

# NEW DEAL FOR COMMUNITIES

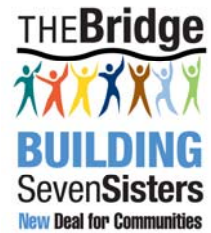
The Bridge Neighbourhood

## Partnership Board

28<sup>th</sup> March 2007

7.00pm

St. Ann's Library Hall



### Minutes

<b>Board Members Present:</b>	Lorne Horsford, Rachel Hughes, Randolph Flatts, Ulrika Longinotto, Andrea Holden, Yvonne Denny, Yasmine Boudiaf, Rahim Ullah, Ruby Brown, Cllr Isidoros Diakides, Deborah Cohen, Bernice Ashton,
<b>Staff present:</b>	Symon Sentain, Geoffrey Ocen, Jane Chambers, David Folorunso, Nadiyah Dadwal, Olga Kupcova, Rogerio Antunes, Richard Coe
<b>Advisers Resident/ others present:</b>	Niall Bolger (LBH), David Walters (Grainger Trust), Andrew Beharrell (PTEa)
<b>Apologies for absence:</b>	Tanjou Mehmedova, Gill Prager, Cllr Bob Harris, Wilf Sullivan, Cllr Kaushika Amin

Item	Description	Action
1.	<b>Welcome and Introductions</b>  All those present introduced themselves to the meeting.	
2.	<b>Apologies</b>  Noted (see above)	
3.	<b>Declarations of Interest</b>  None	
3a	<b>Wards Corner Presentation</b>  Presentation made by David Walters (Grainger Trust PLC) and Andrew Beharrell (PTEa) on the Wards Corner project.  Key points of presentation:- <ul style="list-style-type: none"><li>• Introduction to Grainger and its values.</li><li>• Examples given of similar projects in Pimlico, Islington, Birmingham and Newbury.</li><li>• Wards Corner – challenges and constraints.</li><li>• Wards Corner redevelopment will incorporate shops, homes and public spaces.</li><li>• Around 200 homes planned.</li><li>• Community engagement strategy planned, including major public event in June 2007.</li></ul>	

Outline timetable:-

End April – prepare planning application.  
April onwards – public consultation.  
September – planning submission.  
January 2008 – planning decision.  
December 2008 – building work begins.

Question and Answer session key points:-

- Wards Corner name explained; old department store.
- 12 month period between planning approval and work starting due to London Underground approvals and CPO process.
- Total cost of scheme = £55 million.
- Success of the design depends on getting small details correct, including the most appropriate materials for public spaces.
- Desirable to have a mix of local and mainstream vendors.
- Careful attention to drainage required due to proximity of underground water course.

### **3b LBH Director of Urban Environment**

Niall Bolger (Director of Urban Environment at LBH) was introduced to the meeting, attending in place of Justin Holiday. He pledged that LBH would continue to work closely with the NDC.

### **4. Minutes & Matters Arising from 24/1/07, 6/2/07 and 21/2/07**

24/1/07

Debriefing required following The Way Forward Event on 9/12/06.

Manchester Gardens project meeting scheduled for 10<sup>th</sup> April in the gardens. Yvonne Denny to attend. Eric Childs to be invited.

Briefing note on Freedom of Information Act to be sent to Board Members. SS

6/2/07

It was agreed that a report would be submitted to the next Board Meeting detailing the decision of the Approval Sub-Committee in regard to the St Ann's Library Hall project and specifically the details of the associated business plan. SS

21/2/07

The planning application submitted by Family Mosaic in regard to 381-481 Seven Sisters Road was rejected by the council's planning committee.

### **5. Directors Report - Governance**

The report was summarised and the recommendations highlighted.

Clarification was provided on voting and non-voting Board Members.

The result of the vote on the report's recommendations was as follows:-

FOR	10
AGAINST	0
ABSTENTION	0

The recommendations were therefore carried.

It was noted that the PCT Board Representative, Gill Prager, would shortly be leaving Haringey PCT and as a result a further Board vacancy would arise. The Chair expressed his thanks on behalf of the Board for Gill's work as a member of the Partnership.

## **6 Programme Delivery Report 2006/07 and 2007/08**

Concerns raised about aspects of the Children's Centre, including inappropriate toilet facilities and out door play surface to be taken up formally.

Chestnuts Park financial break down to be provided to Rahim Ullah. JC

### 6b Finance Report

Answer required into question of inflation uplift to the Laurels income figure of £285,000 and whether a rent review is scheduled after 5 years. DF

### 6c Theme Managers Update EEE

The report was summarised.

Board Members interested in visiting the Filmworks project should contact Nadiyah Dadwal.

As a result of concerns about inappropriate use of private telephone numbers, Board Member contact details held on the NDC database will be verified. RC

Concern raised regarding continuing funding of Wardens by NDC when the service should have been mainstreamed.

It was announced that Amy Beckwith had recently left the NDC. Thanks were expressed to her for all her work whilst at the NDC.

### 6d Wards Corner

The contents and recommendations in the report were summarised.

Question & Answer session key points:-

- Wards Corner building derelict for 31 years.
- Concerns regarding the possible location of council CSC in the new development.
- Significant level of public subsidy involved in the project.
- May be the last chance for redevelopment of the site for

significant period of time.

- Breakdown of £500K for 2007/08 requested.
- Consider recouping £1.5 million for 2008/09 through alternative deals that generate income stream.
- Detailed information to be included in the PAF going to Approval Committee week commencing 16<sup>th</sup> April.
- Focus work opportunities on local people.
- Concerns about safeguarding existing local businesses.

The result of the vote on recommendations 1.1 and 1.2 in the report was as follows:-

FOR	10
AGAINST	0
ABSTENTION	0

The recommendations were therefore carried.

## **7 Strategic Plan**

The report and recommendations were summarised.

It was agreed that a single vote be taken on all the recommendations contained in the report. The results of the vote were as follows:-

FOR	9
AGAINST	0
ABSTENTION	0

Therefore, all the recommendations were carried.

## **8 Any Other Business**

Concern was raised at the treatment of the Chair of the Children's Centre Steering Group by the member of staff from LBH Children's Service with management responsibility for the new centre.

A discussion to be arranged between NDC managers and Children's Service to ensure appropriate treatment and working relationships are established and maintained. The LBH representative expressed apologies on behalf of the council for any distress caused and stressed that he would do all he could to assist to resolve this matter.

SS

Assurances required that NDC logo will be represented on Children's Centre signage.

Positive feedback given on the works completed on NDC estates.

Rubbish dumping remains a problem on the cobbled alley way connecting Seven Sisters Road and Pulford Road.

Minutes signed as an accurate record:

Chairs' signature:	
Date:	