trained) people operating the mowers and strimmers (gloves, faceguard, earmuffs, high-viz vests and a harness to support a petrol strimmer).

The committee aims to promote a strong environmental culture at Pointalls Allotments, so do not intend to continue providing expensive skips for green waste. Ploholders will be encouraged to compost annual weeds on their sites. Perennial weeds such as ground elder and bindweed cannot be killed in a standard (cold) compost and so, a large size hot compost unit is proposed. This will demonstrate to ploholders that we can manage most green waste and turn it into productive compost. Thorny shrub prunings and brambles will still need to be burnt.

**Building work** There are three buildings beside the Nursery Avenue gate, the trading shed, workshop and mower store. The largest one is the trading shed and it presents opportunities to rearrange the internal layout for the benefit of the allotment community. The sales function for basic horticultural supplies will be retained. A sink for handwashing with adjacent counter, also allowing tea and coffee making by volunteer staff and for events, would be beneficial.

In 2018 a scheme was proposed to install a disabled compliant WC within the structure of the trading shed, connecting to an existing sewer. For unknown reasons (probably financial), this was not proceeded with. As the new committee wish to widen the range of people who garden at the

allotments, especially to include school children, from Manorside and Tudor primary schools, and people with mobility issues, installation of a disabled compliant WC would make these plans much more viable. The school plot will be close to the Nursery Avenue gate and trading shed. There is a waterless, composting toilet in the central area of the allotments, but not everyone feels able to use this. The composting toilet will be retained. Although there are no specific regulations for number of toilets in allotments, having two toilets will be better for the predicted increase in ploholders from 160 to 180-200 (plus their families) and will allow people to stay on site more than just a few hours, caring for their plot.

A feasibility exercise is now proposed, to see if installing a WC is possible and what the best internal arrangement for the trading shed would be. The original designer is a ploholder and is willing to update the plans and supervise the work, as a volunteer. Other ploholders have building skills, therefore the materials are the major cost for this work. Recycled materials will be used, wherever possible, to reduce costs.

<b>Funding Request (£)</b>	£10,376 including 10% contingency
<b>CIL Eligibility</b>	<p>Engagement with the community;</p> <ul style="list-style-type: none"> <li>-The application is being made by the new committee, composed of nine experienced ploholders with an average of 11 years tenancy each at Pointalls</li> <li>- several of the committee have expertise from their involvement with other local, community managed, environmental sites/projects including Stephens House &amp; Gardens, Tiny Forest, Finchley Pollinator Project, and St Mary-at-Finchley's Give me shelter! project</li> <li>- the wider ploholder community is consulted with via a WhatsApp forum (no larger on-site meetings are permitted by LB Greenspaces at present)</li> <li>-once the site handover has occurred, ploholder engagement meetings will be held.</li> </ul> <p>The project complies with National Planning Policy Framework Section 8</p> <ul style="list-style-type: none"> <li>-promote healthy and safe communities</li> <li>-promote public safety and take into account wider security</li> <li>- provide social, recreational and cultural facilities and services the community needs</li> <li>-access to physical activity is important for the health and wellbeing of communities</li> </ul>
<b>Area Committee priorities</b>	<ul style="list-style-type: none"> <li>- Community groups (offering a wide benefit)</li> <li>- Crime prevention measures</li> <li>- Offering an allotment to two primary schools (a wide community benefit/health &amp; wellbeing)</li> </ul>
<b>Who will deliver the scheme</b>	The newly formed committee of Pointalls Allotments will deliver the project
<b>Community Grants</b> <i>(if applicable please confirm this is included with the application)</i>	<i>{If the funding is to be provided as third-party Community Grant - please ensure that the <b>Barnet CIL Community Grant Application</b> has been <b>completed and submitted with all required supporting documentation</b>. This ensures appropriate due diligence can be undertaken by Officers and that the Community Group agree to the Terms &amp; Conditions of the grant}</i>



<b>Feasibility Study only</b>	The costs of this project are for capital expenditure only. A simple feasibility study will be done to determine the most practical layout of the trading shed (for free, by a plotholder volunteer /architectural designer).
-------------------------------	---

BUDGET & DELIVERY				
Pointalls Regrowth cost items	£	VAT	Total	Supplier / notes
<b>Security</b>				
Replacement gate padlock cylinders Bilock x 2 plus servicing, spare cylinder and 250 keys	1,875	375	2,250	Bartletts Key Service Ltd. Hendon (see quote)
2 <sup>nd</sup> locksmith quote Newman & Sons Locksmiths				3,172
Numerals & A's for individual plot markers, plastic, to be assembled by volunteers	125	25	150	300 @ 50p Ebay
Noticeboards x 2 for entrances, lockable, anodised 750x750x30mm for six A4 pages	422	84	506	<a href="http://www.cokerexpo.co.uk">www.cokerexpo.co.uk</a>
Signs x 2, A1 size for entrance gates, with new name, logo, website, emergency access, aluminium dibond with 4 holes	102	20	122	<a href="http://www.discountdisplays.co.uk">www.discountdisplays.co.uk</a>
<b>Equipment</b>				
Allowance for seasonal repair of plumbing parts on approx.30 water points (taps, ballcocks, tanks)	209	42	250	estimate
PPE- Ear defenders x 3, faceguard, gloves, high-vis vests, harness for petrol strimmers	167	33	200	estimate
Petrol lawn mower Ride-on Husqvarna R214TC Compact Rider or similar battery powered model if possible (advice being sought)	3,050	610	3,659	See details page <a href="http://www.gardenmachinerydirect.co.uk">www.gardenmachinerydirect.co.uk</a>
Lockable petrol store 900x1000x500mm inc signage £249 and installation on concrete slab £40	241	48	289	theworkplacedepot.co.uk
Hot composter kit 700 litre to process perennial weeds	545	109	654	Compostguy.co.uk
<b>Building work</b>				
Installation of disabled compliant WC as detailed	959	192	1,150	(see plan and estimated material costs)



Sink, counter & taps in trading shed	167	33	200 estimate
<b>Subtotal</b>	7,861	1,572	9,433
Contingency 10%	786	157	943
<b>Total</b>	<b>8,647</b>	<b>1,729</b>	<b>10,376</b>

Quotes provided with the application



Helen Bevan <helen.bevanhome@googlemail.com>

**Bartletts / pointhalls quote**

Info @ Bartletts Key Services Ltd <info@bartlettskeys.com>  
 To: helen.bevanhome@gmail.com

Tue, Jan 23, 2024 at 2:57 PM

Helen

Thank you for making contact..  
 so 250 keys and new innards plus a service for your padlocks...  
 We retail the keys at £19.40 each, when an existing client updates / renews their system we do a special price

so we shall charge £7.05 per key inc vat (for 250 keys)  
 new innards for each padlock to enable them to work on the new keys will be £89.75inc vat  
 A service for each lock (pins , ball bearings, shackle and lubrication) £30 inc vat

Brand new locks are approx £170

Ian



Bartletts Team  
 info@bartlettskeys.com / 020 8203 3781  
 43 Church Road, Hendon, London NW4 4EB  
 bartlettskeys.com

## HUSQVARNA R 214TC Compact Rider



SKU: H3 RIDER-R214TC-HQV

A powerful rider designed for efficiency and manoeuvrability in small to medium domestic areas. Fitted with a Husqvarna petrol engine and a 94 cm cutting deck.

RRP: £4499

Our Price:  
£3,749.00 Only 5 left in stock  
(inc VAT)

★★★★★ (1 customer review)

Work list for building WC (based on 2018 design shown on following page) estimated at + - £1150 materials cost, plus sink and counter in trading shed £200. Costs depend on resourcefulness of the team. No labour cost is included, all to be fitted out by volunteers.

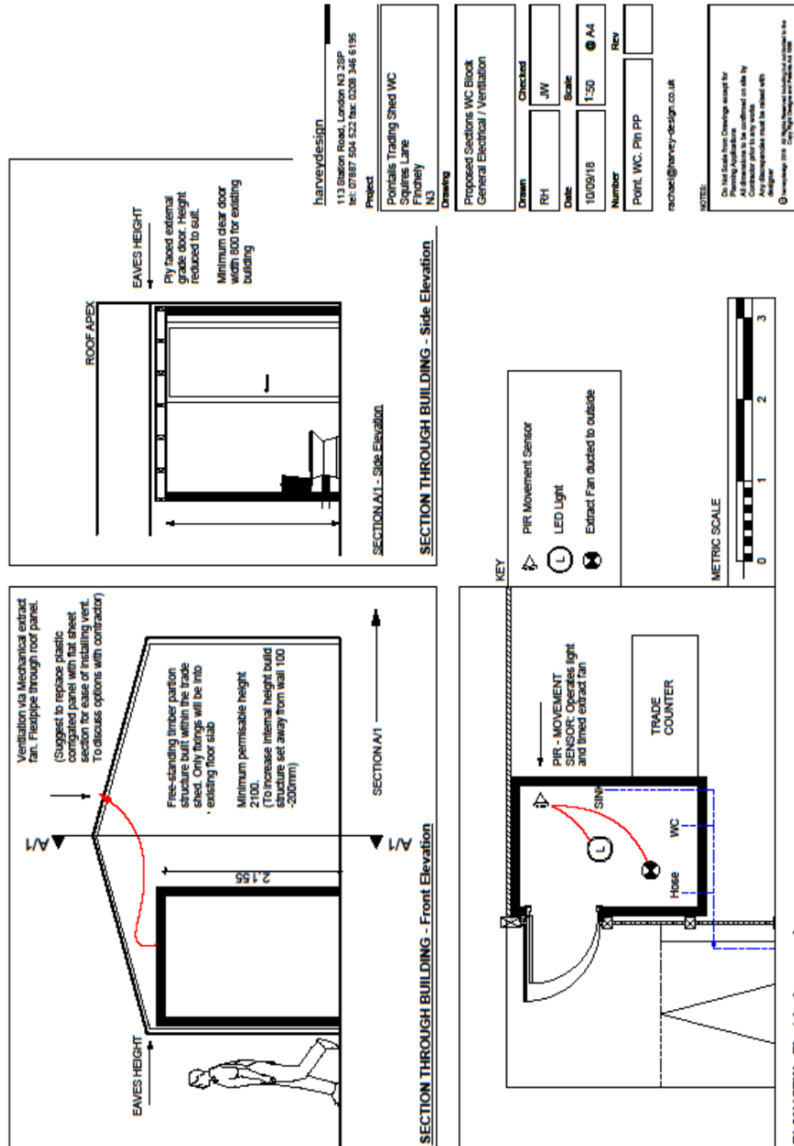
- Build insulated stud partitions (& ceiling if specified) £350
- Core drill hole through concrete panels for WC waste £75
- Bring in mains water supply (Hot & cold or just cold) £100 all sundries pipes, waste etc etc
- Walls by WC & sink to be tiled, to provide wipeable clean wall surface. (Free tiles available at local recycling centre)
- Flooring non-slip (vinyl offcut or ceramic tiles) £100 materials and adhesives for floor/ walls
- Wall mounted shower hose attachment to hose down WC flooring from mud £20
- Ventilation - Passive stack natural air vent only (no power required) or install mechanical (not recommended on such low usage) pc £80
- Install DDA WC pack to include -

Raised height WC £150, Handwash basin free, tap, grab rails free, WC roll dispenser free, mirror free

- Consider hot water tank facilities (Ariston type or instant hot from ZIP type heater) to allow small T-point in main store for washing up etc £150
- Door locks and light fitting £125

and

- Sink, taps and counter in trading shed £200



<p><b>Timescale for delivery</b></p>	<p>The proposed project dates will be;</p> <ul style="list-style-type: none"> <li>• Completion of lease between London Borough Barnet and Pointalls Allotments Cooperative Society Limited and site handover Spring/Summer 2024</li> <li>• Site security improvements immediately following site handover</li> <li>• Equipment purchase Summer 2024</li> <li>• Trading shed reorganisation and improvements- feasibility and design update, clearance of existing junk, Autumn 2024, followed by construction</li> </ul>
<p><b>Council Service Delivery</b></p>	<p>This application has been discussed with and is supported by Matt Gunyon, Head of Greenspaces, as he is currently responsible for the site. However, the project will be entirely delivered by the Pointalls allotments committee and ploholders.</p>

<b>Dependencies/Risks</b>	<ul style="list-style-type: none"> <li>- Risk of higher costs than anticipated; 2024 plot rental income would be used to top up funding</li> <li>- Insurance has already been obtained for the new organisation</li> <li>- Health and Safety: many of the funding items are to resolve current H&amp;S issues</li> </ul>
<b>VALUE FOR MONEY</b>	
<ul style="list-style-type: none"> <li>• The project aims to get Pointalls allotment functioning again, both financially and physically. Once plot rentals can be collected, the organisation aims to be self-sustaining.</li> <li>• Local suppliers will be used as much as possible. Recycled building materials will be obtained locally, including from Summers Lane Recycling Centre.</li> <li>• In order to save money and in the spirit of allotmenting, volunteer ploholders will be trained to use mowing equipment and work together to do building work, with qualified people to do essential tasks (plumbing, electrics etc). People involved will share or learn new skills.</li> <li>• Design work (architectural and graphic) will be done by volunteers. The committee are volunteers.</li> </ul>	
<b>No ongoing revenue costs</b>	The Pointalls Regrowth project does not have any ongoing costs for LB Barnet.
<b>COMMUNITY BENEFITS</b>	
<p>Funding items have been selected to achieve site security, better communications, improved maintenance and widen community access. The success of the project will be measured by: successful new key system being implemented; all plots being maintained by named ploholders; low level of crop and equipment theft; improved communication with ploholders; people volunteering to help with site maintenance; a well-kept, safe site and the development of a good reputation as a well-run allotment.</p> <p>Once the site handover has been completed, engagement with ploholders will progress from the current WhatsApp group to include: providing frequent regular opportunities for meeting each other and encouragement of any meeting; a new website with information relating to the site and its Committee, Welcome Pack (incl Site Regulations), seasonal advice, Site Management and Maintenance plan, horticulture, site activity or social events, updates and a suggestions box. Neighbouring residents will be kept informed about plans, there will be open opportunities for expressing their views, with encouragement to visit the site and apply for plots. Local businesses and landowners such as the Sea Scouts, 1st Finchley Scouts, Long Lane Pastures will be engaged with. As the site owner, LB Barnet will be invited to appoint a representative to be on the committee and a clear communication method will be established.</p> <p>The Pointalls Regrowth project aims to increase the number of people being able to have an allotment and produce their own fruit and vegetables. This will be achieved by: dividing more plots, if there is sufficient demand, when the waiting list is opened; households will be able to have a maximum of two full-size plots; tenancy of poorly maintained plots will not be renewed.</p> <p>A management and maintenance plan is to be written, to bring together all information relating to the site and future plans, so that readers can understand the rationale for site related decisions. The site will be managed in an environmentally aware manner, for example well-timed tree and hedge pruning, no-mow May, spraying will be discouraged, and bee hives will be introduced, managed by an experienced bee keeper. Battery operated equipment will be used/bought in preference to petrol equipment. The hot compost bin will be used to turn perennial weeds into productive compost. Green waste skips will not be brought to site.</p> <p>Pointalls Allotments will be managed to encourage equality, diversity and inclusion on-site, in the organisation and the committee. The community will be made aware of what is unlawful treatment (discrimination, harassment or victimisation) relating to one of the Equality Act 2010 protected characteristics; age, disability, race including colour, nationality, ethnic or national origin, religion or belief, sex, sexual orientation.</p>	
<b>Lead Officer Review – if required</b>	
<b>Lead Officer</b>	Craig Miller, Director Street Scene
<b>Date</b>	15 March 2024

<b>Assessment &amp; Recommendations</b>	Arrangements can be made for senior Grounds Maintenance Officers to contact representatives from the allotments to provide advice on the suitability of battery powered equipment for this initiative and to help inform purchasing decisions if this would be helpful.
---	---