

Learie Constantine Centre Redevelopment

#1

Department

Regeneration and Growth

Person Responsible

Denish Patel

Created

28th April, 2015

Last Review

28th April, 2015

Status

Assessed

Next Review

28th April, 2016

Impact Assessment Data

5. What effects could your policy have on different equality groups and on cohesion and good relations?

5.1 Age (select all that apply)

- Positive

The Association is a community organisation, established since 1972, that provides services to the local community, particularly to Black and Minority Ethnic groups. The community centre is considered to be a valuable facility for the local community.

5.2 Disability (select all that apply)

- Positive

The proposed new community centre building will have full disability access which will improve upon the disability access in the existing building.

5.3 Gender identity and expression (select all that apply)

- Neutral

5.4 Marriage and civil partnership (select all that apply)

- Neutral

5.5 Pregnancy and maternity (select all that apply)

- Neutral

5.6 Race (select all that apply)

- Positive

The Association is a community organisation, established since 1972, that provides services to the local community, particularly to Black and Minority Ethnic groups. The community centre is considered to be a valuable facility for the local community.

5.7 Religion or belief (select all that apply)

- Neutral

5.8 Sex (select all that apply)

- Neutral

5.9 Sexual orientation (select all that apply)

- Neutral

5.10 Other (please specify) (select all that apply)

- Neutral

6. Please provide a brief summary of any research or engagement initiatives that have been carried out to formulate your proposal.

What did you find out from consultation or data analysis?

Were the participants in any engagement initiatives representative of the people who will be affected by your proposal?

How did your findings and the wider evidence base inform the proposal?

One of the purposes of the Learie Constantine Community Centre is to provide a place where the local community can meet for social and recreational purposes and allow the local community to come together. The community centre is owned and managed by the Learie Constantine West Indian Association who have been established since 1972 and are a well known community organisation in Brent that provides services to the local community, in particular to Black and Minority Ethnic Groups.

The existing community centre building is considered to be reaching the end of its useful economic life and the Council and the Association have been in discussions over the years to come up with a proposal that will enable the Association to continue serving the local community from the existing site. If the community centre had to close then the ability of people to access and participate in community activities may be differentially affected by reason of race. This could occur because if the condition of the community centre building deteriorates further then the community centre may not be available in future to the main users of the community centre i.e. Black and Minority Ethnic Groups.

To provide a solution, the Council, who owns the freehold of the site, and the Association, who owns a leasehold in the site, are proposing a redevelopment of the site for a new community centre on the ground floor for the Association and residential flats above for rent or sale by a developer who will build and manage the scheme. The Council and the Association have agreed a Memorandum of Understanding that sets out the principles of the redevelopment proposal. The Council is now seeking authority to tender the site to secure a developer partner who will develop the new scheme.

7. Could any of the impacts you have identified be unlawful under the Equality Act 2010?

- No

8. What actions will you take to enhance any potential positive impacts that you have identified?

Ongoing consultation with the Association will be carried out to inform the provision of the community centre facilities to meet the needs of the local community. The Council is engaging with the Association to ensure that their required specification for the new community centre building is fit for purpose and the Council have appointed an external consultant to assist with that process.

The Council is also assisting the Association to find interim space within an alternative venue for the period of the redevelopment to mitigate the impact of the temporary closure of the existing facilities which will be required during the period of the development.

The Council will market the site development proposals as widely as possible to ensure that sufficient interest is generated in the site, and therefore hopefully secure a suitable developer partner who will be able to deliver the objectives of the proposal.

9. What actions will you take to remove or reduce any potential negative impacts that you have identified?

The proposal will involve the temporary closure of the community centre which could result in temporary barriers to access to community activity by affected groups but the impact of closure could be mitigated by provision of interim space for the Association within an alternative venue within the borough. The redevelopment measures proposed are expected to provide for ongoing community activity in the local area and outcomes related to improved quality of life for local people.

10. Please explain the justification for any remaining negative impacts.

Given the number of unknown variables, the financial feasibility and valuation of the scheme will not be known with certainty until the site has been tendered and bids have been received. The development of this site for new residential flats and a new community centre is expected to be economically viable (achievable) based on initial market testing by the Council and the Association and valuation advice by the District Valuation Service.