

NEW DEAL FOR COMMUNITIES

The Bridge Neighbourhood

Special Partnership Board

6th February 2007

7.00pm

St. Ann's Library Hall



Minutes

Board Members Present:	Rachel Hughes (Chair), Deborah Cohen, Rahim Ullah, Ulrika Longinotto, Bernice Ashton, Pearl Amoateng, Yvonne Denny, Tanjou Mehmedova, Andrea Holden, Barry O'Callaghan, Cllr Isidoros Diakides, Ruby Brown, Justin Holliday
Staff present:	Symon Sentain, Geoffrey Ocen, Jane Chambers, Glen Grey, Tracey Campbell, Natasha Weekes, Richard Coe
Advisers Resident/ others present:	Paul Ely (LBH), Don Lawson (LBH), Jan Wilson (LBH), Gill Wynne-Williams (Wynne-Williams Assoc. Ltd), Andy Parkinson (ERS), Diana Edmonds (LBH), Paul Callaghan (Film & Video), Chris Leigh (Chris Leigh Mgmt Ltd), Richard Brearley (John Miller & Partners), Patrick Bankhead (John Miller & Partners)
Apologies for absence:	Lorne Horsford, Randolph Flatts, Yasmine Boudiaf, Cllr Bob Harris, Cllr Claire Kober, David Lammy MP

Item	Description	Action
1.	Welcome and Introductions All those present introduced themselves to the meeting.	
2.	Apologies Noted (see above)	
3.	Declarations of Interest None	
4.	Project Appraisals <u>Chestnuts Park</u> The team of staff and consultants working on the project were introduced and attention was drawn to the large scale plans on display. Reference was made to the consultation process and impact on NDC Programme outcomes detailed in the Project Appraisal Form. A decision on the planning application is scheduled for 20 th February 2007.	

Invitations to tender for the 1st phase of the work have been drafted and distributed.

Certain aspects of the phase 1 works were highlighted, including:-

- Larger playground area, zoned to increase its appeal to a wide age range. Accessible to wheel chair users and installed with equipment that will be easily maintained.
- Some of the existing playground equipment will be refurbished and installed in the new playground area.

The completion of phase 1 was described as the first significant step in the park achieving Green Flag status by 2008/09.

The Borough-wide context for parks was described as follows:-

- 72% of residents are satisfied with parks.
- Parks satisfaction rating has increased by 5% in the past year.
- Haringey has 7 parks with Green Flag status, which is more than any other London borough.

Achievement of Green Flag status will be the key factor in ensuring that the park is properly staffed and maintained.

Board Member comments and officer responses on the project were as follows:-

- Impressed with level of accessibility
- Proposed bicycle path could be dangerous and needs to be reviewed
- Dog fouling area not indicated on the plans.
- Running track missing from the plans (important to address in light of focus on healthy living and the upcoming Olympics in 2012)
- Installation of a Nature Information Board
- Ducting for new park lighting is planned as part of the first phase
- New trees likely to be Maple. These will be closely maintained for the first year and any losses in that period will be replaced without extra charge
- Eric Childs (Met Police Crime Prevention Officer) has been involved in the detailed design of the park
- Play area is planned to be situated next to the café. Although this will be closer to the perimeter of the park and St. Ann's Road, the area will be fully fenced so it will not be possible for children to run out of the park on to the highway.
- Continuing drainage problems will be investigated by the Parks Department. Because of the cost, any resulting works are unlikely to be part of phase 1
- Drainage problems also exist within the St. Ann's Hospital site and so the problem could be related to an underground stream or river
- Refurbished toilet facilities do not form part of phase 1. Disabled toilets will be accessible to the public in the café. Other facilities

- are located next to the café on St. Ann's Road.
- Phases 2 and 3 of the park refurbishment should be kept on the NDC programme
- Contingency costs are set at a standard percentage of the overall cost and exist to cover any unexpected eventualities.
- New signage for the park will be installed on reaching Green Flag status.
- It was suggested that owing to the name of the park it might be appropriate for there to be at least 1 Chestnut tree planted.

The key factors of the ERS project appraisal were highlighted as follows:-

- Sound consultation process
- Commitment to reaching Green Flag status and maintenance
- Concerns regarding confirmation of match funding. Responding to this concern, the project representative stated that confirmation of match funding was at an advanced stage. Contingency arrangements are in place but they are not expected to be needed. The decision on the council's spend of £120,000 is due in February and the Big Lottery funding decision is expected in March. Paul Ely confirmed that LBH contingency funding was in place to cover any failure to secure Lottery funding.

The result of the vote to approve the project was as follows:-

FOR	12
AGAINST	0
ABSTENTIONS	0

Therefore, the Chestnuts Park project was approved subject to the recommendations contained in the ERS appraisal and the additional condition that Service Level Agreements are set up to ensure adequate levels of maintenance and management.

Further reports on the progress of the phased redevelopment of Chestnuts Park to be channelled to the Partnership Board through the Neighbourhood Services Theme Group.

St. Ann's Library Hall Extension

The team working on the project were introduced to the Partnership Board and the following key points highlighted:-

- Library use had doubled since the initial refurbishment
- Demand for use of the Library Hall exceeds supply
- St. Ann's is the only library in the borough which has a community hall attached.
- Need to widen community access.
- Increase activities for young people during the Summer
- Dramatically enhance the use of the hall.

The first stage of the community consultation exercise has resulted in 92 questionnaires being returned to the NDC for analysis, with further responses continuing to be received. Significant numbers of those responding indicated that they are in favour of an upgraded facility. Further details of the results of the initial consultation were given to the Board as a verbal report.

Representatives of the firm of Architects gave a verbal report on the proposed structure and function of the new building. This presentation was supplemented with plans for the new construction. Key points identified were:-

- Refurbishment of the existing structure not practical, particularly in light of the extensive use of asbestos in the building.
- New structure will add to the function and facilities available.
- Enhanced disabled access throughout the new building.
- Low profile building with low visual impact on surrounding area.
- Use of low energy, green technology.

The representative from the Film and Video Workshop gave a presentation on the social enterprise they have established in the Kentish Town area of North London. Copies of the presentation were distributed to Board Members.

Board Member comments and officer responses on the project were as follows:-

- Number of local residents involved in consultation too low. The Board were assured that the consultation process was ongoing and would expand to include larger numbers of service users and residents.
- IT and Media resources currently available at the City Learning Centre. Libraries are seen as safe spaces by young people and the evidence shows that people would use facilities located in the hall. The proposed technology is highly specialised and not widely available. JH
- Evening opening of the new facility may be limited due to rules relating to VAT. Justin Holliday agreed to investigate this issue.
- Gym mentioned in the PAF but not shown on the architect's plans. JC
- Business plan required to give assurances on the project objectives. 6/8 week lead time in production of business plan.
- Hold back from approving the project until sure of sustainability.
- Model the building on the Laurels to benefit from rental income for the local community.
- Technology would be used by all age groups not just young people.
- If too many facilities are squeezed in to the hall to help make it self financing then the wider community will lose out. The hall should not be seen as a money making venture. Need to have assurances that its running costs will be met.
- Why do services for young people always focus on media, music and film and not a wider spectrum of interests?

- Board visit to the Film and Video social enterprise in Kentish Town to be arranged. JC

The initial result of the vote to approve the project was as follows:-

FOR	5
AGAINST	5
ABSTENTIONS	1

In accordance with the NDC Constitution, as the votes for and against were equal, the Chair was allowed a second vote which was cast in favour of approving the project. Therefore the final result of the vote was as follows:-

FOR	6
AGAINST	5
ABSTENTIONS	1

Therefore, the St. Ann's Library Hall Extension project was approved subject to the recommendations contained in the ERS appraisal.

The representative from the Accountable Body advised the Board that it was essential for the progress of the project that no further conditions are added to those already detailed in the submitted appraisal document.

5. Draft Delivery Plan

Following the presentation on the draft plan, it was agreed by a unanimous show-of-hands that the final draft be submitted to the Strategic Development Working Group (SDWG) in early March for approval. It was also agreed that all members of the Board would be invited to attend the meeting of the SDWG.

6 Performance Management Framework

The Board were advised that the final draft of the PMF document would be distributed to members following feedback from the Government Office for London. GO

Concern was expressed about a score of 5 being given for Housing and Physical Environment.

The result of the vote to approve the PMF template, prior to submission to GOL, was as follows:-

FOR	11
AGAINST	0
ABSTENTIONS	0

Therefore, the PMF template was duly approved.

7 Any Other Business

- Submission being made by the company Mosaic to Haringey's Planning Committee in regard to the Pulford Road garages site. Board to be provided with the designs. JC
- Support to be provided to the Chair of the Plevna/Triangle Steering Group in light of difficulties at recent meetings. SS
- Clarification required following rumours circulating that private company will be used to run the new Children's Centre.
- Feedback on the Community Event on 9th December to be included on the agenda of the next Elected Resident Board Members Meeting.
- Concept of a Theme Chairs Meeting to be raised at next Elected Resident Board Members Meeting.
- NDC website is expected to be up and running soon.

Minutes signed as an accurate record:

Chairs' signature:	
Date:	