

Local Development Framework

Community Buildings Needs Assessment

June 2011

1. Introduction

- 1.1.1 Community buildings can provide the 'glue' that can bring together and strengthen local communities. The need for high quality social infrastructure is especially important in Barnet, a borough where an additional 28,000 new homes are expected to be built by 2026.
- 1.1.2 Community buildings such as halls and meeting spaces are important to the creation of sustainable and healthy communities. These spaces cater for the varied needs of Barnet's diverse population. These spaces provide venues for activities and events which help people to meet, socialise and exchange ideas.
- 1.1.3 Barnet is changing. Our existing communities will change as the borough attracts a much younger and diverse population. Within this context we know that groups using community buildings will have very different needs and requirements. The type of building or site suitable for use as a community facility will depend on the nature of the proposed activities. Matching needs with supply and making efficient use of community space is a key challenge for Barnet's Local Development Framework (LDF) which provides the local policy framework for delivering sustainable development. The LDF will manage change and help shape Barnet as a place over the next 15 years.

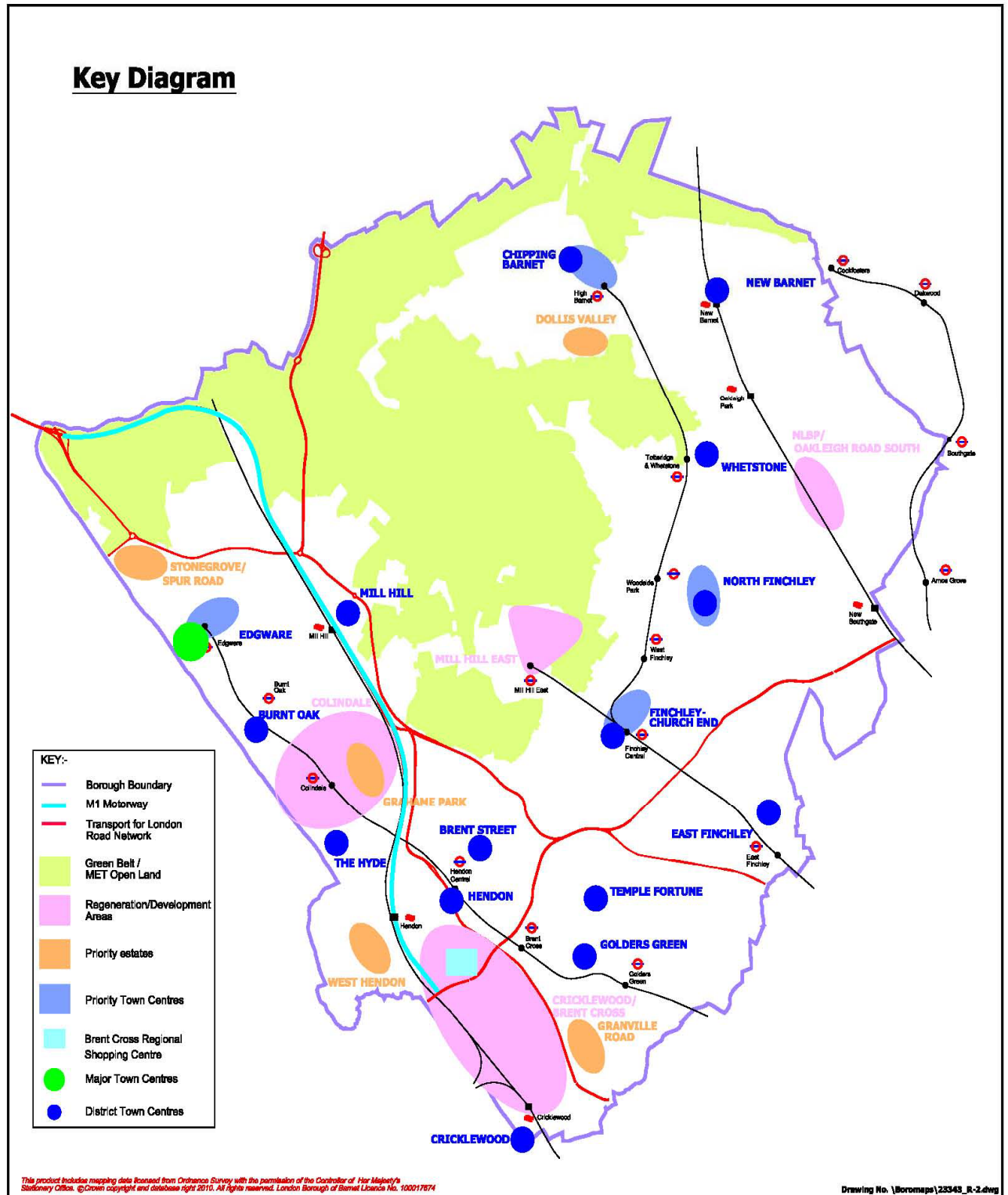
2. Objectives of the assessment

- 2.1.1 We are preparing a comprehensive evidence base to support the Local Development Framework (LDF) and one of the requirements is to better understand the changing demographics of Barnet in order to have an insight into the needs of various groups within the borough.
- 2.1.2 We are currently examining the space needs, both current and future, of community groups in Barnet. This will help us to understand existing provision and to be able to plan for community groups in the future. The Community Buildings Needs Assessment seeks to provide the necessary information to support policies to protect and secure existing and future community building provision to cater for current and future demand arising from growth and the changing needs of the community.

3. A Profile of Barnet

- 3.1.1 With an additional 28,000 new homes expected by 2026 Barnet is changing. Much of this growth will be in the west of the borough focused on the regeneration and development areas of Brent Cross – Cricklewood and Colindale. As Barnet grows there is a need to better understand how change is taking place geographically and demographically.
- 3.1.2 This section will examine particular aspects of Barnet's demographic profile which are likely to have significant impacts on demand for community space. The geographic spread of growth is shown by the Key Diagram (Figure 1 below) and set out in Table 1

Figure 1 – Key Diagram



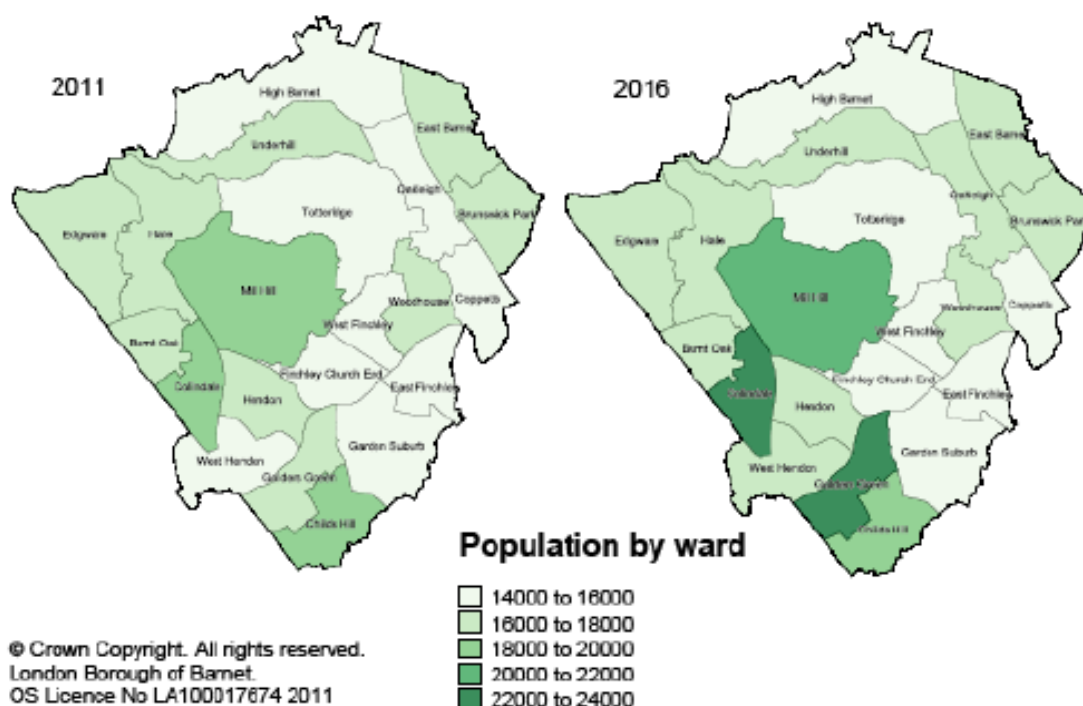
(Source: Barnet's emerging Core Strategy Submission Stage 2011)

Table 1 – Distribution of Housing Growth Up to 2026

	SOURCE	2011-16	2016-21	2021-26	TOTAL
1	Incremental small housing schemes incorporating windfall allowance	2000	980	980	3960
2	non self contained accommodation	635	635	635	1905
3	vacant properties	395	395	395	1185
4	Total Town Centre sites	520	90	200	810
5	Total Other Major sites	1320	20	30	1370
6	Priority Housing Estates ¹	1500	1120	580	3200
	Regeneration and Development Areas				
	Brent Cross - Cricklewood	0	1800	3300	5100
	Mill Hill East AAP	930	1000	200	2130
	Colindale AAP	4470	3320	300	8090
	North London Business Park / Oakleigh Road South Planning Brief	150	250	0	400
7	Total Regeneration and Development Areas	5550	6370	3800	15720
	Borough Total (sum of 1 to 7)	11920	9610	6620	28150

3.1.3 Already London’s most populous borough, with 349,800 residents in 2011 and a history of integrating diverse immigrant communities, Barnet’s story is one of aspirant growth. Since 2001, the local population has grown by 30,300 (9.5%). This growth is forecast to continue over the coming half decade as a consequence of regeneration and recent high birth rates. Understanding the complexities of this changing demographic landscape will be essential in designing and restructuring local public services.

Figure 2 - Barnet Population by Ward

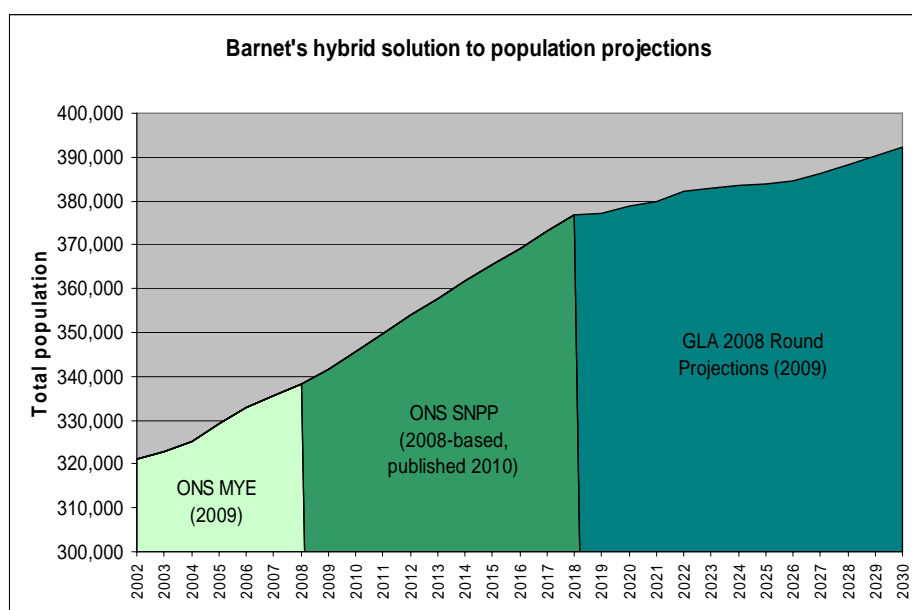


¹ Excluding Grahame Park, which is included in the Colindale AAP figures.

3.1.4 Barnet's population is projected to grow by 5.5% over next five years – an increase of 19,400 people. The greatest growth will be concentrated in Colindale (+10,900), Golders Green (+7,300), Mill Hill (+2,000) and West Hendon (+1,900) which are major regeneration and development areas in the borough. Meanwhile, the central wards – East and West Finchley, and Woodhouse – are projected to experience a slight fall in population, as are Hale, Burnt Oak and Coppetts ward.

3.1.5 This net change in population masks an even higher rate of local population churn. Every year, 8% of the population are new to the borough, replacing the 7.7% of residents moving out each year. That's almost 30,000 people being replaced every year.

Figure 3 – Estimated population projections for Barnet up to 2030



(Source: www.barnet.gov.uk 2011)

3.2 Barnet's older population

3.2.1 Currently 13.8% of the population is estimated to be over 65 and by 2015 this is expected to increase by 11.3% - double the average rate of growth for the borough. Barnet's population aged 90 and over is expected to grow by a third between 2010 and 2015. Significant growth is also expected within the 45-59 year old age group.

3.3 Children and young people

3.3.1 Growth is not limited to older residents. The rising birth rate of recent years also means that there is above average growth in Barnet's younger population; most significantly ages five to nine.

3.3.2 Despite this boom in the youngest residents, the borough is expected to experience a general decline in older children and young adults (15 to 24 year olds).

3.3.3 Barnet has the second largest population of children and young people in London. This age group is more diverse than the adult population. About 40% of primary schools in the borough and 37% of secondary school pupils have English as a second language. There are about 170 non-English languages which are spoken by children first entering the education system in Barnet. After English the next most used languages are Gujarati, Farsi and Somali.

Table 2 – Languages spoken in Barnet Schools by 100 or more pupils 2010

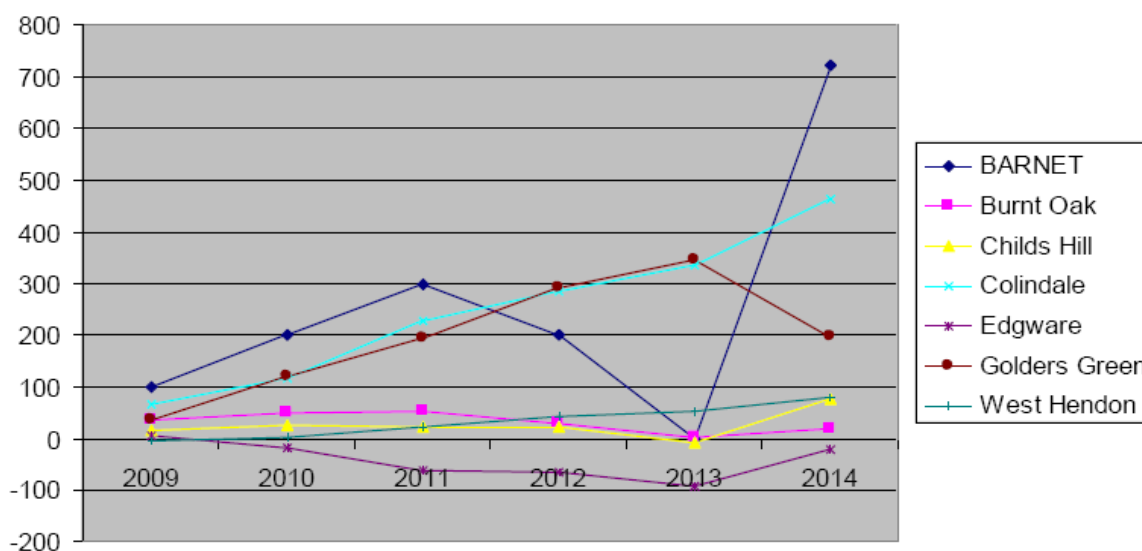
Language	Pupil Numbers	Language	Pupil Numbers
Gujarati	1436	Pashto-Pakhto	376
Persian-Farsi	1077	Bengali	338
Somali	980	Hebrew	286
Arabic	927	Spanish	269
Polish	772	Tagalog-Filipino	209
Urdu	675	Romanian	207
Portuguese	588	Yoruba	204
Albanian-Shqip	575	Hindi	194
Chinese	560	Panjabi	190
Tamil	534	Italian	185
Turkish	519	Russian	144
French	498	Akan-Twi-Fante	130
Greek	475	Bulgarian	108
Japanese	381		

3.4 Age profile

3.4.1 Between 2011 and 2016, the age profile of Barnet will develop in the following ways

- Significant increase in the 5-14 year olds (+6,600). This includes an incredible 23% more 5-9 year olds projected by 2016. This young cohort is the fastest growing group in the borough.
- General decline in the 30-34 year olds (- 1,000, 3%) and slower growth in the 25-29 year olds (600, 2%)
- Sizeable growth in the 40-59 year olds, especially 40-45 (+2,200, 8%) and 50-54 (2,400, 11%) cohorts.
- Sizeable growth in 65-69 year olds (+2,100, 18%) and proportionally significant growth in 90 plus cohort (17%).

Figure 4 - Year-by-year changes in the 15-19 population in western wards



3.4.2 Figure 4 shows that the rise in the 15-19 population group in the western wards is driving change in this age group across the borough and is at times higher in the west than the borough average.

3.4.3 In 2010 a quarter of the population of Barnet were under the age of 20. The population is very diverse; over 62% of school children are from a black or minority ethnic group and 24% of children are living in poverty. (Barnet Child Health Profile, March 2010).

3.5 Black, minority and ethnic groups

3.5.1 Barnet is the 20th most ethnically diverse authority in England and has the 12th largest number of resident groups belonging to ethnic minority groups in London.

3.5.2 According to the 2009 GLA projections the largest Black and Minority Ethnic (BME) groups in Barnet are from the Indian (9.4%) Other (6.4%) and Black African (5.6%) communities.

3.5.3 Barnet's Chinese community accounts for 2.6% of the population; the largest of any local authority area in England (GLA projections). Barnet also has a higher proportion of Indian residents than London as a whole, and those categorised as 'Other' (a classification with includes Iranians, Afghans, and Arab peoples).

3.5.4 GLA projections suggest that since the 2001 Census all minority ethnic groups except Black Caribbean have increased as a proportion of Barnet's population, whilst the White population has declined from 74% to 68% of the population.

3.5.5 The ethnic group that has increased most as a proportion of Barnet's population is the 'Other' group. In 2010, 2.8% of children in Barnet schools speak Farsi as a first language – 1,395 individuals. According to GLA projections this group will experience the most significant growth in the BME population.

Table 3 - Barnet's ethnic composition, 2001 - 2009

Ethnicity	2001	2009	Difference
White	74.0%	67.5%	-6.6%
Bangladeshi	0.5%	0.5%	0.1%
Black African	4.3%	5.6%	1.2%
Black Caribbean	1.3%	1.2%	-0.1%
Black Other	1.4%	1.9%	0.5%
Chinese	2.0%	2.6%	0.6%
Indian	8.6%	9.4%	0.8%
Other	3.6%	6.4%	2.8%
Other Asian	3.0%	3.3%	0.3%
Pakistani	1.3%	1.7%	0.4%
Grand Total	100%	100%	0

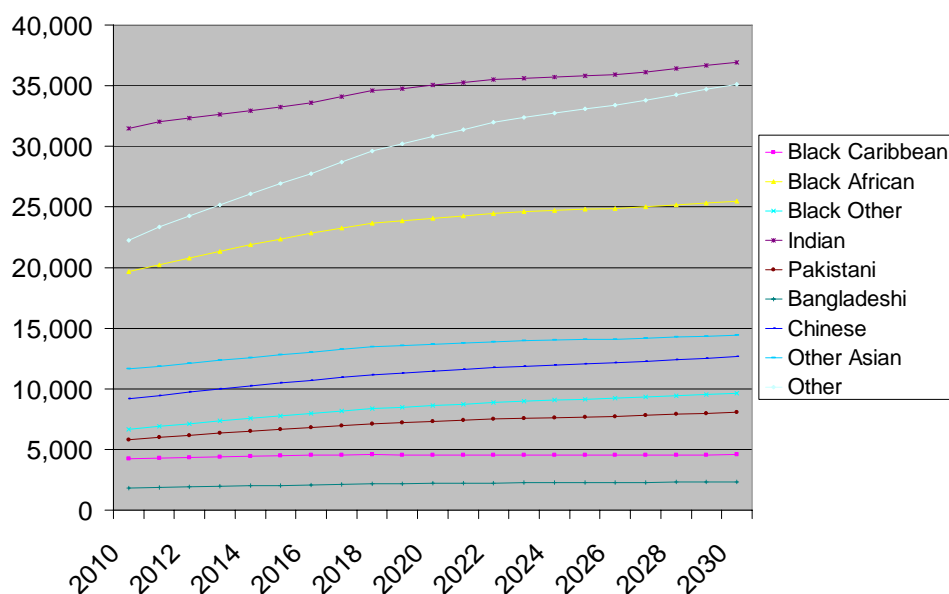
(Source: Barnet College Strategic Plan 2010)

3.5.6 Data from the Annual Population Survey shows that 33% of Barnet's current population were born outside the UK. Barnet has the 18th highest proportion in London of residents born outside the UK.

3.5.7 Evidence of migration patterns into Barnet over the past five years show large numbers arriving in the borough from east and Western Europe, together with India, South Africa, Australia, Nigeria, Iran and Pakistan. Not all of these people will stay in Barnet, and there is no reliable data on the numbers that stay and those that leave

- 3.5.8 Likewise there is no reliable data on asylum seekers in Barnet. The most recent statistics from NASS (National Asylum Support Service March 2008) show that Barnet has 170 NASS supported asylum seekers supported with subsistence only – the 12th highest number of the 33 London boroughs, and 25 NASS supported asylum seekers supported with accommodation needs – the joint 13th highest in London. Given that Barnet is the largest borough by population size, these numbers are relatively small.
- 3.5.9 There is also no data on the country of origin of these asylum seekers, but nationally in 2006 the largest numbers of asylum applications were received from Eritrea, Afghanistan, Iran, China and Somalia. We know that there are substantial numbers of Somali, Farsi and Pashto speakers among Barnet school pupils.
- 3.5.10 Data from National Insurance (NI) number registrations, however, suggests that any flow into the borough from these countries has fallen considerably. For example, NI registrations for Somali's in Barnet fell from 140 in 2002-03 to only 70 in 2006-07, and NI registrations for Afghans fell from 280 in 2002-03 to 80 in 2006-07.
- 3.5.11 Nearly a third of Barnet's population belongs to a black or minority ethnic group. With regeneration and demographic growth comes a shift in the ethnic profile of the borough. Over the next five years, the local Black and Minority Ethnic (BME) population is projected to increase from 33.1% to 35.0% of the total populace. This increase is at a slightly slower rate than other Outer London boroughs (5.6% compared to Outer London average of 7.0%) but faster than London as a whole (4.7%).

Figure 5 - GLA Population projections by ethnicity to 2030



(Source: www.london.gov.uk, 2011)

- 3.5.12 Although Barnet continues to attract individuals and families from around the world, the rise in local diversity is predominantly **driven by births** in the existing BME community. The consequence of this is that, aside from a bump in the 30 to 44 cohort, each rising age band is progressively less diverse than the former; just 21.9% of the current 65 to 69 year old population are non-White compared to almost half of all 0 to 4 year olds (49.7%).

3.6 Religion

- 3.6.1 Barnet is the second most religiously diverse borough in England and is significant for having the largest number and proportion of Jewish residents. Nearly 15% of the population in 2001 stated that their religion was Jewish. Barnet’s religious diversity reflects its ethnic diversity.

Table 4 - Religion in Barnet in 2001

Religion	Barnet residents	% Barnet residents
Christian	148,844	47.3%
Jewish	46,686	14.8%
No religion	40,320	12.8%
Religion not stated	30,580	9.7%
Hindu	21,011	6.7%
Muslim	19,373	6.2%
Buddhist	3,422	1.1%
Other religions	3,215	1.0%
Sikh	1,113	0.4%
All people	314,564	100.0%

(Source: 2001 Census, Office for National Statistics)

- 3.6.2 We are reliant on information from the 2001 Census on religious diversity. We await publication of the results of the 2011 Census. Initial data will be available in 2012. We expect that the results of the 2011 Census will reflect Barnet’s changing ethnic diversity as well as the growing numbers of people who do not practice a faith.

3.7 Deprivation in Barnet

- 3.7.1 According to the English Indices of Deprivation (ID2010), a selection of small area level measures of deprivation, Barnet is less deprived than it was three years ago, ranked as the 165th of 326 most deprived Local Authority Areas. Barnet is a particularly varied borough however, and although the Barnet average is averagely relatively deprived, there is a wide variance between different domains and different areas.

3.8 Barnet’s disabled population and their carers

- 3.8.1 According to the Barnet Carers Strategy 2009-2013 nearly 50,000 residents have a long-term illness, health problem or disability which affects their daily activities. Around 6,000 people in Barnet are sight impaired and 7,000 people are hard of hearing.
- 3.8.2 Community buildings are places that can be used to provide support services, such as community benefits advice, for Barnet’s carer population. ‘Carers’ are people who on a regular basis look after family, partners or friends in need of help because they are ill, frail, have a disability or significant health problems.
- 3.8.3 In Barnet, almost 10% of the population are carers, with nearly 5,000 providing 50 hours or more of care per week.
- 3.8.4 Of these carers, it is thought that 44% care for an older person, 23% for a person with a physical/ sensory impairment, 19% with a mental health problem, 6.5% with a learning disability, and 7.5% other service users.
- 3.8.5 The wards with most carers are:
- Edgware
 - East Barnet

- Hale and Oakleigh.

3.9 Childcare in Barnet

- 3.9.1 Under the Childcare Act 2006 it is the statutory duty of all English local authorities to secure sufficient childcare for local parents who need it. A Childcare Sufficiency Assessment (CSA) was conducted in 2011 to provide a picture of current supply and demand for childcare provision throughout the borough.
- 3.9.2 The CSA indicates that there is under-provision of out of school childcare for children over five. This was also found in the 2008 CSA. Parents reported more issues affecting out of school childcare than any other provider type, yet after school clubs and holiday play schemes are the types of childcare parents said they were most likely to use in the next three years.

3.10 Barnet's voluntary and community sector

- 3.10.1 Barnet has a vibrant voluntary and community sector. CommUNITY Barnet, formerly known as Barnet Voluntary Services Council, established in 1979 supports, promotes and co-ordinates an effective voluntary and community sector in the borough to enhance the quality of life for all. CommUNITY Barnet currently has a membership of approximately 260 voluntary and community groups. It works with a total of approx 1000 groups, representing all aspects of voluntary and community activity, from social care to culture, encompassing local branches of large national charities as well as grassroots self-help groups, faith groups, community, sports and arts groups.
- 3.10.2 Barnet is home to a rich diversity of groups involved in arts, music, theatre, literature, visual arts and film. Demand for performance space is therefore high. Support and publicity for over 100 groups engaged in the arts is provided for by an independent charity – the Barnet Borough Arts Council.
- 3.10.3 The wide extent of Barnet's voluntary and community sector is a key driver of the requirement for community space in the borough.

4. Barnet's Big Society

- 4.1.1 Barnet Council has recently published a report called 'Barnet's Big Society – a practical perspective from local government'. This publication sets out the Council's intentions to embrace the coalition Government's 'Big Society' concept.

"The coalition Government's emphasis on the 'Big Society', localism and devolution provides councils with more opportunities than ever before to provide local leadership, and encourage citizens to share responsibilities as well as opportunities."²

- 4.1.2 The report goes on to state

"...there are many sound reasons, both philosophical and practical, for developing a Big Society approach for local government. The Big Society provides an opportunity for a vital rebalancing of the relationship between citizen and state, both in terms of expectations and finances."³

- 4.1.3 The report sets out a clear strategic intent in three parts:

- (i) "Set a clear strategic direction and ensure everyone understands it;

² Barnet's Big Society – a practical perspective from local government, page 2

³ Barnet's Big Society – a practical perspective from local government, page 2

- (ii) Ensure that each service you run considers whether there is a Big Society approach that can be taken. And challenge the services to look at new ways of facilitating improvements, so that people don't get stuck in the same old ways of thinking; and
 - (iii) Deliver practical tools and support mechanisms that the community can use. The key thing to remember is that there is already a Big Society out there. Our challenge is to redefine the relationship between state and society, and to connect citizens and services in a way that allows us to come through our current financial challenges, not with fewer services but with better services."⁴
- 4.1.4 Barnet is well equipped to exploit the opportunities that the 'Big Society' presents. The Borough has a very altruistic community, heavily involved in doing things for others. According to CommUNITY Barnet, just over a quarter of residents volunteer once a month, compared to just a fifth of the wider London population (CommUNITY Barnet).
- 4.1.5 According to the 2010/11 Residents Perception Survey 72% of residents feel a strong sense of belonging to their local neighbourhood. However, this sense of belonging is attached more to their immediate neighbourhood than the wider borough of Barnet. Nearly two thirds of respondents (64%) agree that people pull together to help improve their local area and in the last twelve months around a quarter of respondents(24%) say they have got together with others to help improve their local area.
- 4.1.6 The level of community activity and delivery of service varies across Barnet. For example, in Edgware there are at least 100 community groups and organisations operating, offering counselling, domestic violence services and mental health services to communities including British, Somali, Afghan, Rwandan, Tamil and Portuguese residents.⁵
- 4.1.7 Barnet has a strong history of active community organisations. In 2009 CommUNITY Barnet carried out research to gain an insight into civil society and community activism in Barnet. A survey was conducted and over 250 groups responded. It found that Barnet's community and voluntary organisations offer a wide and diverse variety of services. The most common type of service provided took the form of Education/Training/Learning followed by social care, family support and arts and creative activities (See Figure 6).
- 4.1.8 New groups are springing up all the time, especially among Barnet's new communities. However, with the voluntary sector facing cuts of £3-5bn nationally there is a serious question mark over whether the sector will be able to meet the rising demands placed upon it.
- 4.1.9 CommUNITY Barnet identified the following groups as having the greatest demand for community building provision. These include:
- The under 25's
 - The over 55's
 - BME groups
 - Asian groups
 - Jewish groups
- 4.1.10 The five most popular services offered by Barnet's community and voluntary groups are (See Figure 6):

⁴ Barnet's Big Society – a practical perspective from local government, page 22

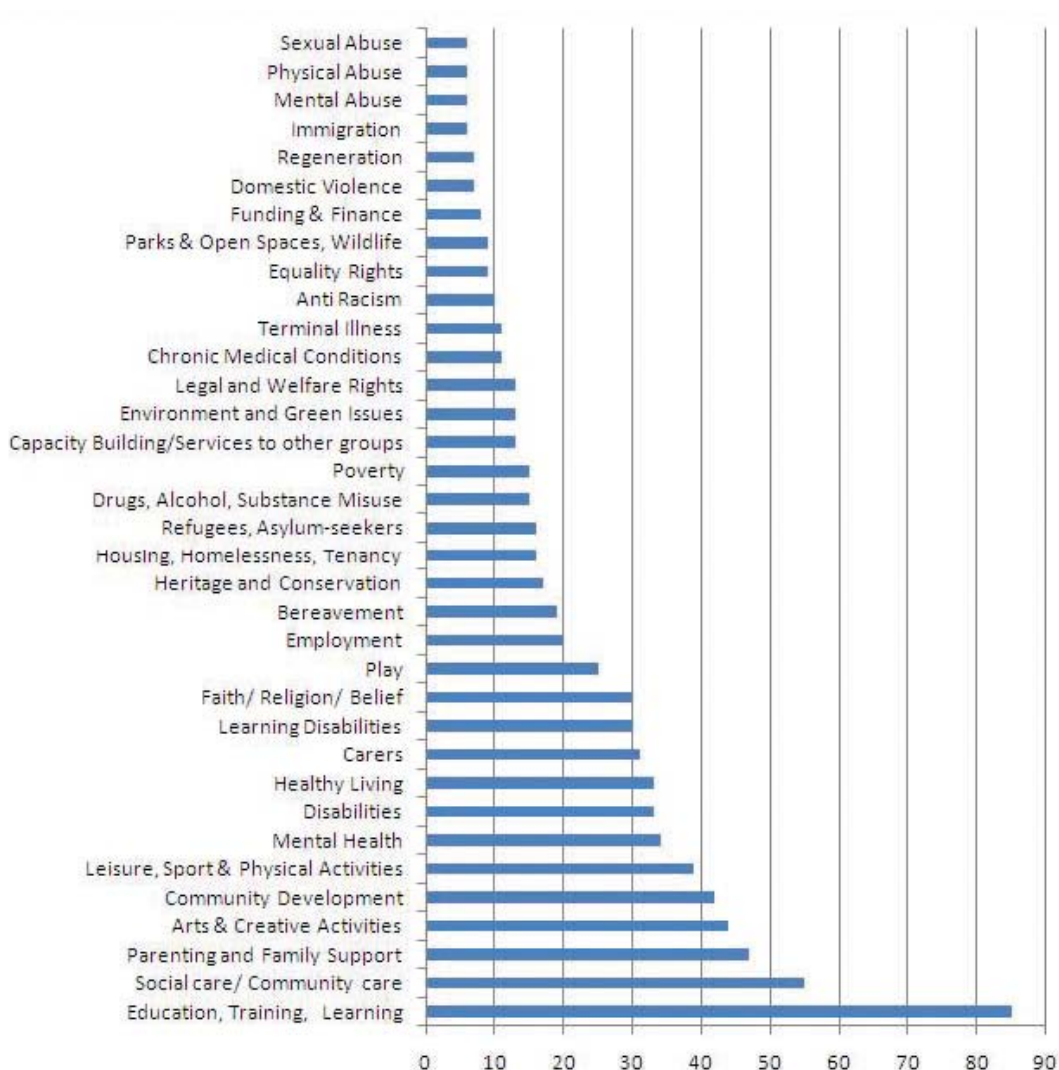
⁵ Barnet's Big Society is on your Doorstep, CommUNITY Barnet, October 2010, page 3

- Education, training and learning;
- Social/community care
- Parenting and family support
- Arts and creative activities; and
- Community development

4.1.11 The CommUNITY Barnet survey found that:

- The most popular forms of delivery are support groups, advocacy, advice and information provision, facilitating networking and training/educational facilities;
- Barnet civil society comprises 1000 local charities and community groups;
- 80% of these community groups serve users from at least one BME community and directly or indirectly support community cohesion;
- On average, each community group serves 500 service users;
- It is estimated that 40,000 bring life to Barnet civil society, including volunteers, Trustees, befrienders and advocates;
- Every generation in Barnet is represented or served by a range of groups. Of those who completed the survey 40% offered services for the under 25's and 25% of respondees worked with adults over the age of 55;
- Barnet's diverse population is also reflected; 17% of respondents serve BME, 17% Asian, 51% Jewish communities. Many groups are either disability focussed or offer a range of services for disabled people. Nearly 40% of those surveyed worked with people affected by disabilities and 14% specifically worked with visually impaired people.

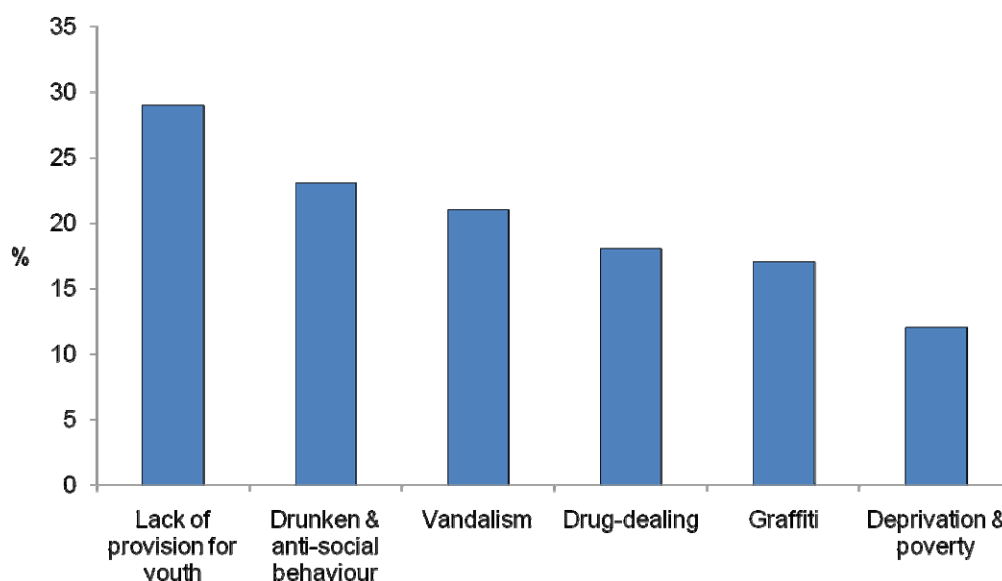
Figure 6 - The range of services offered by Barnet's community and voluntary organisations



(Source: CommUNITY Barnet, October 2010)

- 4.1.12 In 2009 the organisation ComRes, set up a group in Barnet called Love Barnet. In 2010 they carried out a survey of Barnet residents called the Big Barnet Survey; the survey was commissioned by Jesus House – the Redeemed Christian Church of God, who have premises in Cricklewood. The telephone survey in January 2010 covered a sample of 500 local residents in Barnet. This was a large scale research project that asked Barnet residents to give their opinions on what they think are the most pressing issues within the Barnet community. These issues range from drunken and anti-social behaviour to lack of provision for youth and poverty. Once the extent of various issues had been established, residents were asked to prioritise each of these. Finally, residents were asked to state the responsibility that they feel different groups have towards not only addressing these issues but also supporting the affected groups.
- 4.1.13 The survey revealed that the following issues were the most common in Barnet

Figure 7 - Big Barnet Survey 2010 findings



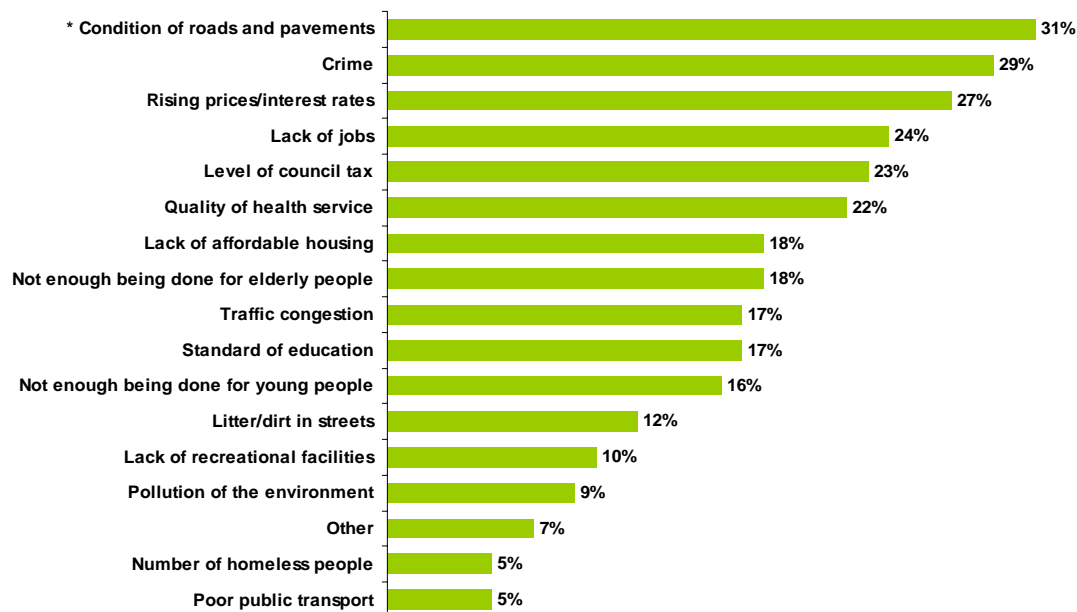
(Source: ComRes Big Barnet Survey 2010)

- 4.1.14 Barnet has begun the process of partnering with the third sector to prototype innovative Big Society solutions, including the Community Coaches Programme and PledgeBank. We need to build on these small steps to develop models that enable residents to be more independent thereby delivering lasting social change, not simply social services. One tool in our efforts to achieve this will be the creation of the Barnet Innovation Bank, which is offering £600,000 over the next three years to support the development of innovative Big Society solutions.
- 4.1.15 With an acknowledged growth in the older population, there will be an increasing number of retired professionals with spare time on their hands. Living costs are a concern for many and not everyone will be able to give their time for free, but nevertheless there is an opportunity to harness the experience and capacity of this group to support the development of local civil society.

4.2 Barnet Residents Perception Survey 2010-11

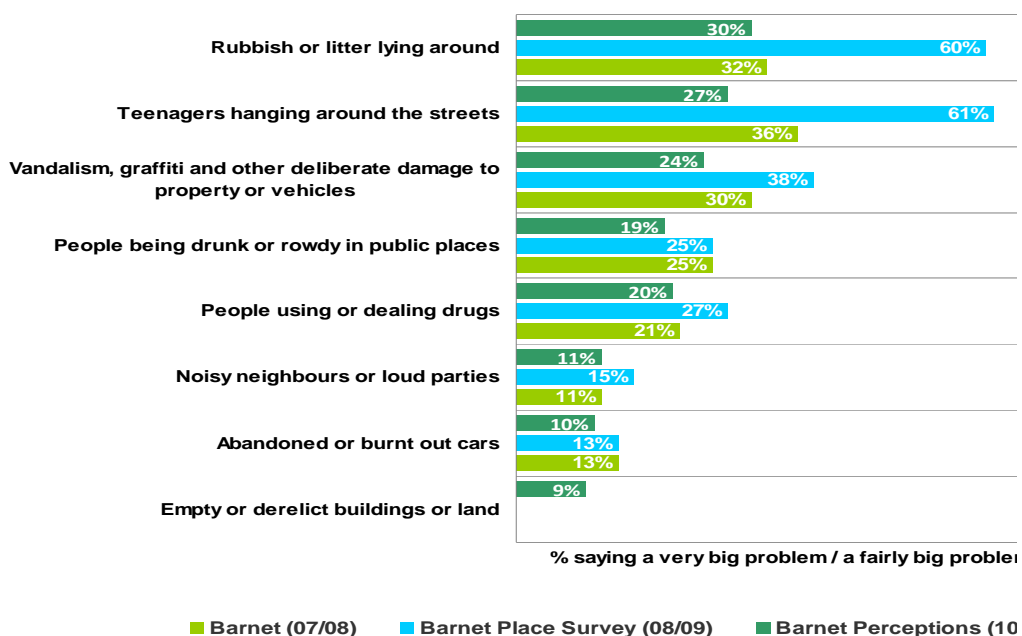
- 4.2.1 In a recent Residents Perception Survey, residents have told us that they feel there is not enough being done for young and old people in the borough (See Figure 8). Nearly 20% of respondents stated that not enough is being done for the elderly and 16% of respondents stated that not enough is being done for young people.
- 4.2.2 Over a quarter of respondents stated that teenagers hanging around streets is a problem in local areas (See Figure 9)

Figure 8 - Areas of concern



(Source: Residents Perception Survey 2010-11, Barnet)

Figure 9 – Thinking about your local area how much of a problem are the following issues?



(Source: Residents Perception Survey 2010-11, Barnet)

4.2.3 This profile of Barnet demonstrates that there exist a considerable number of factors that could drive demand for community spaces within the borough. Demand cannot be attributed to population growth alone; but can be attributed to particular dimensions of Barnet’s demographic profile as discussed above. Community spaces will generate demand from two sources: community groups wishing to carry

out or perform a neighbourhood function; and residents wishing to take part in activities provided and run by these community groups.

5. Benefits of community buildings

- 5.1.1 The uses associated with community buildings are wide and diverse. The following is a list of potential benefits associated with well-run community buildings.
- 5.1.2 **Health, Welfare and Leisure** activities provided within community buildings include: parent and toddler groups, after school clubs, youth clubs, bingo, lunch clubs for elderly people, smoking cessation, benefits and legal advice, slimming classes, Tai Chi and exercise classes. As well as contributing to physical health many activities also contribute towards reducing incidences of social isolation, an issue of particular importance to older people.
- 5.1.3 **Education and Training** activities provided within community buildings include: IT training, basic skills classes, English speaking classes, homework support clubs.
- 5.1.4 **Community Cohesion.** Community buildings have great potential to provide 'neutral ground'; enabling interaction between diverse groups and hosting activities to promote better community relations.
- 5.1.5 **Crime and Anti-Social Behaviour** can be addressed through activities for young people as distractions and alternatives to anti-social behaviour. Some community buildings have also enabled the provision of support for people dependent on drugs or alcohol and have provided a base for crime prevention initiatives.
- 5.1.6 **Economic Benefits** tend to be an indirect, but often very substantial, consequence of the types of activities undertaken within community buildings. Education and training activities for example raise the ability of local people to gain employment. Health and welfare activities including the provision of childcare in the form of pre-schools/breakfast clubs and after school clubs in community buildings also have the effect of enabling parents to take part in training and employment.
- 5.1.7 **Environmental Improvement** for communities can be achieved through the provision of high quality community buildings that represent a flagship building for the area. Maximising the use of a community building can also reduce environmental blight by discouraging vandalism and graffiti.
- 5.1.8 **Civil Renewal** refers to the process of building the capacity of individuals and groups to develop their own solutions to the issues that might affect them, and to make a positive difference in their communities. Specific activities contributing towards civil renewal include participation in community consultations, area panel meetings, community forums and even festivals and fairs.
- 5.1.9 **Social inclusion and social capital.** People are excluded when they are not part of the networks which support most people in ordinary life - networks of family, friends, community and employment. Among many others, poor people, ex-prisoners, homeless people, people with AIDS, people with learning disabilities or psychiatric patients might all be said to be at risk of exclusion.

6. Policy Context

6.1 National and regional policy

- 6.1.1 Policy guidance at both the National and London level is limited with regard to community buildings.

- 6.1.2 Planning Policy Statement (PPS1) – Delivering Sustainable Development, states that all development should benefit and support existing communities :
- “In preparing development plans, planning authorities should seek to:
 - Promote communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.”⁶
 - Also,
 - *“Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

 - Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.”⁷*
- 6.1.3 The Draft Replacement London Plan (October 2009) supports and promotes the provision of community buildings. Paragraph 3.82 states that:
- *“Multi-use community centres that provide flexible and accessible spaces adaptable to communities needs should be encouraged”.*
- The London Plan also states, at paragraph 3.84:
- *“Voluntary and community groups often find it difficult to find premises suitable for their need; unused or underused facilities should be brought into use as much as possible to help address their accommodation needs.”*

6.2 Barnet’s Unitary Development Plan

- 6.2.1 Current planning policy regarding community facilities is contained within Barnet’s Unitary Development Plan (UDP), which was adopted in 2006. The following UDP policies directly relate to community buildings and will be superseded once Barnet’s Core Strategy and Development Management Policies DPD (DM DPD) are formally adopted.

Policy GCS1 – Community Facilities

The council will seek to ensure that an adequate supply of land and buildings is available for community, religious, educational and health and social care facilities to meet the needs of residents in the borough.

Policy CS2 – Community and Religious Facilities – Planning Obligations

The council will seek to enter into planning obligations, where appropriate, in conjunction with new developments, to secure the provision of community and religious facilities.

Policy CS3 – Community and Religious Facilities – Protection

The council will not grant planning permission for development which results in the loss of an existing community or religious facility. Exceptions may be considered where:

- i. New community or religious facilities of at least equivalent quality or quantity are provided on the site or at an alternative location more accessible to users; or**

⁶ ODPM (2005) Planning Policy Statement 1: Delivering Sustainable Development, page 11

⁷ ODPM (2005) Planning Policy Statement 1: Delivering Sustainable Development, page 3

- ii. Improvements are made to community or religious facilities at other sites; or
- iii. There is an excess of community or religious facilities in the area, and a particular development will not create a shortage of provision.

6.3 Barnet's Local Development Framework

- 6.3.1 The Local Development Framework (LDF) is one of the most important statutory plans that must be produced for Barnet. It embodies spatial planning – the practice of ‘place shaping’ to deliver positive social, economic and environmental outcomes and provide the overarching local policy framework for delivering sustainable development in Barnet. The LDF is described as a ‘folder’ of separate documents, the most important of which is the Core Strategy.
- 6.3.2 The Core Strategy sits at the heart of the LDF. It sets out where, when and how change will take place, providing a shared vision of what Barnet will be like as a place in 2026. All other LDF planning documents need to accord with its strategic direction and key planning policies. Once formally adopted (expected 2012), the Core Strategy together with the DM DPD, will effectively supersede Barnet's UDP.

6.4 Core Strategy Policy

- 6.4.1 Emerging Core Strategy policy CS 10 deals broadly with the provision of community facilities and uses.

Policy CS 10 – Enabling Inclusive and Integrated Community Facilities and Uses

The Council will work with our partners to ensure that community facilities including schools, libraries, leisure centres and pools, places of worship, community meeting places and facilities for younger and older people, are provided for Barnet's communities.

We will:

- ensure that our programmes for capital investment in schools and services for young people address the needs of a growing, more diverse and increasingly younger population
- promote the role of schools as ‘community hubs’, providing a wide range of educational, advice, leisure and support services to children, families and the wider community
- support the enhancement and inclusive design of community facilities ensuring their efficient use, and the provision of multi-purpose community hubs that can provide a range of services to the community at a single accessible location
- expect development that increases the demand for community facilities and services to make appropriate contributions towards new and accessible facilities, particularly within the regeneration and development areas of the borough or improving existing provision, particularly within town centres
- work with the Mayor and cemetery providers to establish current supply of burial space, identify barriers to supply and any necessary changes to planning policy.

In addressing educational needs within Barnet and responding to the need for parental choice we will support proposals for parent promoted schools or ‘Free Schools’ that:

- Conform with DfE guidance on becoming a new school and
- Meet parental demand for school places and
- Provide educational facilities that conform with basic school requirements as set out in relevant DfE guidance.

Through the Site Allocations DPD we will seek to allocate sites for development that are capable of providing new school premises including parent promoted schools that meet DfE requirements.

6.5 Development Management Policies Development Plan Document (DPD)

- 6.5.1 The LDF Development Management Policies (DMP) DPD sets out the borough-wide planning policies that implement the Core Strategy and will be used for day to day decision making by the Planning Service and for planning committee determinations. This document has yet to be adopted and is nearing the final stages of preparation.
- 6.5.2 Emerging development management policy DM13 concerns community and educational facilities.

Policy DM13: Community and education uses

New community or educational uses should ensure that there is no significant impact on the free flow of traffic and road safety. New community or educational uses will be expected to protect the amenity of residential properties

a) Loss of community / educational use

Loss of community / educational use will only be acceptable in exceptional circumstances where:

- I. New community or education use of at least equivalent quality or quantity are provided on the site or at a suitable alternative location; or
- II. There is no demand for continued community or education use, and that the site has been marketed effectively for such use

b) New community or educational use

Where it can be demonstrated that no town centre or local centre site is available, new community or educational uses should be located where they are accessible by public transport, walking and cycling.

Where it can be demonstrated that no town centre or local centre site is available, new community or educational uses should be located where they are accessible by public transport, walking and cycling.

7. Future demand for Community Buildings in Barnet

7.1 Housing Growth

- 7.1.1 The Key Diagram (Figure 1) shows the distribution of housing growth in Barnet. Not all areas within Barnet are expected to grow at the same rate. The population of Colindale is projected to double between 2010 and 2020, largely as a result of significant housing development in that ward creating additional capacity for new arrivals (young and old). Golders Green, another area affected by regeneration, will be the second fastest growing ward, with a 67 per cent increase (11,700 people) over the coming decade. Mill Hill and West Hendon are also forecast to experience

above average growth mainly as a result of regeneration. By comparison, Coppetts, Hale and West Finchley are forecast to see slight shrinkage in population (by 5% or 800 people in the cases of Coppetts and Hale, and 4% or 700 people in West Finchley).

- 7.1.2 Demand for community building provision will not be driven by population growth alone. CommUNITY Barnet found that 80% of community groups responding to their survey served at least one ethnic minority group and the vast majority of respondents came from the Jewish (51%), BME(17%) and Asian(17%) communities. It is likely that these sections of Barnet's population will continue to drive demand for community buildings within the borough.

7.2 Localism and new community rights

- 7.2.1 The provision of community buildings may become a more significant issue with the enactment of the Localism Bill. The Bill includes a suite of measures designed to strengthen the hand of organisations wanting to take on a bigger role by entrenching powerful new rights for community groups, which include:

- **The community right to buy** community resources like leisure centres and libraries - groups will have the time they need to develop business plans and raise funds. This will ensure that they are not squeezed out of open market sales of local assets.
- **The community right to challenge** the way local services are run such as children's centres, social care, or even transport. Voluntary and community groups that have a track record of working with their community and delivering results will have the chance to show what they can do.

- 7.2.2 Under the Localism Bill's proposals for the Community Right to Buy, local groups will have a legal right to nominate any vital community asset - including local shops, pubs, libraries and leisure centres - to be assessed for recording on a 'most wanted' list by the local council. It is likely that any individual or group who has a 'local connection' will be able to nominate a piece of land or a building to be included in the list of assets of community value for local authorities. If an asset is placed on the list, this means that when the owner comes to sell their property, they must inform the local authority of their intention to do so. The local authority must then notify the nominating community group and publicise in the local area that the asset has come up for sale, and amend the list to show this.

- 7.2.3 The Localism Bill's proposals for the Community Right to Challenge, opens the door to a transformation in the way that local public services are run. It will give community or voluntary sector groups, as well as parish councils and council employees, new powers to challenge and take over a local service such as a children's centre. Councils must respond to this challenge and consider the positive impact the proposal could have on the community. If the proposal is turned down the council must publish the reasons for this.

- 7.2.4 The Localism Bill is wide ranging and is currently progressing through the House of Lords (June 2011). The Bill has and will continue to be subject to a number of changes before Royal Assent (expected late 2011). To implement the Localism Act the Government will be required to publish regulations. Further details are therefore expected.

- 7.2.5 It is uncertain at this time how the Localism Bill will affect supply and demand for community buildings and spaces within the borough. However, it may provide a means to identifying where demand for community buildings is greatest in Barnet.

7.3 Management of community buildings

7.3.1 In 2007 Barry Quirk, the Chief Executive of Lewisham Borough Council, conducted a review to identify barriers to greater asset transfer from local authorities and other public bodies to the community sector, and to find ways to overcome any barriers that were identified. The resulting Quirk Review stated that:

*'Managing and developing buildings or land is a complex, technical business, especially for community organisations – it's difficult for community organisations to access the technical advice and organisational development support that's needed.'*⁸

7.3.2 The Review found a widespread consensus around the view that successful asset transfer to community management and ownership depends on community organisations having sufficient access both to technical advice and organisational development support, such as sound business and financial planning and robust governance arrangements. They also required more technical skills and knowledge, such as property development, premises management, negotiating skills and commissioning professionals, which are specific to asset based development.

7.3.3 This Community Buildings Needs Assessment has identified several management issues :

- At present many of Barnet's council owned community buildings are leased to groups who use them exclusively for their own purposes. This means that in many instances the buildings are only used for several hours a week.
- Many of the groups who lease community buildings directly from the council struggle to afford the peppercorn rents that they are charged.
- Groups who lease council owned community buildings in Barnet are responsible for the maintenance and repair of these buildings.

7.3.4 These findings indicate that many of Barnet's community groups lack the necessary expertise to effectively run their community buildings. These short-comings need to be addressed, especially where it is more likely that asset transfer will take place in the near future.

7.4 Marketing of community buildings

7.4.1 At present Barnet do not publish a list of community buildings which is accessible to all. A web page dedicated towards this task could be useful for community groups wishing to hire spaces for their purposes or for groups wishing to lease a community building. Such a list could describe what facilities are available in each building i.e. disabled parking and kitchen facilities. This would enable groups to make informed decisions of whether a particular space will meet their needs. Organisations wishing to advertise their facility could then be invited to publish details of their facility on the web page and the activities taking place within them.

7.4.2 Such an approach would be beneficial as it would allow us to form a more complete picture of what provision is currently available. It could also be useful in determining demand for community spaces within the borough.

⁸ Quirk Review, 2007 page 12

8. Community Spaces Survey - 2009

8.1 Background to the study

8.1.1 In order to better understand the existing supply and demand for halls and meeting spaces we carried out a detailed assessment, through questionnaire surveys in collaboration with CommUNITY Barnet. Two types of questionnaire were designed and targeted at two very specific groups: users of community buildings and providers (or managers of community buildings/spaces). The survey took place in autumn 2009.

8.2 Aims of the survey

8.2.1 The survey was designed to provide us with a snapshot of the current situation with respect to community building provision within Barnet. The questions asked were wide ranging and exploratory in nature. It was hoped that any existing trends would reveal themselves through analysis of the questionnaire responses.

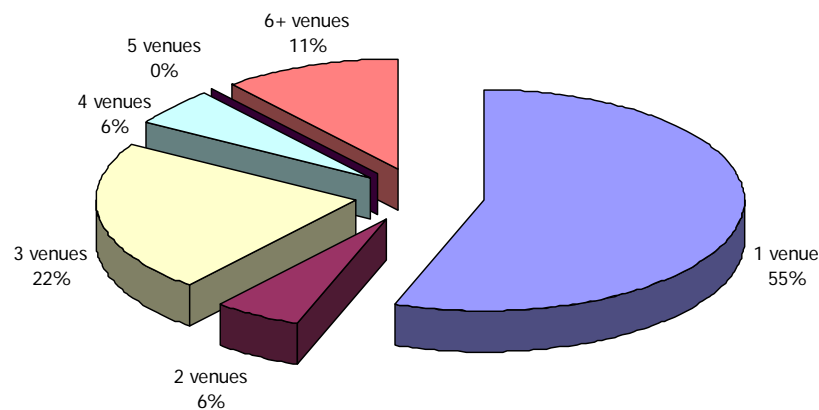
8.2.2 Having two types of questionnaire with slightly differing questions on each would provide us with an understanding of both supply (managers and providers of community buildings) and demand (users of community buildings).

8.3 Survey Results

8.3.1 Working with CommUNITY Barnet, approximately 1,000 users and providers of meeting halls and community spaces were invited to make a contribution to this survey. Although the response was disappointing with 39 completed surveys, some good qualitative information was provided which enables a picture of provision to be developed. Of the 39 responses: 19 were submitted by the providers/managers of community spaces and 20 were received from users of community spaces. Below is a breakdown of all results received; firstly from the users survey and secondly from the managers/providers survey.

9. Survey results for users of community buildings

9.1 How many venues does your group currently use?

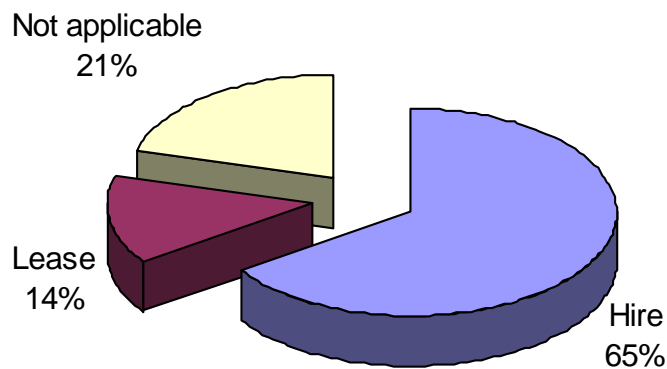


9.1.1 The overall majority of 'users', that is 55.6% of respondents, only use one venue for their meetings/events. Many of these users may have exclusive access to facilities through ownership or through lease agreements of premises. The responses were

wide ranging, with the number of venues used by individual groups varying between one and at the most nine. Nearly 45% of respondents use more than one venue for their purposes. This may reflect that current provision lacks adequate multi-purpose space such as large enough spaces, kitchen facilities and disabled access. It may also reflect that demand, and therefore competition, for such space is very high. Nearly 17% of respondents stated that they use 4 or more venues for their group's purposes. Some of these groups may carry out work on a borough-wide level which means that they will need to provide services throughout Barnet. It is assumed that those groups which use more than one venue hire space as and when they require it. These groups do not own or lease community spaces within the borough.

9.2 Do you hire or lease the spaces that your group uses?

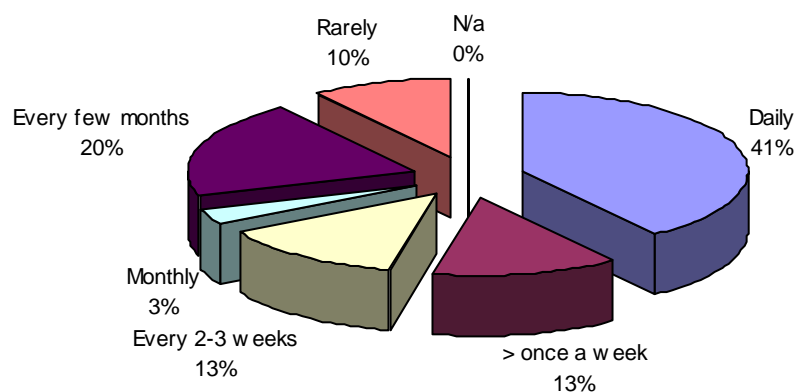
Do you hire or lease the spaces that your group uses?



9.2.1 The vast majority of responses showed that most users hired out the spaces that their group uses. It is these groups who will compete against each other to secure community space when they require it. Some of the open ended responses revealed that three groups had some form of ownership of the main space that they use. For those groups who hire community space, budgeting can become a problem as hire costs will vary between venues

9.3 How often do you use these space/s?

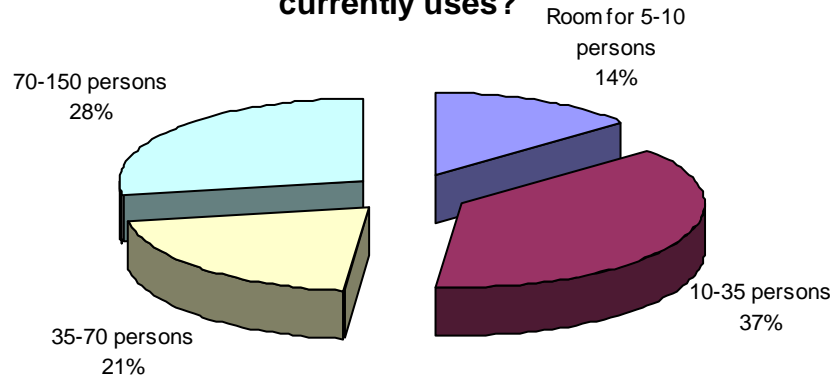
How often do you use these spaces?



9.3.1 Spaces are most likely to be used daily. Secondary venues appeared to be used less frequently and are most likely used for other types of event – possibly more attendees where larger more expensive space is required. The large number of groups using venues on a daily basis will be a key driver of demand for community space.

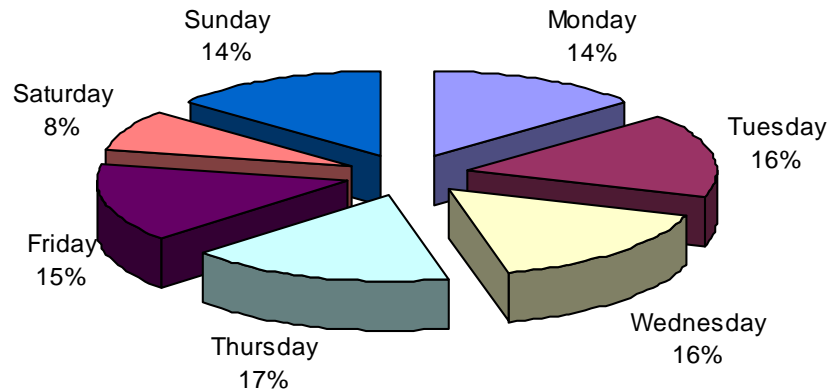
9.4 What is the average size of space that your group uses?

What is the average size of space that your group currently uses?



- 9.4.1 The chart above shows that the most common size of meeting space used by community groups is for between 10-35 people. However, the second largest response was for space that can hold between 70-150 people. The results highlight the diversity of groups that use these spaces and that there is demand for a variety of sizes of space.

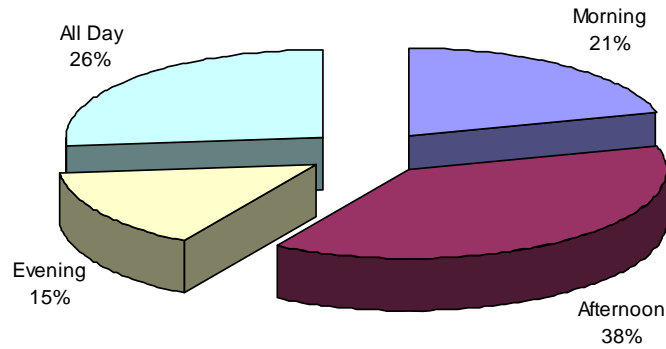
What day does your group normally meet?



9.5 When does your group normally meet?

- 9.5.1 Although Thursday is the most popular day for meetings and the afternoon is the most popular time to meet. Sunday afternoon proved to be the most popular time in the week for meetings, accounting for 8% of responses. Afternoons throughout the week are a popular time for meetings. It is not clear if these responses reflect actual demand or represent when space is actually available.
- 9.5.2 Demand appears to be consistent throughout the week as the results are evenly spread. Our results show that there is less demand for community space for Saturdays, accounting for only 8% of responses.

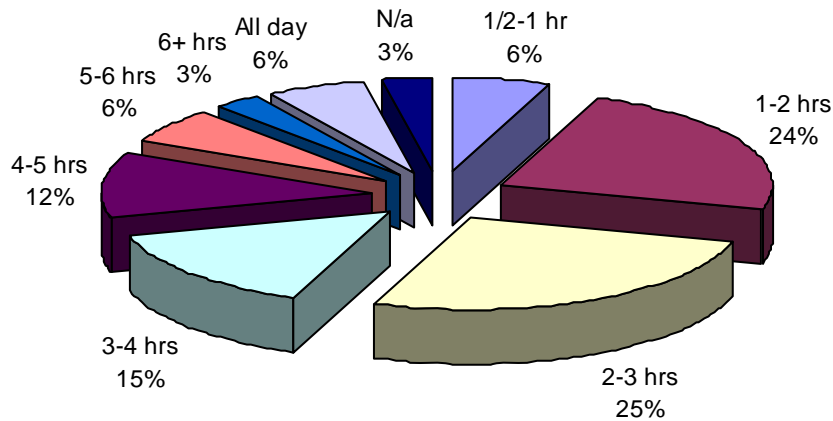
What time of day does your group normally meet?



9.6 On average, how long are your groups meetings?

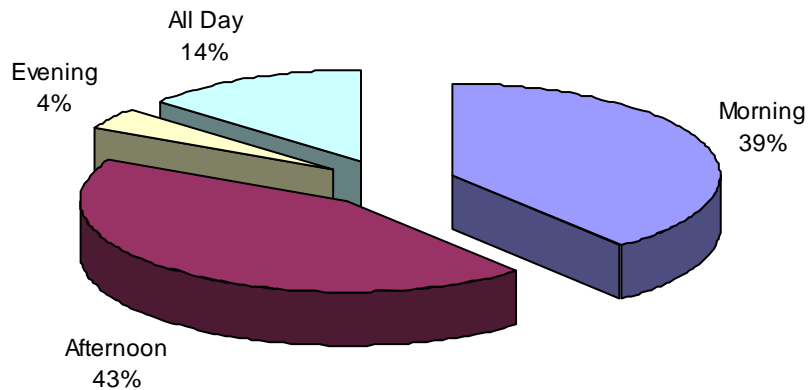
9.6.1 The chart below illustrates that most groups (49% of respondents) tend to hold meetings/group activities which last between one and three hours. Once again the scope of the answers are fairly wide with two respondents only needing to meet for ½ to one hour at one extreme, whilst at the other end of the spectrum two respondents hold ‘all day’ meetings/events.

On average how long are your groups meetings?

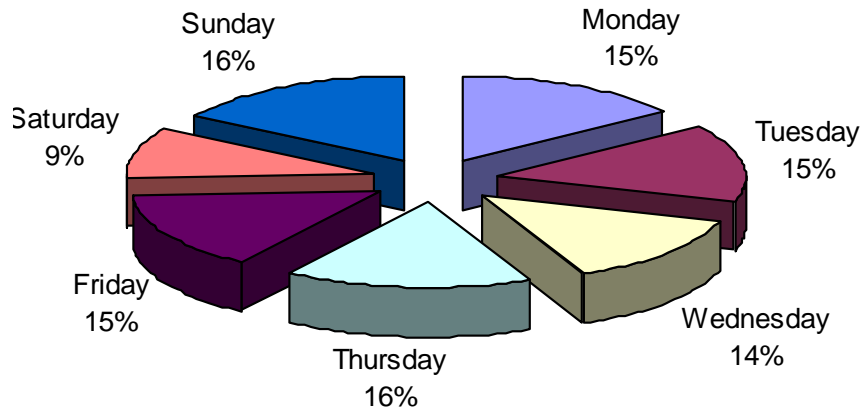


9.7 Ideally, when would your group like to meet?

What time of day would your group like to meet?



What day would your group like to meet?



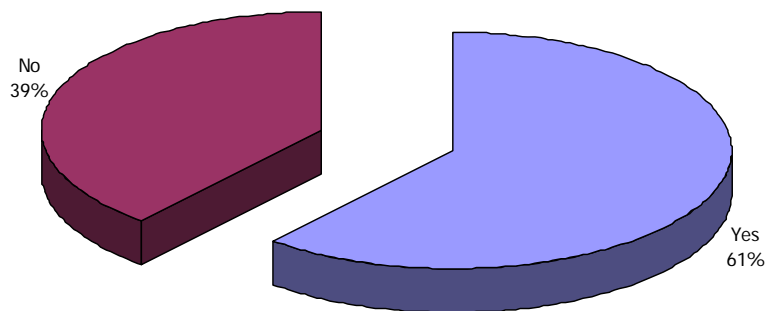
9.7.1 Mornings and afternoons are by far the most desirable time for groups to meet for which we received 82% of responses. However, demand throughout the week appears to be evenly spread, with least demand for spaces on Saturdays (9%).

9.7.2 Comparing the results with the earlier question of ‘When does your group normally meet?’ (See 13.5 above) both sets of results are fairly similar across the days of the week. However, there is a marked increase in demand for spaces in the mornings; 21% of groups currently meet in the mornings, whereas 39% would ideally like to meet in the mornings. There is a large decrease in groups who want to meet in the evenings (from 15% to 4%). It appears that there is a big difference between when a group would like to meet and when space becomes available. Also, many spaces may be hired out for a daily fee rather than an hourly rate, 26% of groups said they meet all day whereas only 14% want to meet for the whole day.

9.8 Special Space Requirements

9.8.1 Just over 60% of respondents stated that they had special space requirements. Below is a list of these special requirements.

Does your group have any special space requirements?



9.8.2 The need for disabled access and the need for DDA (Disability Discrimination Act) compliance within community buildings is a common theme in the responses. Other requirements vary from crèche space to vegetarian kitchen/catering facilities. Responses included:

- Disabled access
- Hearing loops
- Disabled toilets

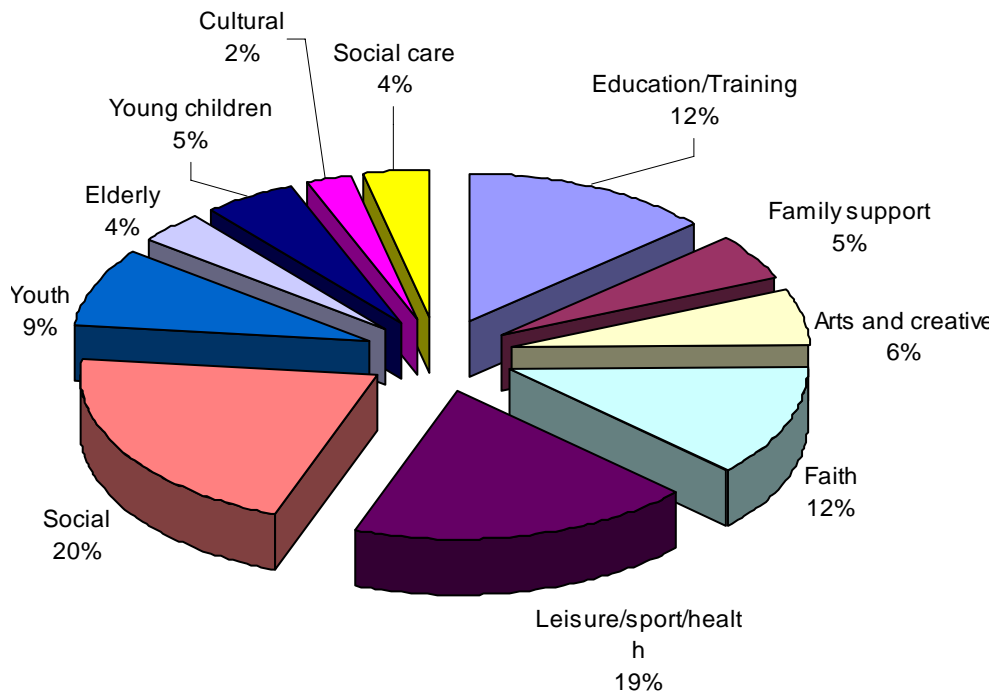
- Changing facilities
 - Crèches
 - Vegetarian/Kitchen facilities
- 9.8.3 Four out of the six listed special space requirements are what Sport England defines as 'core accommodation' in their design guidance note for Community Halls⁹ (these have been underlined)
- 9.8.4 Although any space large enough should be capable of being used as a crèche such a facility requires equipment for children's play, it therefore has storage requirements. (Storage space is listed as an element of core accommodation specified in the Sport England Design Guidance). The need for hearing loops within community buildings will be in line with DDA compliance.

9.9 What activities do you provide?

- 9.9.1 The responses to this question are listed in Appendix C. The responses fall into 11 categories relating to the type of activity taking place.
- Education/Training
 - Family support
 - Arts and creative
 - Faith
 - Leisure/sport/health
 - Social
 - Youth
 - Elderly
 - Young children
 - Cultural
 - Social care
- 9.9.2 Social activities, such as general meetings and lunch clubs account for 20% of responses. The leisure, sport and health related activities highlights the need for other associated core facilities such as: changing rooms and storage space for sports equipment. Arts and creative activities include a number of performance related activities which require stage space for performances.

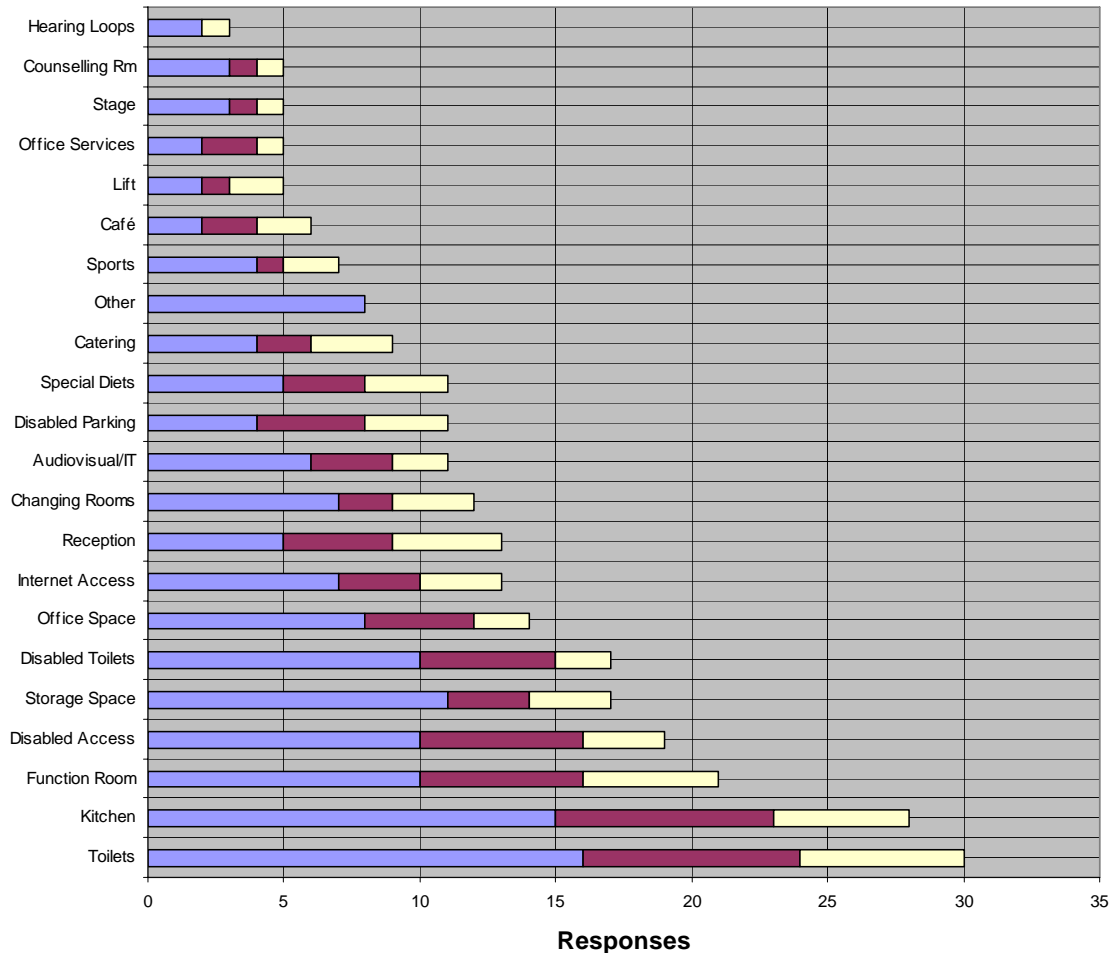
⁹ Sport England (2001) Village and Community Halls – Design Guidance Note. London: Sport England Publications

What activities do you currently provide?



9.10 What facilities are provided by the meeting spaces that you use?

Facilities provided in community buildings



9.10.1 Most meeting spaces appear to provide the basics of toilets, kitchen and some storage space. However, IT and audiovisual, sports, hearing loops, office space and reception facilities among many others are not so common. This can cause problems for some groups that may need to have facilities for the disabled. The facilities that are provided at a particular venue will determine which groups want to use that space. The provision of community meeting spaces is not only about providing the necessary numbers of facilities to meet current and future demand; it is also about the quality and flexibility of such spaces.

9.10.2 Few of Barnet’s community buildings have hearing loops. Current building regulations state that non-domestic buildings which are newly erected, have been substantially reconstructed or have undergone a material change of use, must provide aids for the hearing impaired.

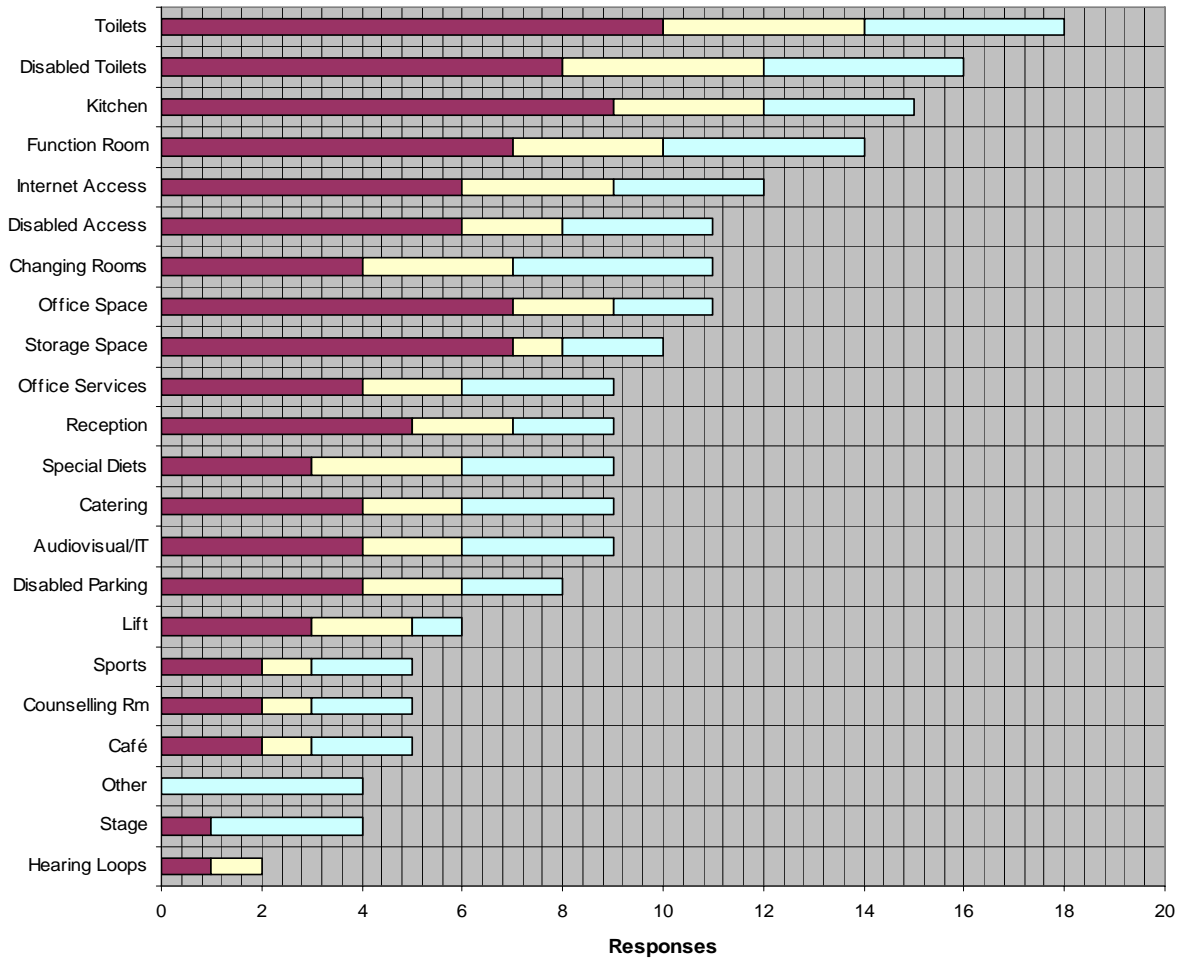
9.10.3 It is also the case that many community buildings lack disabled car parking facilities which was the 12th most popular answer in response to this question. Since October 2004, under Part 3 of the Disability Discrimination Act 1995 (DDA), service providers have a duty to make reasonable adjustments to overcome physical barriers to access. This means that:

‘Service providers must make reasonable steps to remove, alter, or provide reasonable means of avoiding physical features of their premises, which makes it unreasonably difficult or impossible for disabled people to make use of their services’¹⁰

9.11 What facilities will you require or need in the future?

9.11.1 Most users of meeting spaces only require basic facilities. The rankings between both sets of answers vary little and suggests little difference between facilities provided and required. However this finding should be treated with caution because of the low sample size.

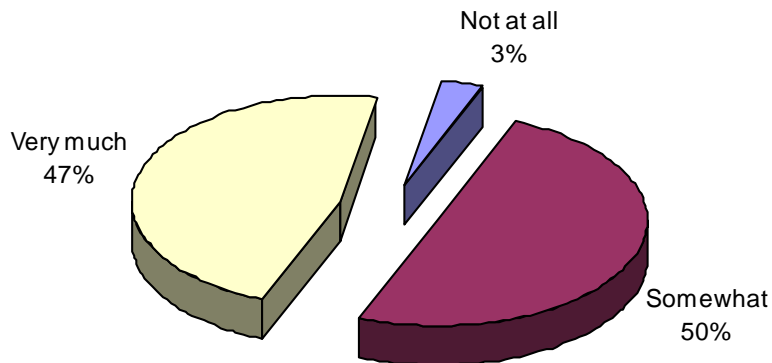
Facilities needed in the future



¹⁰ Please refer to Part M of the building regulations for further guidance.

9.12 Does your current facility meet your existing needs?

Does your current facility meet your existing needs?

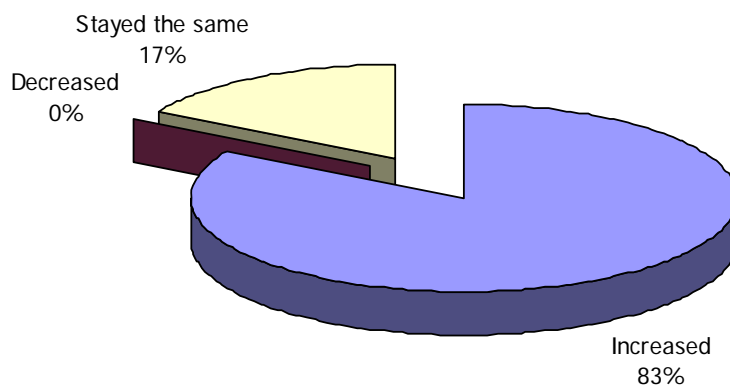


9.12.1 The results to this question are mainly positive and reflect the fact that many groups' needs are fairly basic. This result shows that overall users are satisfied with the spaces that they currently use. It may be the case that group's activities are limited by the facilities which are provided. The open ended responses highlight the lack of storage and office space.

9.13 In the last three years, has your membership on average increased, decreased or stayed the same?

9.13.1 Reflecting earlier findings on civic activism, none of the groups that took part in the survey showed a decrease in membership over the last three years. Results show that most groups (83%) had an increase in membership whilst other groups had remained the same size over the same period. In time growing groups will require access to larger facilities with the probability of more secure tenure rights over their meeting space.

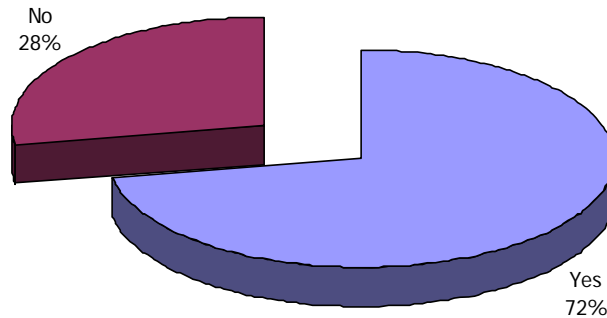
In the last three years has your membership on average increased, decreased or stayed the same?



9.14 Would you be willing to share the spaces that you use with other groups?

9.14.1 Over 72% of the responses showed that groups were very willing to share meeting spaces with other groups. This is a fairly loose term and could mean many things. Such an approach could be considered as a more efficient way of utilising meeting spaces.

Would you be willing to share the spaces that you use with other groups?



9.15 Reasons why you cannot share spaces with other groups?

9.15.1 A number of concerns were expressed by some groups about sharing space. These included:

- Peoples homes function as meeting places
- Faith observance e.g. Kosher formalities, separate gender activities.
- Noisy activities e.g. choirs and singing
- Presence of vulnerable children

9.15.2 For some groups, sharing space would be difficult to achieve. However, there could be ways that some groups could share space with other similar groups. There appear to be opportunities for similar groups to share spaces more effectively with each other. In well designed community buildings noise should not be an issue. It should be possible for two different groups to use facilities in one building at the same time without disturbing the other – this is achieved for example in schools. The issue regarding vulnerable children is more connected to adult supervision of these children’s activities.

9.16 Additional comments from the questionnaire survey

9.16.1 Respondents were asked to make any comments they thought were important which had not been captured by the earlier questions of the survey. Below are some of the responses received:

“As a drama group we need space for rehearsals and performances and also for storage of scenery, props, costumes etc. None of our venues can provide these at present (two don't have performance licences anyway) and we continue to look for options which we can afford. We are very reliant on church halls although ones we have used in the past have been demolished thus depriving the community of facilities. We do find it necessary once a year to perform outside the borough of Barnet.”

“As a group we have no HQ. I am currently the contact, being chairman. We meet whenever we can. However, we are looking for a space within the council for meeting”

“There is an extreme shortage of sports facilities open and available for separate gender activities. Barnet has many faith groups requiring this: orthodox Jews, Muslims, Plymouth brethren. It has been proven (Tell Us Survey) that the LB Barnet has 50% more faith based activities than any other local authority in the country.”

“We are very satisfied with our facility. We have used it regularly for 16 years. Service is excellent. Hall is well cared for. Kitchen facility ideal + always clean. Rates are reasonable. We expect to continue there indefinitely.”

“We would not be able to share the office space with another group through lack of space”

“We assist in local fund raising events. The hall is given free. The hall is also available for hire and is mostly used for weddings, anniversaries and birthdays. The drama groups for the past 50 years have staged plays, old time music hall and their pantomimes are a sell out every year. South Barnet is poorly serviced for the above facilities. We are the only meeting place in the area. The ages range from 3-93 yrs. We are at the moment awaiting a decision from the secretary of state whether to close us down.”

“The space we hire is essential for our meetings. We provide day-care services for elderly Asian people 55+ age group. Currently we have 270 members. We meet 3 days per week. We provide lunches, arrange seminars, give advice on healthcare services. Arrange day trips. Arrange exercise classes, yoga, tai chi, and exercise to music and celebrate cultural festivals. Provide advice surgeries i.e. police, health checks, provide stroke services, meeting place, therapies etc.”

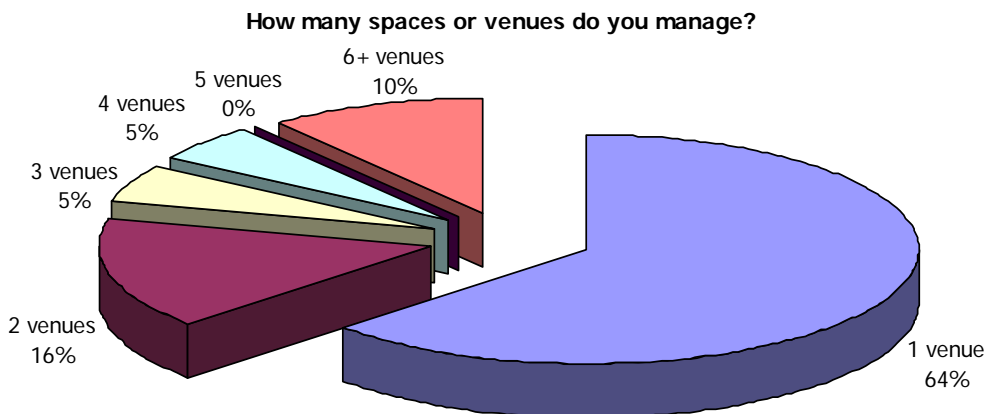
“We would not be able to share with those church services that are not in the ethos of our church.”

10. Survey results for managers of community buildings

10.1.1 This survey generated only 19 completed questionnaires, of which 42% (8 responses) were from religious groups.

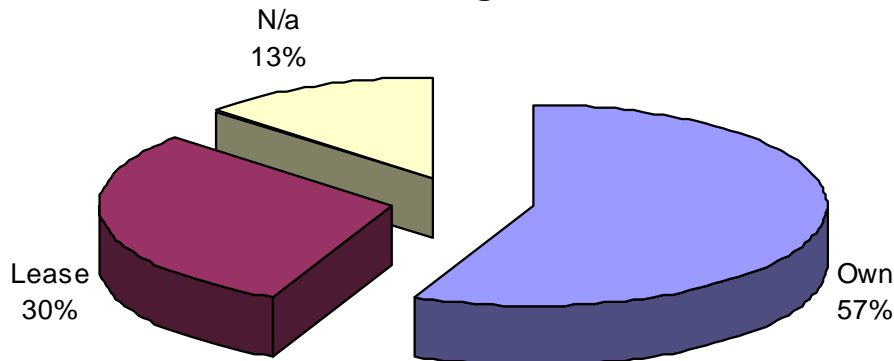
10.2 How many spaces or venues do you manage?

10.2.1 The majority of space providers manage only one space. But over 10% provide 6 or more spaces for community hire.



10.3 Do you own or lease the spaces that you manage?

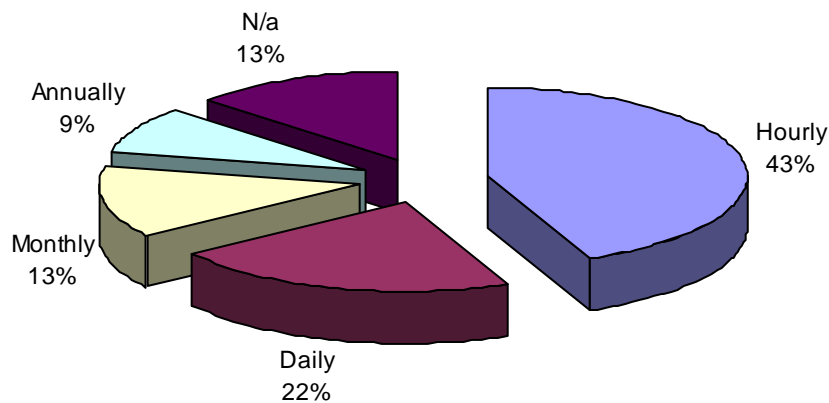
Do you own or lease the spaces that you manage?



10.3.1 Most providers own the spaces that they manage. Other responses showed some form of ownership that differed from outright ownership i.e. one open ended response indicates that the property is owned jointly with another party or parties.

10.4 How the spaces that you manage are hired out?

How are your spaces hired out?

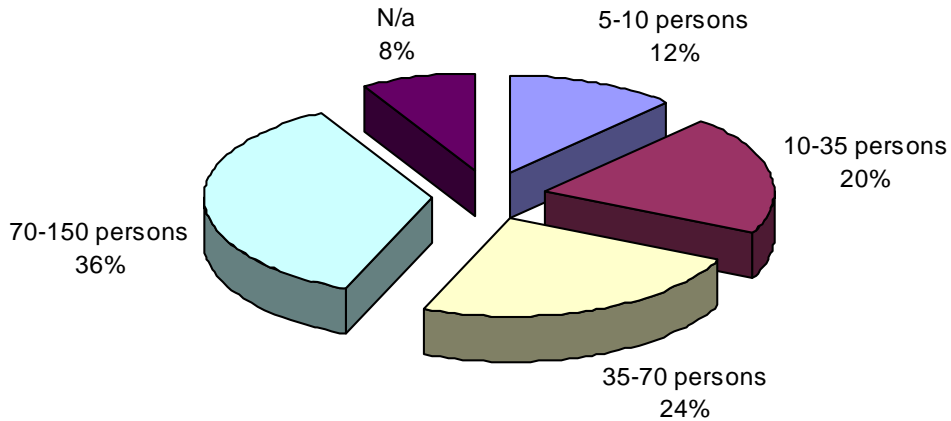


10.4.1 The results show that the vast majority of spaces are hired out at an hourly rate. The 'not applicable' responses indicate that some providers are perhaps adopting a more flexible approach in supplying community space.

10.5 What is the average size of space that you provide?

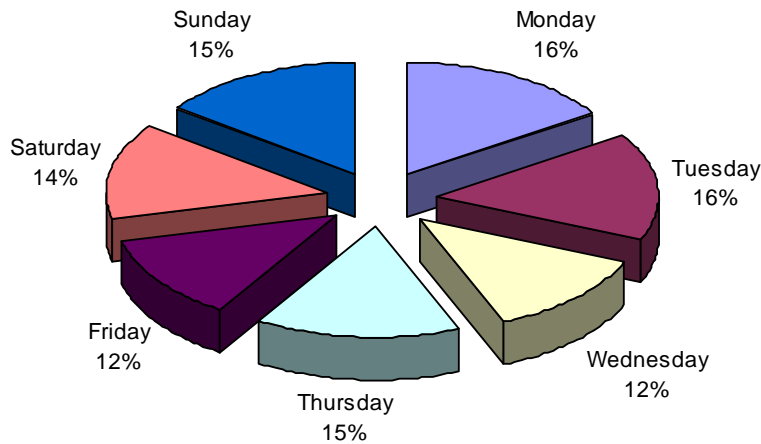
10.5.1 The most common size of space available throughout the borough is for between 70-150 people. Given the demand for spaces for 10-35 people this could provide an opportunity whereby providers could divide their larger spaces into smaller units to meet current demand which could possibly be achieved by using moveable non-permanent partitioning to divide their existing larger spaces.

What is the average size of space that you provide?

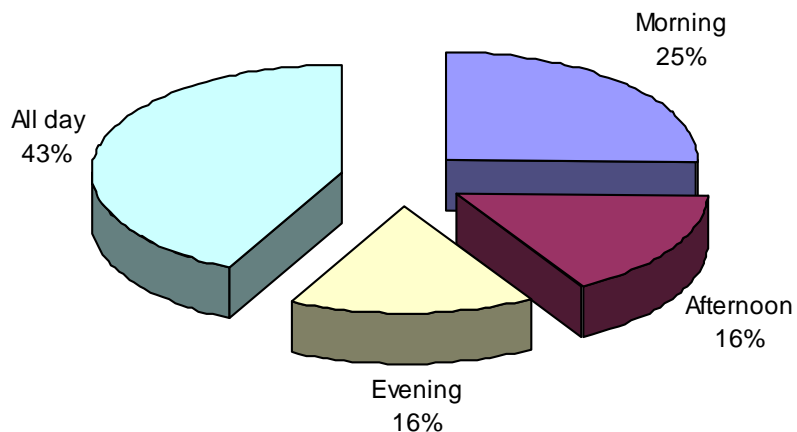


10.6 When are your spaces used mainly?

What day are your spaces mainly used?



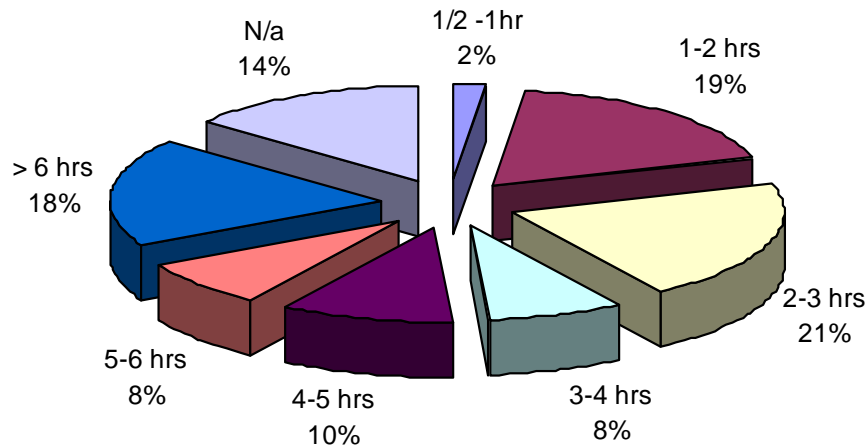
What time of day are your spaces mainly used?



10.6.1 The above charts show that demand for spaces is fairly even throughout the week with no significant increase/decrease at the weekend or during the week. However, there appears to be great demand to use the spaces for whole days rather than just for mornings, afternoons or evenings. However this could be a reflection that it is more cost-effective for groups to hire spaces for the whole day.

10.7 On average how long are spaces that you manage hired out?

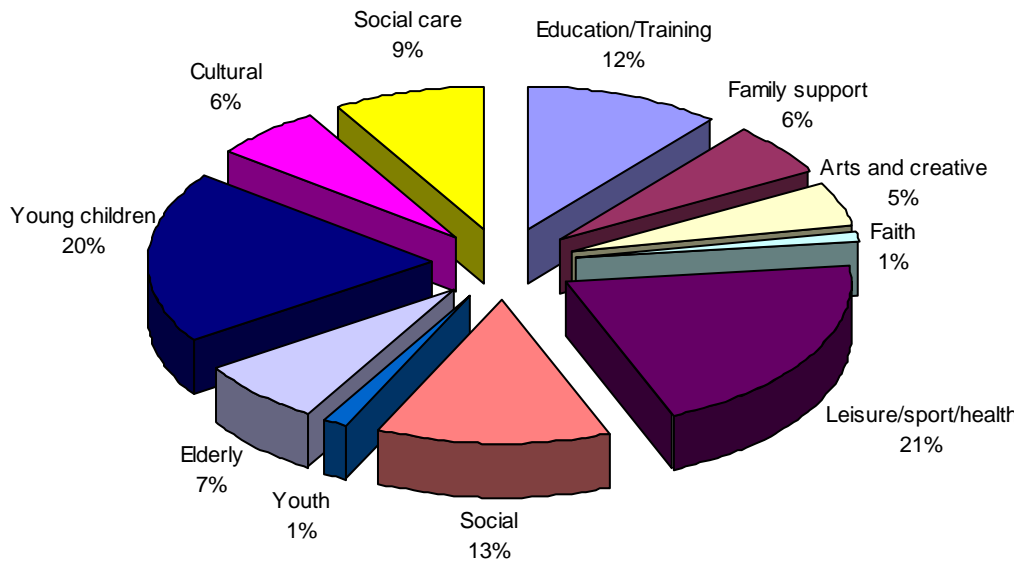
On average how long are your spaces hired out?



10.8 What activities do your spaces currently support?

10.8.1 A complete list of the questionnaire responses can be found in Appendix D. The responses were placed into 11 categories relating to the type of activity taking place.

Activities currently taking place in community buildings in Barnet



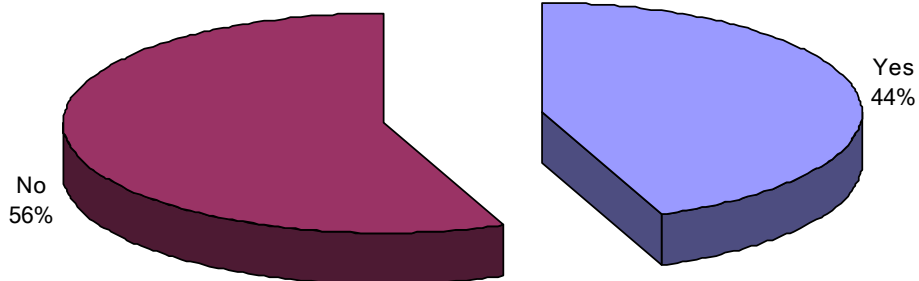
10.8.2 There is no particular activity which stands out amongst the others. However, the three most popular uses were for leisure/sport (21%), activities for young children (20%) and social activities (13%). Faith based activity is low, accounting for only 1% of the responses.

10.9 Are there any groups you would not be able to share with?

10.9.1 Over 43% of respondents stated that they would not be able to share meeting spaces with other groups. Sharing space with other groups would represent an opportunity to use community space more efficiently. The results here indicate that a large percentage of providers are not able to hire out their spaces to other groups,

even if these spaces are underused. Below is a list of the reasons why some respondents are not able to share with others.

Are there any groups you would not be able to share with?



“ones which make a lot of noise”

*“We include the following statement on all our lettings agreements:
As a church and community partnership we aim to be as inclusive and welcoming as possible. This means that we have people using our building from many different creeds and cultures. However, as a Christian church we have made the decision to allow only Christian worship to take place. This means that some activities like yoga, meditation and martial arts, which have their roots in other spiritualities, are grey areas. We recognise that not all practitioners of yoga, martial arts etc. delve into the spiritual aspects of these activities, but because some do, we feel we have to say blanket ‘no’ to them all. Similarly there are some festivals such as Halloween that we do not want to be celebrated in our building, because of their connections with occult or other non-Christian practices. We are sorry for any pain and disappointment this might cause, but we hope that you will understand and respect our conscientious desire to be true to our Christian faith.”*

“It would depend on the time of day as we often use the space for our own purposes.

Also - we would want to ensure that whatever group were to use our space fits in with our community's overall ethos and values”

“Space would have to be used during library opening hours, which would exclude certain groups.”

“Our venues are not hired out to the general public. In some cases arrangements are made between the individual synagogues and external groups, primarily of an educational nature, to use the premises at the times when they are not employed for prayer.”

“where there is non-compatibility with our aims and objectives”

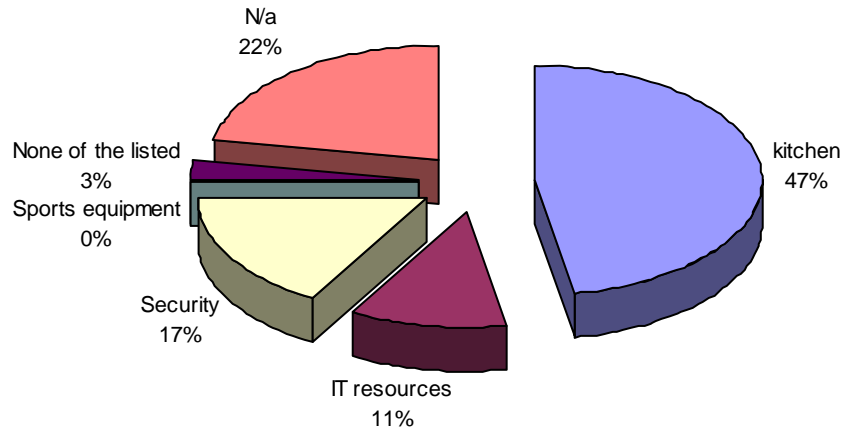
“A group that may not be compatible with the aims and objectives of the church or were especially ‘unchristian’. Uses would need to fit in with church ethos in a broad way.”

“These are licensed premises - use controlled by licensee.”

10.10 Does the cost of hiring your facility include the use of...?

10.10.1 The results show that most venues do include kitchen provision. However, none of the venues supplied any sports equipment. Only a few venues supplied IT resources and equipment.

Does hiring your facility include the use of:



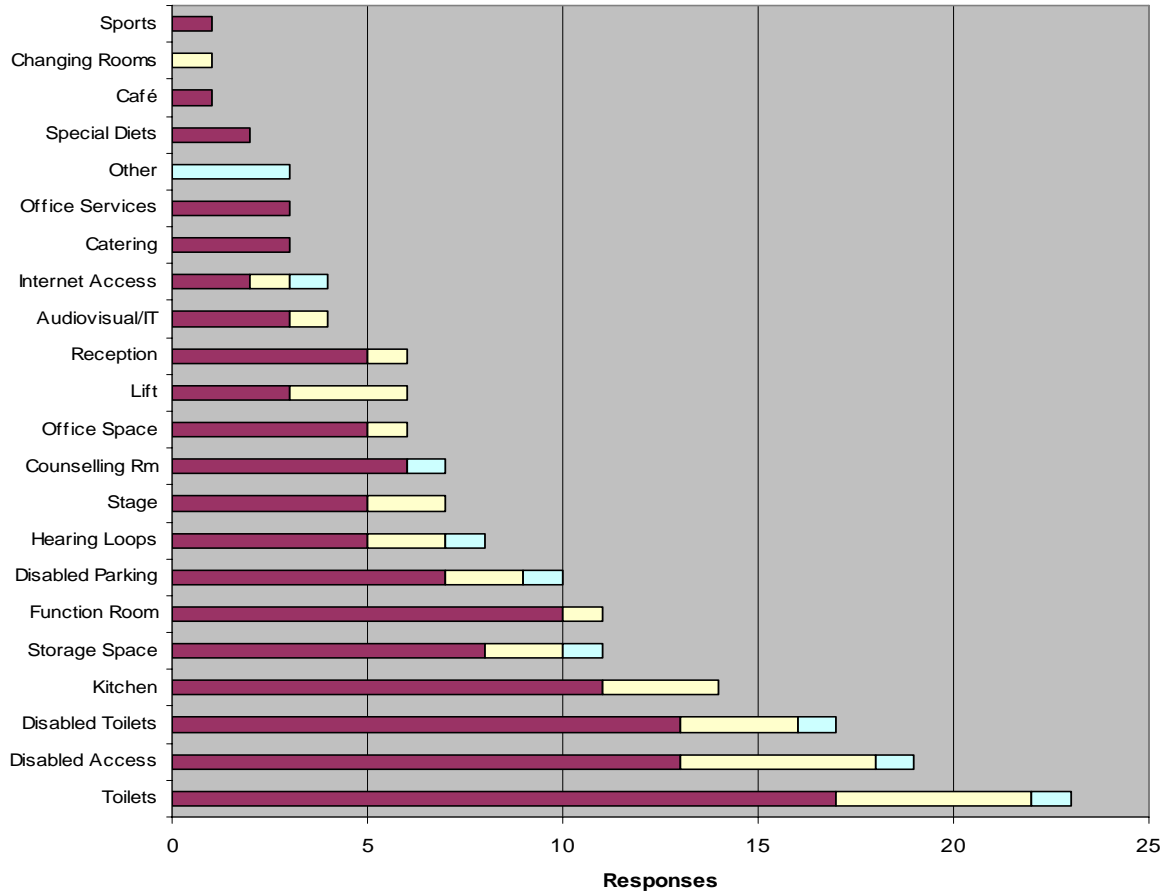
10.11 What is the cost of hiring your facility?

10.11.1 The results to this question varied greatly and are listed in a table in Appendix D. Responses ranged from £10 per hour to a maximum of £800 per hour.

10.12 What facilities do you currently provide?

10.12.1 From the results we can determine that most providers of community spaces cater for only basic needs. Very few spaces offer sports/changing rooms, catering, internet access, office services and other types of facilities. Several offer disabled access and toilets, access to basic kitchen facilities and limited storage space.

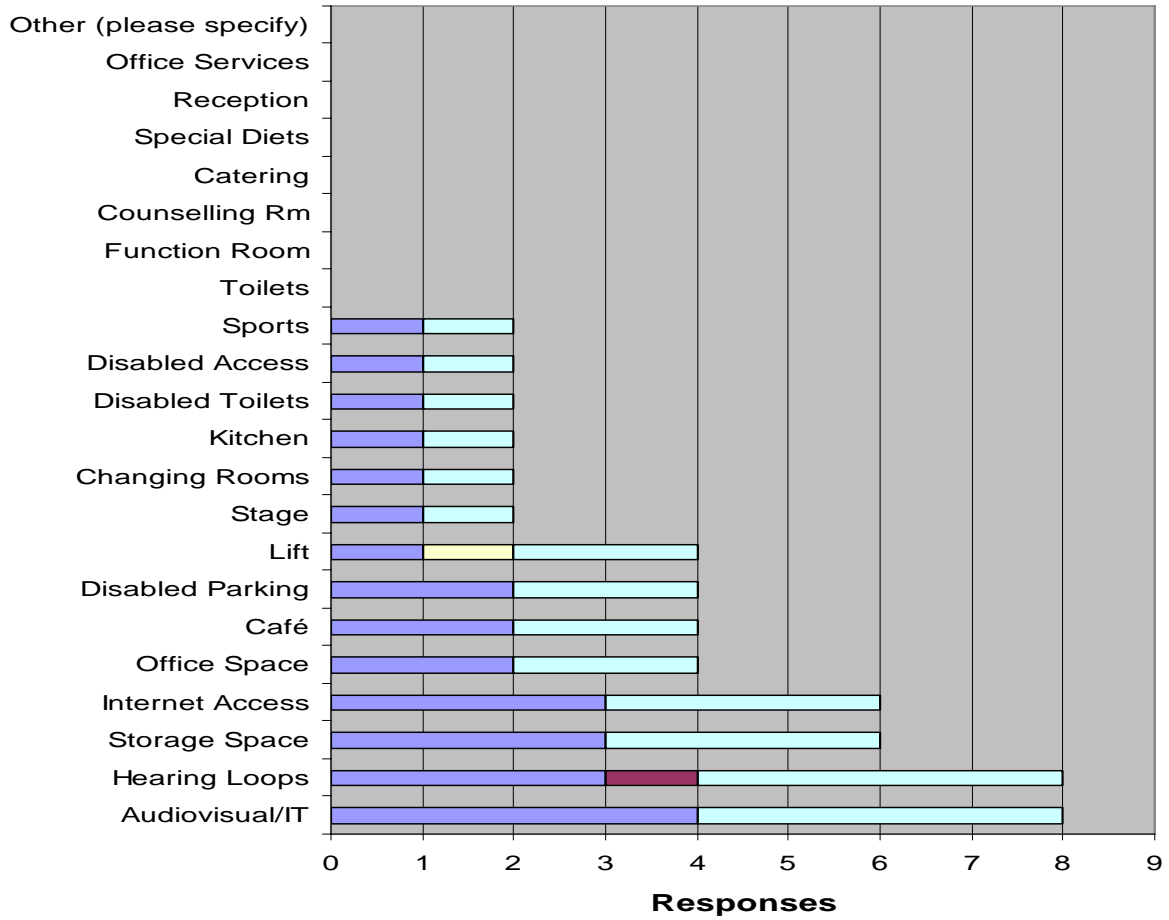
Current Facilities



10.13 What facilities will you require in the future?

10.13.1 The five most popular answers to this question were: Audiovisual/IT, Hearing Loops, storage space, internet access and office space.

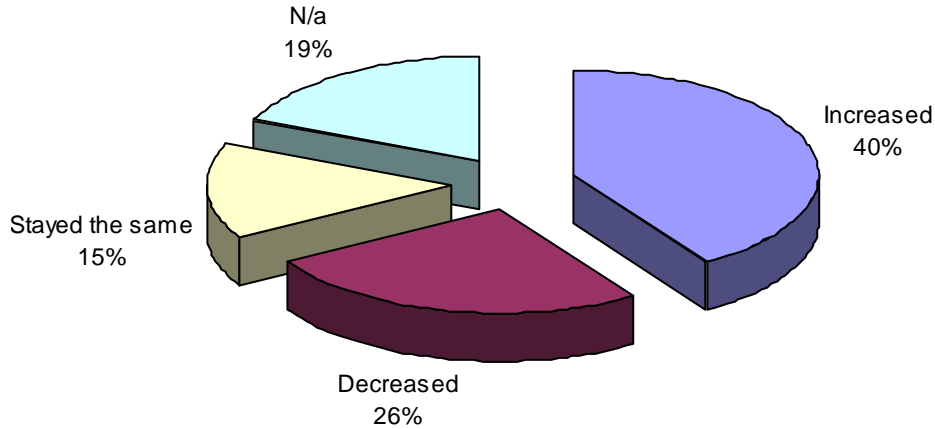
Future Needs



10.14 In the last three years has demand for your meeting spaces changed?

10.14.1 Demand has increased for the majority of community spaces. However, the second largest response shows that many community spaces have experienced less demand over the last three years. This contrast in demand may be attributed to the facilities offered by providers. I.e. if groups need associated disabled parking for some of their members, then demand for meeting spaces whereby this facility is provided may increase, and in contrast community spaces with no disabled parking will experience a fall in demand.

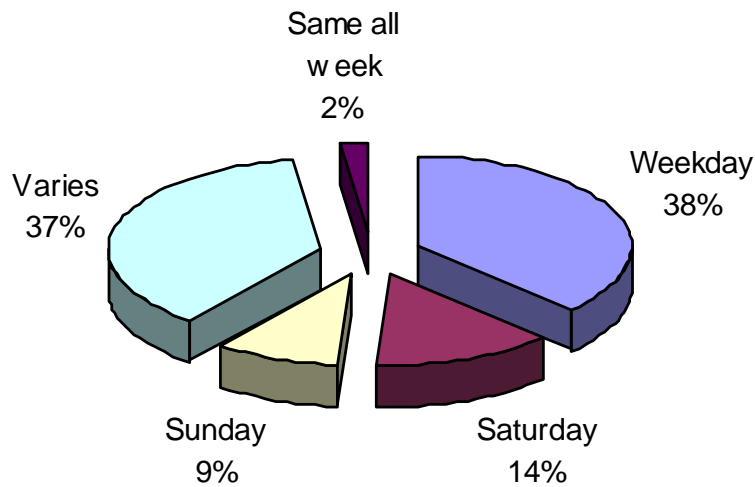
In the last three years has demand for your meeting spaces...



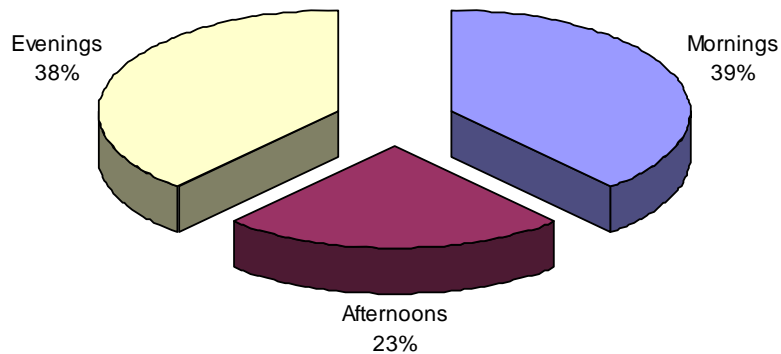
10.15 When is demand for your facility greatest?

10.15.1 The results of the survey show that there is significantly more demand for community space provision in the evenings and during weekdays. However, there was a large response which indicated that demand varies to the extent that it is difficult to categorically identify times of greatest demand.

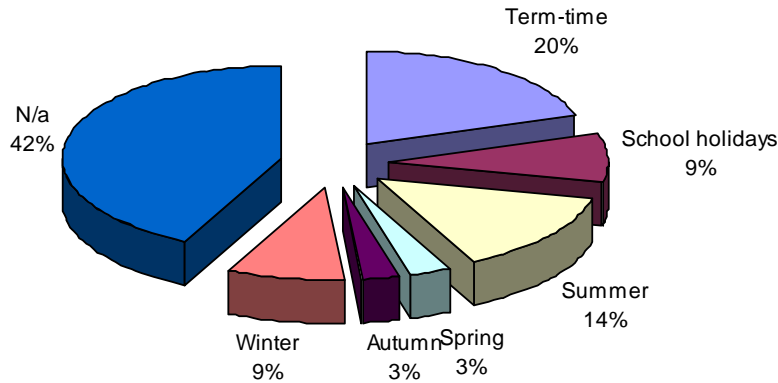
When is demand for your facility greatest during the week?



When is demand for your facility greatest during the day?



When is demand for your facility greatest during the year?



10.15.2 The results indicate that there is no particular time of the year where demand is far greater than any other. The highest response here was 'not applicable', which suggests that demand varies greatly throughout the year. One open ended response states that there is 'no pattern to demand'.

10.16 Have you future plans for the community space that you provide?

"We are commencing construction of a new synagogue and community centre building next month - this will be completed by early 2011. At that stage we will have much more space available to rent out to other groups. Details of these spaces will become available towards the middle-end of 2010."

"Room needs some refurbishment to make it more attractive for hiring out. Computer belongs to Barnet College, so consideration should be given to installing a PC which belongs to Barnet."

"New Barnet Community Centre was built in 1929. The building is leased from Barnet Council. There are a number of improvements that we would like to make to the building and grounds. Energy saving measures would be particularly helpful using the large sunny roof. Security needs improvement as the fencing is coming to the end of its useful life. The building has only single glazed windows and solid walls. We have completely renewed the heating system this term and the building remains a popular and comfortable venue for many local groups."

*"First floor refurbishment to accommodate more users.
To continue and expand our current activities, serving the whole community."*

"Improve facilities increase internet access."

*"1. Blocking off a loft space to assist in insulating the hall.
2. Improve heating scheme."*

10.17 Additional Comments from the Managers of community spaces

10.17.1 Respondents were asked to make any comments they thought were important which had not been captured by the earlier questions of the survey. Below are some of the responses received:

"... Lease...expires in 2011 and we have not been informed as to whether it will be extended or not - it is situated in the heart of the...regeneration scheme. Our ladies' section has expanded greatly and our present ladies' facilities are very poor so at the moment we are looking at ways to improve them whether it is upgrading of our present venue if we are given a long lease extension or moving to an alternative location within the same area."

"We have lost a significant booking due to the local authority switching the venue of a playgroup to a school"

“The hall has a bar and a small stage (small area for a band or a disco) - club members...the hall could be used by other groups with the permission of the steward.”

11. Community Buildings Needs Assessment conclusions

11.1.1 This Community Building Needs Assessment has highlighted the following;

- Over a quarter of Barnet residents volunteer once a month. This is higher than the London average and could be considered a valuable resource of unrealised potential;
- The questionnaire surveys show that demand for community building space is greatest for mornings and afternoons – making it difficult to use school buildings as community spaces, which could only be used evenings and weekends. Survey results showed demand for these facilities to be lowest for Saturdays.
- Membership of voluntary organisations in Barnet is increasing which could lead to greater demand for community building space in the borough in the very near future.
- Cost of hiring community space varies from £10/hour to £800/hour. This is a big range and many voluntary organisations will not be able to afford the prices set by some venues.
- Places of worship do provide space for hire although these spaces may not be entirely inclusive. Many individuals who are not religious may not feel welcome to use religious space. Most places of worship will tend to support their congregation’s activities.
- Places of worship abide religious rules such as the observance of kosher or halal rules (See 10.15.1). Therefore any community activities which may involve the preparation of food by other groups may not be able to take place in the kitchens of these religious facilities.
- Community buildings are not merely “meeting halls and spaces” they offer much more than this. Well run community buildings can provide many benefits to their local neighbourhoods and their wider areas e.g. promoting social capital, reducing crime and anti-social behaviour; tackling health issues such as obesity and improving employability. (See Section 5).
- A wide range of activities take place in Barnet’s community spaces. Our survey results show the most popular activities to be:
 - Social activities (lunch clubs, bingo, women’s meeting, monthly meetings etc);
 - Leisure/sport/health related activities; and
 - Education/training related activities.

11.1.2 Effective management of community buildings requires a high level of necessary expertise, as identified in the Quirk Review. There are many organisations that provide guidance and support for management of community buildings, such as ‘Community Matters’ and the ‘Development Trusts Association’. For example, see

'Managing Your Community Building'¹¹. Without effective management many community groups run the risk of failure. It is advised that community buildings should not be built until a management team or development trust has been elected to run the facility; demonstrating the level of expertise required to manage the facility effectively. It is not uncommon for community buildings to be provided by developers in regeneration initiatives without a management team in place, which are then left vacant or underused.

- 11.1.3 A range of activities takes place within Barnet's community buildings especially activities related to Leisure/Sport/Health, social and education/training. Such activities may require the provision of kitchens, changing rooms and other associated facilities which are lacking in some of Barnet's community buildings.
- 11.1.4 Opportunities exist for Barnet to market community spaces within the borough. Managers of community spaces could be invited to publish details of their venue on a web page – which would allow us to build a more complete and comprehensive picture of what community provision exists at any particular time in the borough. This approach would allow us to capture data regarding individual facilities such as; what facilities are available at each venue?
- 11.1.5 As our survey has shown, demand for community space is greatest in the mornings and afternoons. This means that it might not be practical to consider the use of schools out-of-hours for community use. However, Sport England suggests that it is possible to use primary schools for community space taking into account several issues including the following:
- Community elements must be designed so that education use is not compromised;
 - Plan to ensure that discrete school accommodation can be locked and secured outside school hours;
 - Separate metering of heating and lighting so that running costs can be properly apportioned;
 - The need to provide adult toilets and changing rooms to avoid shared use of children's accommodation¹²
- 11.1.6 Demand is greatest for community space which can cater for 10-35 individuals. This presents an opportunity to use larger spaces more efficiently whereby providers could divide their larger spaces into smaller units by using moveable non-permanent partitioning to divide their existing larger spaces in order to meet current demand.
- 11.1.7 Over 43% of providers of community spaces stated that they would not be able to share their spaces with other groups. Such exclusive practice can hinder attempts to use community spaces more efficiently. However, the survey results indicate that exclusive practices tend to be associated largely with places of worship.

¹¹ 'Managing Your Community Building' – a practical handbook for people running buildings in local communities' (Peter Hudson for Community Matters, 2000)

¹² ¹² Sport England (2001) Village and Community Halls – Design Guidance Note. London: Sport England Publications

Appendix A: Questionnaire responses

What activities do you currently run and what is their average attendance?

- Member's information meetings. Attendance 10-40 people
- Church Service- English 60-70 people
- Church Service -Chinese 80-100 people
- After church activities from time to time shared lunches
- Monthly Saturday lunch-20-30 people
- Families Group (Chinese) 40 people approx
- Young Adults group - Chinese -20 people
- Midweek Service-12 people
- Badminton Club (big Hall) -15-20 people
- Venue a - play productions three times a year, including set building, technical and dress rehearsals and performances. Group involvement varies, audiences are 40 to 200.
- Venue b - rehearsals of five shows a year regardless of performance venue. Attendance depends on cast size, from 6 to 50.
- Venue c - meetings, e.g. the AGM, and play readings.
- Sports hall up to 10
- Group activities up to 100
- Counselling up to 10
- Lunches/Dinners up to 150
- Dance up to 150
- A - Singing club for 25 people
- Lunch club for 25+ elderly people
- Volunteer get together for 50
- Training sessions for volunteers 15 people
- Islamic religious/cultural education - 50 children Woodhouse College
- Monthly meeting
- Yoga class - 10 members - more members on waiting list as cannot accommodate more in our space
- Social gathering 40-45 members twice a week
- Meditation 12-15 members twice a month
- Men's club - 16-18 members Monday - Friday
- Monthly speaker 30-35 members
- venues B and C are hired when more members are attending a function
- Lunch club - weekly 25-27 & monthly 55-60 members
- women's meeting 6 people
- After school club 10 people
- Church services 50-250 people
- Bible study 10 people
- Leadership meetings 5-15 people
- Children's Sunday school 30-50 people
- Youth groups 10-20 people
- Children's groups 20 people
- Cell groups 10 people
- Mother and toddler group 40-60 people
- Ravenscroft School, Small Gym - average attendance 20 players - Playing table tennis in matches. Coaching sessions or free play.
- meeting hall, office, kitchen 120 people average/day
- meetings with speakers or slide shows 75 people
- Day services at both centres providing lunch, exercise, entertainment for over 40 people at each centre per day. When centre not used then other groups do, 30 plus
- Training - 15 people
- AGM 30+ people - lunch
- Training 20+ people
- Youth club - venue A 15
- Youth club venue A 8
- Saturday club venue A 30
- Holiday club various numbers
- keep fit for senior citizens 45
- Christ embassy church x2 20+
- Pool team 20
- Dancing classes 60
- karate x3 40+
- Drama club 32
- Bingo x2 50+
- Kintergarten 20
- Crib club 12
- Puddenecks meeting and functions 50+
- After school club
- After school club + community surgery
- Sport club + learning activities

Above responses coded for analysis

Type of activity	Education / Training	Family support	Arts and creative	Faith	Leisure /sport/health	Social	Youth	Elderly	Young children	Cultural	Social care
Member's information meetings	x										
Church Service- English				x							
Church Service -Chinese				x						x	
After church activities + shared lunches				x							
Monthly Saturday lunch						x					
Families Group (Chinese)		x									
Young Adults group - Chinese							x			x	
Midweek Service				x							
Badminton Club (big Hall)					x						
play productions three times a year			x								
Performance rehearsals			x								
meetings- AGM, and play readings.			x			x					
Sports hall					x						
Group activities						x					
Counselling											x
Lunches/Dinners						x					
Dance					x						
Singing club					x						
Lunch club						x		x			
Volunteer get together	x										x
Training sessions for volunteers	x										
Islamic religious/cultural education	x			x							
Monthly meeting						x					
Yoga class					x						
Social gathering						x					
Meditation					x						
Men's club						x					
Monthly speaker	x										
Lunch club						x					
women's meeting						x					
After school club							x				
Church services				x							
Bible study				x							
Leadership meetings	x										
Children's Sunday school				x					x		
Youth groups							x				
Children's groups		x							x		
Cell groups	x										
Mother and toddler group		x							x		
Small Gym - Playing table tennis					x						
meetings speakers/slide shows	x										
services, lunch, exercise, entertainment				x	x	x					
Training	x										
AGM+ lunch						x					
Training	x										
Youth club							x				
Youth club							x				
Saturday club						x					
Holiday club						x					
keep fit for senior citizens					x			x			
Christ embassy church				x							
Pool team					x	x					
Dancing classes			x		x						
karate					x						
Drama club			x								
Bingo					x	x					
Kintergarten		x							x		
Crib club					x	x					
Puddenecks meeting and functions								x			
After school club							x				
After school club + community surgery							x				x
Sport club + learning activities	x				x						
Totals	11	4	5	10	15	17	7	3	4	1	3

Appendix B: Questionnaire responses

Tell us about the activities that your spaces currently support.

- Venue a, training sessions/meetings for 4-25 people
- Venue a: lunch club for 15 senior citizens
- Venue a: Pre-school for 30 children and a Parents & Toddlers group for 20-25 children
- Venue a: Soft Play (starting soon, numbers unknown)
- Venue a: St John Ambulance training for 60 people
- Venue a: Ballroom dance lessons (2 providers) for 40 people
- Venue a: Barnet College ESOL L2/L3 lessons for 15 people
- Venue a: Badminton (3 clubs) for 20 people
- Venue a: Pilates / Keep fit (2 providers) for 18 people
- Venue a: Music for pre-school children (2 providers) for 50 children
- Venue a: Harwood Bridge Club for 32 people
- Venue a: Barnet College Aroma Therapy for 15 people
- Venue a: Rosemary Conley Diet & Exercise Class for 40 people
- Venue a: Enjoy-a-Ball sports training for pre-schools for 50 children
- Venue a: Theatre Schools (2) for 530 people
- Venue a: Rainbows and Brownies; Sing and Sign; Dinky Dancers; Street Jam (hip-hop); for 50 people in total
- Sub let to a private nursery during the daytime approx 8am to 6pm Monday to Friday
- We - Barnet and District AC use the facility on some Monday and Wednesday evenings for circuit training sessions and for our weekly road run on a Thursday evening numbers vary 10 - 50 (approx)
- We host road and cross country races using the hall as HQ 30 - 100 (approx)
- We sometimes use the hall for social events 20 - 50 (approx)
- Occasional Children's Parties for up to 35 people
- Occasional Charity Events for up to 200 people
- Yoga Class for up to 8 people
- Other miscellaneous events
- Film screenings
- Film shoots
- Charity events
- Meetings
- Children's classes - languages and dance
- IT classes
- Senior citizen clubs
- Yoga
- Private Bookings - i.e. Birthday Parties, Condolence Prayers
- Venue a, full-time children's nursery Monday-Friday, 8am-4pm, 30 children + 5 staff per class approx.
- Venue a, Dance classes (Monday evenings), 30 people approx.
- Venue a, Badminton group (Monday evenings), 5 people approx.
- Venue a, Indoor Bowls (Tuesday and Wednesday evenings), 20 people approx.
- Venue a, Arkley Sai Religious meetings (Thursday evenings), 30 people approx.
- Venue a, other one-off events such as children's parties at weekends, up to 100 people per event
- Various clubs of which numbers i do not know as i hire out the hall only at both venues.
- Brownies 20
- All Sorts After School Club 30
- All Sorts Play scheme 40
- All Sorts Youth Club 20
- Monday Social Club 20
- AA Support Group 20
- Busy Kids Toddlers Group 20
- Children's Birthday Parties 20+
- Local meetings 10
- karate classes 10
- Training courses 15
- Drop-in centre for adults with learning disabilities 20
- Children's French classes 6
- Cllr surgery 3
- Lunch club 20

- Barnet African Caribbean Association day group for elderly 30-35
- Barnet Asian Old Peoples Association day group 100-150
- Barnet Somali Community Group day group refugees and asylum seekers advice 10-15
- Asian Women's leisure and support group 100
- Craft Workshops/ Japanese women's club 20
- Family support group - interest and support group 6
- health - healthy living surgeries 40
- health - complimentary therapy for elderly 10
- personal development - video events promoting inner peace 40
- Welfare and immigration advice surgeries 10
- Fitness - yoga 15
- 55+ forum meetings 12
- Tango for over 55's 8
- Tai chi for over 55's 45
- foster carer support group 15
- A Woodcroft Advice Centre 3-2 people
- A Beulah Counselling 2 people
- A Barnet College - Advice and guidance 2 people
- B Barnet College - courses up to 10 people.
- Meetings from 2-90
- Training from 2-90
- Conferences 2-90
- AGM 2-90
- Public meetings 2-90
- Ward panel 2-90
- Council meetings 2-90
- A - day centre senior citizens 70
- A - language classes 20
- A - music 30
- A - prayers temple 25+
- A - monthly programs 150+
- A - Barnet Refugee service drop in 0-50
- A - Barnet refugee service ESOL classes 0-15
- A - tai chi - 0-15
- B - Colindale Townswomen Guild 0-25
- B/A - Brownies and Guides 0-20
- A - maths 0-45
- Parent and toddler group 40 (20+20)
- Barnet College - language class 10
- Beaver group 25+
- Dance classes 20+
- Scouts and cubs 30+
- Children's parties 30+ adults
- various church activities 30-40
- Parish social club <100
- Irish dancing 15
- coffee meeting 25
- Parish activities various numbers

Above responses coded for analysis

Type of activity	Education / Training	Family support	Arts & creative	Faith	Leisure/ sport/ health	Social	Youth	Elderly	Young children	Cultural	Social care
training sessions	x										
lunch club						x					
Pre-school & Parents & Toddlers grp		x							x		
Soft Play		x							x		
St John Ambulance training	x										x
Ballroom dance lessons					x						
ESOL lessons	x										
Badminton					x						
Pilates / Keep fit					x						
Music for pre-school children	x	x							x		
Harwood Bridge Club					x	x					
Aroma Therapy	x										
Diet & Exercise Class					x						
sports training pre-school					x				x		
Theatre Schools			x								
Brownies; Sing & Sign; Dinky Dancers; Street Jam					x				x		
private nursery		x							x		
circuit training sessions					x						
cross country races					x						
social events						x					
Children's Parties									x		
Charity Events											x
Yoga Class					x						
Film screenings			x			x					
Film shoots			x								
Charity events											x
Meetings						x					
Children's classes - languages dance	x				x				x		
IT classes	x										
Senior citizen clubs						x		x			
Yoga					x						
Birthday Parties, Condolence Prayers						x					
children's nursery									x		
Dance classes					x	x					
Badminton group					x						
Indoor Bowls					x						
Religious meetings				x							
one-off events children's parties									x		
Various clubs							x				
Brownies								x	x		
After School Club									x		
Play scheme									x		
Youth Club								x			
Social Club						x					
AA Support Group											x
Busy Kids Toddlers Group									x		
Children's Birthday Parties									x		
Local meetings						x					
karate classes					x						
Training courses	x										
Drop-in centre for adults with learning disabilities											x
Children's French classes	x								x		
Cllr surgery											x
Lunch club						x					
African Caribbean Association day group elderly								x		x	
Asian Old Peoples Association day group								x		x	
Somali Community Group refugees & asylum seekers advice								x		x	x
Asian Women's leisure & support group										x	
Craft Workshops/ Japanese women's club			x							x	
Family support group		x									
healthy living surgeries					x						
Totals	9	5	4	1	17	11	1	6	16	5	7

Cost of Hiring Community Spaces

£12-36 per hour
Between £10 and £30 per hour depending on numbers and equipment required
Regular lets: £11 / £15 per hour. Occasional lets: £15 per hour + £10 per hour for an event manager if required.
We have different rates for different groups/events
Differs depending on time of day and day of week. From £100 /hr up to £800.hr
£15 /hr
Mon-Thur - 4hrs @ £400 (thereafter £90 p/h). Fri-Sun & Bank Holidays - 4hrs @ £500 (thereafter £110 p/h)
£30 per hour before 6pm, £40 per hour after 6pm, £250 all day hire. (Hire charges become half price for regular hirers i.e. those using the hall every week)
Mon-Thur - 4hrs @ £700 (thereafter £150 p/h). Fri-Sun & Bank Holidays - 4hrs @ £1,000 (thereafter £200 p/h)
£13/hour or £6.50/hour if charitable status.
£10/hour for one room £15/hour for the whole centre
£330 for the first 5 hours and then £55 for each additional hour
£20/hour and £25/hour
£12-130/hour depending on room and whether weekday or weekend
Varies from £40-£60/hour
£20/hour and £17/hour
generally £35/hour

Appendix E: Survey Questions

Questions for managers of community buildings

How many spaces or venues do you manage?

Please tell us whether you own or lease the spaces that you manage?

How are the spaces that you manage hired out?

What is the average size of space that you provide?

At what times are the spaces you provide mostly used?

On average, how long are the spaces that you manage hired out?

Tell us about the activities that your spaces currently support?

Would you be willing to share your spaces with other groups?

Are there any groups you would not be able to share with?

Please explain why you may not be able to share your space with other groups?

Does the cost of hiring your facility include the use of:

Kitchen, IT Resources, Security, Sports equipment ...?

What is the cost of hiring the facility you provide?

What facilities do you currently provide?

What facilities will you require in the future?

In the last three years has demand for hiring your meeting spaces...

Increased, Decreased, Stayed the same?

When is demand for your facility greatest?

Tell us about any future plans you have for the community space that you provide?

Please tell us about any additional information that you feel is important, which has not been captured by the questionnaire.

Questions for groups and users of community buildings

How many venues does your group currently use?

Please tell us whether you hire or lease the spaces that your group/group uses?

How often do you use this space/s?

What is the average size of space that your group currently uses?

When does your group normally meet?

On average, how long are your group's meetings?

Ideally, when would your group like to meet?

Does your group have any special space requirements?

What are your special space requirements?

What activities do you currently run and what is their average attendance?

What facilities are provided by the meeting spaces that you currently use?

What facilities will you require in the future?

Does your current facility meet your existing needs?

In the last three years has your membership on average...

Increased, Decreased, Stayed the same?

Would you be willing to share the spaces that you use with other groups?

Please explain why you cannot share spaces with other groups?

Please provide us with additional information that you feel is important to this survey.