Broadwater Farm Community Centre User & Providers Group session

Thursday 14th August, 2.00-3.30pm, Microsoft Teams

Notes (prepared by: Ione Braddick, Haringey Council)

1. **Introductions/ Attendees**
    - Cherri Fox, Broadwaters Children Centre
    - Mike Downs, Harmony Gardens
    - Sandra Sutherland, Harmony Gardens
    - David Pitcher, Active Change Haringey/ Wheely Tots
    - Nicolette Nichols, Wheely Tots
    - Joan Curtis, Friends of Lordship Recreation Ground
    - Chris Setz, Haringey Fixers / BWF Resident
    - Augustine Yeboah, Building Manager, Haringey Council
    - Ione Braddick, Urban Design Delivery Manager, Haringey Council
    - Angharad (Harry) Chapman, Socio-Economic Regeneration Manager, Haringey Council
    - Promise Williams, Regeneration Officer, Haringey Council
    - Alex Russell, Augarde & Partners (Consultant Team)
    - Andrea Ridleigh, Architecture 00 (Consultant Team)

2. **Update on the current building works**
    - Phase 1 works completed in April (external drainage, external roof and wall repairs)
    - Phase 2 works being undertaken by DCK contractors, who are working with stakeholders to minimise disruption to ground floor programmes where possible.
    - DCK Site Managers, Anvar and Tatiana, are on site and stakeholders have confirmed that DCK have been working well with them.

    - Phase 2 building work undertaken to date:
        - Heras fencing/ site hoarded off
        - External paving levelled
        - Internal glazed screens removed in reception area
        - Redecoration of office spaces on ground floor
        - Ceiling tiles replaced
        - Scaffold erected for window replacement
        - Hearing loop induction installed at reception and in first floor meeting rooms
        - Ground floor changing room showers refurbished
        - Fire compartmentation
        - Strip out of first floor office spaces/ facilities
        - New stud walls installed for multi-faith room, WCs, reprographics
        - Kitchen installed

- Flooring currently being installed
- Fire compartmentation
- Mechanical, electrical, plumbing first fix

- Phase 2 upcoming works
  - Ground floor WCs replacement and ventilation
  - Sports hall windows replacement
  - Entrance area quarry tiles removal and replacement
  - First floor decoration
  - Furniture and meeting pods installation at first floor
  - ICT/ digital/ AV installation
  - Push to open accessible front entrance doors and entrance area redecoration

- Comments/ Discussion
  - Robust record-keeping is needed to avoid historic mistakes of lost information/ plans/ details of works. Council encouraged to make this publicly accessible/ open source and consider role of Bruce Castle Archives.
  - IB noted that the Council's Corporate Landlord team, who are project managing the works, have a centralised asset management strategy which includes the storage of all digital files of building works. This will include the Operations & Maintenance manual and the Health & Safety manual once works are complete. The BWF Regeneration Team also have digital copies of these documents and information.
  - **Action: BWF team can contact Bruce Castle Archives to understand if this type of works/ building information would be useful for them to have. – *Ione/ Shelley, LBH***
  - Quarry floor tile works (remove and relaying) may well be loud/ disruptive. Need to ensure that there is still good access to programmes during the entrance/ quarry tile works (e.g. level routes) and Augustine to lead on communication with specific providers in terms of dates of disruption to any bookings/ events/ spaces.
  - Shutter to Sports Hall is extremely loud in winter when it is windy – request for this to be looked at in terms of mitigation.
  - **Action: Raise shutter issue with the Project Manager (note: Augustine believes they are aware of this issue). – *Ione/ Augustine, LBH***

3. Options appraisal recommendations and next steps

- Slides presented by consultant team on the options appraisal that has been undertaken (see attached).
- Note that options appraisal report with more detailed information on engagement undertaken, options work and recommendations is currently being reviewed internally by the Council, and will be circulated/ published on Commonplace in early September.

- Comments/ Discussion
    - Concern by that some options show external areas being utilised for different purposes to current Harmony Gardens lease area (e.g. play areas, new landscaping). Project team noted that these options drawings are diagrammatic and seeking to represent inputs and desires from those with different agendas, e.g. the UPG sessions, community engagement, council workshops. Discussion around the need for quiet gardening and nurturing spaces to be retained and engaging people in Lordship Rec spaces rather than creating another play space.
    - **Action: Once internal review complete, circulate options appraisal report to group and public via Commonplace – *Ione, LBH*.**
    - IB noted that we need to learn from issues at Down Lane Park (nearby case study) in terms of new trees/ planting not surviving and community centre. Garden displaced. Need to ensure that doesn't happen here.
    - Axonometric line drawings shown on slides are hard to read/ understand, need to consider other ways to engage people in physical and design changes such as plans, views, models. Project team noted that the engagement boards and the report have axonometric drawings, plans and key numbering, take on board comments for future engagement around the physical changes at the community centre *(post-meeting note: the colour coded drawings as per the engagement boards have been added to the slide deck circulated with these notes).*
    - Discussion around the narrative needing to be stronger on the existing social value of the community centre, as a vibrant positive asset. Request for a social value calculation to be undertaken (e.g. monetary valuation of social value). IB noted that the brief to the consultants didn't include social value calculation, and given the current financial situation of the Council, the narrative focus on balancing community use and commerciality was considered appropriate by the Council working group as a way to push the project forwards. A separate social value calculation was not included at this stage of the project. It is recognised that it is important to consider (and capture) the social and community benefits of the centre balanced against the financial reality of the centre.
    - Noted that there is outreach/ social value that the existing providers do or have (e.g. clients from SEND schools and NHS North London) which needs to be captured.
    - **Action: consider how further detail/ narrative of existing providers and the vibrancy of place could be captured clearly alongside/ within the report (e.g. introduction or appendices with more detail) – *Ione / Harry, LBH***

4. **Discussion about the User & Providers Group/ Steering Group for the project going forward**

    - Discussion that the Council/ Community/ Commercial Operators will be unable to make a success of the community centre alone, need to work in collaboration with each other. This collaboration or meeting of minds has

not always been seen to take place in one space which is needed going forwards.

- Need for consideration of governance and commitment to co-design. Could a Joint Steering Group made up of Council, Members, Stakeholder, Community membership be suitable.
- Member engagement needs to be a larger part of the engagement and next steps. Noted that Lead Members/ Local Members have been engaged in the project to date, however recognise that this could have been brought together with the community further.
- Need to rethink the name of the group (rather than 'BWF CC User & Providers Group'). Could be Community Steering Group/ Community Design Group. Noted that there was still a need to try to expand the group to get broad range of voices.
- Feeling that momentum was lost with the UPG with difficulty finding times to meet group in person due to availability of group invitees/ Council/ consultant side. Consider whether a regular monthly meeting (45mins) could be better way to ensure ongoing communication.
- **Action: Consider whether a regular monthly meeting or WhatsApp group could be way to ensure ongoing communication and set up if appropriate. - *UPG members***
- Next steps could involve the collaborating across groups/ sectors around a funding bid for the next stage/s of work, e.g. Sport England 'Active Spaces' fund or National Lottery 'Reaching Communities' fund.

5. AOB

- Consider arranging a launch event for the BWF CC after current works are completed, so that people are aware of the positive changes happening to the building.
- **Action: Look at dates for potential October launch/ celebration, in conjunction with engagement team, and communicate with stakeholders – *Harry / Ione, LBH***
- **Action: circulate notes from this session and slides to invitees – *Ione, LBH***