

Appendix 3

Work stream 3: Developing community spaces – run and managed by local communities

Officer lead(s)
<ul style="list-style-type: none">• Alan Lunt, Strategic Director, Regeneration• Nick Ljuština, Operational Director of Property and Assets, Regeneration• Matt Dibben, Head of Employment, Skills and Enterprise, Regeneration
Timeframe for delivery (including any milestones)
6-24 months
Plans for delivery (detail on how the action will be delivered and partners who need to be involved)
<p><u>The council will support the development of spaces for community use e.g. for enterprise and young people. The Picture Palace, Morland Gardens and Leopold Centre are such current projects and the council will ensure that those putting in tenders to occupy the space have local community knowledge and ties.</u></p> <p>The council will make sure that community spaces are made available to groups or organisations that reflect the local communities.</p> <p>Morland Gardens is a mixed-use development including an adult education centre, affordable workspace, a community café, and 65 social rented units, which will be completed in December 2022. Delivery of the project is pending planning approval.</p> <p>The affordable workspace is intended to be at 50% of market rate rental and aimed at supporting local start-up activity in Stonebridge, Church End and Harlesden. This space will be leased to a workspace provider through a competitive procurement, with evaluation heavily weighted on social value and local community networks. The Morland Gardens Community Steering Group will be asked to inform the specification for the affordable workspace. This group includes Bang Edutainment.</p> <p>The Picture Palace was acquired by the council in January 2020, to aid its place-making vision for the town centre and re-provide cultural and/or community amenity to the town centre, in a way that benefits the diverse residents of Harlesden.</p> <p>The council is undertaking physical repair work on the building and intends to lease the building to an organisation who can provide a cultural or community offer on site. This will be achieved through a competitive procurement, with evaluation heavily weighted on social value and local community networks. The intended lease will be affordable at 50% of market value to enable organisations with a strong social value offer to bid competitively. The intended completion date is July 2021.</p>

The **Leopold Centre** is an annexe building within the grounds of the Gwenneth Rickus site. It is currently in disrepair and used for storage only. The school has approached the council asking for support to bring the building back into use. The school will then be able to use the building to support community activities.

Resource implications (e.g. budgets, officer time, departmental capacity)

Morland Gardens

The project is fully funded within the capital programme, through a combination of Community Infrastructure Levy, Greater London Authority grant, and council borrowing with repayments through the Housing Revenue Account (HRA). The Capital Programme Team in Property are leading the delivery of the new centre. The Employment, Skills and Enterprise Team will lead the operational management of the adult education centre and procurement of a workspace provider, in partnership with the Regeneration Team.

Picture Palace

The project is fully funded from within the council's existing capital programme. The Capital Programme team are leading on the repair work and fit out. The Employment, Skills, and Enterprise team are leading on the wider project management, with input from Property, Planning and Strategic Partnerships to ensure a joined up approach.

Leopold Centre

The project is funded within the schools asset management projects part of the capital programme, a Neighbourhood Community Infrastructure Levy bid might be submitted if specific requirements beyond the scope of the school AMP are required. The Capital Programme team in Property are leading the delivery of the project, with CYP leading the relationship with the school.

Risks to delivery

Morland Gardens

Planning approval

Picture Palace

Difficulty with planned community engagement due to Covid 19 restrictions.

Impact on service area/department to consider (e.g. delivering action may mean stopping or scaling back on other departmental priorities)

Inclusion in the Black Community Action Plan will not have any additional impact on the service in each case.

Public engagement and involvement (community stakeholders or groups with interest in the action and suggestions on how to engage them)

Morland Gardens

The Community Steering Group for the project will be engaged throughout. This includes Bang Edutainment who have input to the Black Community Action Plan. The Community Steering Group can be expanded if helpful, for example, a suggestion was recently made to include the Jason Roberts Foundation who are active in Stonebridge.

Picture Palace

Robust public and community engagement was undertaken in the run-up to purchasing the Picture Palace. The council is stipulating in its tender documents that the successful tenant will continue to engage the community and deliver public facing initiatives based on community feedback.

Leopold Centre

The school senior leadership team and governors will be engaged throughout.