

NEWHAM COMMUNITY FACILITIES NEEDS ASSESSMENT



Publica



**People at the Heart
of Everything We Do**

CONTENTS

INTRODUCTION **05**

- 1.0 Methodology
- 2.0 Key findings and recommendations

EVIDENCE **27**

- 3.0 Policy and guidance review
- 4.0 Baseline mapping
- 5.0 Listen and discover: Engagement
- 6.0 Listen and discover: E-questionnaire
- 7.0 Facilities audit: site assessment

NEXT STEPS **88**

- 8.0 Additional studies

APPENDICES **91**

- Appendix A: Data sources
- Appendix B: Density of facilities by type
- Appendix C: 15 minute isochrones
- Appendix D: Typeform report summary
- Appendix E: Community facility audit
- Appendix F: Baseline mapping GIS data



children's story centre

BOOKSHOP

THE 100 STORY

Discover

20

INTRODUCTION

1.0 METHODOLOGY

1.0 METHODOLOGY

1.1. PURPOSE OF THIS STUDY

- 1.1.1. In December 2021, Publica was appointed by the London Borough of Newham (LBN) to produce a Community Facilities Needs Assessment (CFNA). The study covers the whole of the borough, including the area currently covered by the London Legacy Development Corporation (LLDC), to form an evidence base and set of recommendations to inform the Local Plan review, specifically Policy INF8: Community Facilities. In addition, the evidence will enable LBN to make informed decisions about the spatial approach and location of community facilities as well as the detail in the borough's Site-Specific Allocations (SSA).
- 1.1.2. Community facilities are important social infrastructure that enhance the quality of life by improving health and wellbeing, creating and strengthening social networks as well as providing a range of advisory and support services. LBN have identified the need to balance the demand for increased housing supply with social infrastructure needs and to review and better understand the existing community facilities and the effectiveness of the adopted Local Plan policy (INF8), so that the right mix of development in the right places is sought going forward. The Council has adopted a Community Wealth Building (CWB) agenda with an aim that the benefits of growth in the borough are shared locally, fairly and democratically, leading to long-term prosperity, well-being and fairness for Newham's community.
- 1.1.3. The study aims to address and balance the aims and objectives of national, regional and local policy to support community facilities and local services which are integral to achieving and maintaining sustainable, well integrated and inclusive communities. As the population grows it will put increasing pressure on existing community facilities and local services which need to be able to adapt to increased demand and local need.
- 1.1.4. The study provides LBN with a resource based on ten key objectives:

- Objective 1: Baseline mapping of the borough's existing community facilities.
- Objective 2: Demographic and socio-economic assessment of Newham's current population to help identify the need for a range of community facilities.
- Objective 3: An audit of community facilities and services in Newham, referring to national/regional standards where they exist.
- Objective 4: An understanding of how both Newham's existing formal and informal social infrastructure* supports social integration.
- Objective 5: Assessment how the 15-minute network concept, being developed for Newham, relates to the existing pattern of community facilities provision.
- Objective 6: An understanding of permissions and refusals for the loss or gain of community facilities since the adoption of the 2018 Newham Local Plan.
- Objective 7: An assessment of how the affordability of community facility space in Newham and how this interacts with the existing Town Centre First policy approach (Policy INF8).
- Objective 8: An understanding of future demographic profile and socio-economic need in Newham to help identify the need for a range of community facilities across the Local Plan period (2021 – 2038).
- Objective 9: Using the baseline evidence, Newham's demographic profile (Objective 8) and the engagement work, provision of an assessment of the future need for a range of community facilities which address any identified gap in enabling all three aspects of social interaction (see Objective 4 above). This should address accessibility and Newham's commitment to 15 minute neighbourhoods.
- Objective 10: Recommendations on a policy and spatial approach to reduce identified spatial and facility deficits.

1.2. DEFINITION OF COMMUNITY FACILITIES

- 1.2.1. For purposes of this study, community facilities are focussed on assets with community meeting places, to include:
- Education with shared space, community centres, youth zones, social clubs, libraries, public halls and exhibition halls, public houses, public toilets, places of worship, music venues, cinemas, theatres, galleries, museums. (Use class F and Sui generis - 2020). Please see Table A opposite and those highlighted.
 - Council and non- council owned properties to build a more complete picture of community facilities across the borough.
- 1.2.2. It should be noted:
- The study does not include leisure facilities which have been considered in the Strategic Leisure Facility Needs Assessment (2017). Additional, emerging evidence base to support the Local Plan review will address these uses.
 - The study does not include open spaces which will be studied in the forthcoming Green and Blue Infrastructure Study.
 - The study has been coordinated with the information from the Characterisation Study by LBN and consultants.
 - Public toilets included in Table A do not include those located within businesses like cafés, shops and pubs that agree to open up their toilets for members of the public as per the LBN Community Toilet Scheme.
 - Please also see Table A for how community facilities are defined in local, London and national policy.

Table A: Use-classes included in this study are highlighted in green

USE CLASS Pre Sept 2020	USE CLASS Sept 2020	TYPES AS DEFINED BY LBN LOCAL PLAN 2018	LBN EVIDENCE BASE TO INFORM LOCAL PLAN	DEFINITION OF COMMUNITY FACILITY					
				LBN CF Study 2022	LBN Local Plan 2018	NPPF Jul 2021	London Plan 2021	GLA 2020*	LLDC
EDUCATION INFRASTRUCTURE									
D1	E (f)	Education infrastructure: early years 0-4 (crèches, day nurseries)	Infrastructure Delivery Plan/Annual Childcare Sufficiency Assessment		x	x	x	Formal	D1
D1	F1 (a)	Education Infrastructure: Primary 4-11(secondary: 11-19 and SEND)	Infrastructure Delivery Plan/ Places for All (Newham's Pupil place planning strategy)		x	x	x	Formal	D1
D1	F1 (a)	Education infrastructure: further education facility, higher education facility	Internal Paper		x	x	x	Formal	D1
D1	F1 (a)	Education infrastructure (training centres and homework clubs)	Internal Paper		x	x	x	Formal	D1
D1	F1 (a)	Education infrastructure with shared spaces which are used by the wider community.	Community Facilities Study	x	x	x	x	Formal	D1
HEALTH									
D1	E (e)	Health (clinics, health centres, GP surgeries, day centre (non residential)	Infrastructure Delivery Plan		x	x	x	Formal	D1
C2	C2	Health (hospitals, nursing homes)	Infrastructure Delivery Plan		x	x	x	Formal	
C2	C2	Older people's housing and specialist provision for other vulnerable people	Strategic Housing Market Assessment		x		x (social care)	Formal	
COMMUNITY SPACES									
D1	F2 (b)	Social: Community Centre, Meeting Places (for the principal use of the local community)	Community Facilities Study	x	x	x		Formal	D1
D1	F2 (b)	Social: Youth Zones, Youth Clubs	Community Facilities Study	x	x	x		Formal	D1
D1	Sui Generis	Social Clubs	Community Facilities Study	x	x			Informal	D1
D1	F1 (d)	Social: Libraries	Community Facilities Study	x	x			Formal	D1
D1	F1 (e)	Social: Public Halls or Exhibition Halls	Community Facilities Study	x	x			Formal	D1
A4	Sui Generis	Community Spaces: Pubs	Community Facilities Study	x	x	x		Informal	
A4	Sui Generis	Community Spaces: Public Toilets	Community Facilities Study	x	x	x		Informal	
SOCIAL LEISURE									
D2	E(d)	Leisure (sports venues/clubs, indoor sport recreation or fitness)	Strategic Leisure Facility Needs Assessment		x	x	x		
Sui Generis	Sui Generis	Children's play	Children and Young Person's Play and Informal Recreation Facilities Needs Assessment		x		x		
	E (d) Indoor F2(c) Outdoor	Playing pitches and fields (including MUGAs and associated facilities)	Newham Play Pitch Strategy		x		x		
RELIGIOUS INFRASTRUCTURE									
D1	F1 (f)	Places of Worship	Community Facilities Study	x	x			Formal	D1
	Sui Generis	Burial Space (Cemeteries and crematoriums that lso comprise associated burial space)	Burial Space Needs Assessment		x				
CULTURAL INFRASTRUCTURE									
D2	F1 (b)	Cultural Facilities (Music Venue, Dance Hall, Cinemas, Theatres)	Cultural Strategy/Community Facilities Study	x	x	x		Informal	
D1	F1 (b)	Cultural Facilities Galleries	Retail and Leisure Study/Cultural Strategy/ Community Facilities Study	x	x	x		Informal	D1
D1	F1 (c)	Cultural Facilities Museums	Cultural Strategy/Community Facilities Study/ Retail and Leisure Study	x	x	x		Informal	D1
OTHER									
D1	F1 (g)	Civic Uses (Including criminal justice and court facilities)	Infrastructure Delivery Plan		x				D1
Sui Generis	Sui Generis	Emergency Services (Fire Station, Ambulance Station and Police Station)	Infrastructure Delivery Plan		x				
E	E	Shops, Services, Gyms, Restaurants, Cafés, Health Centres, Offices	Town Centres and Retail and Leisure Study			x		Informal	
N/A	N/A	Open Space	Green and Blue Infrastructure Needs Assessment						
N/A	N/A	Local Services				x			

*Definitions of formal and informal infrastructure are those used by the Greater London Authority, Connective Social Infrastructure. Formal infrastructure is typically council provided services such as community centres, libraries, schools, and informal is less dependent on public subsidy, often privately owned.

1.0 METHODOLOGY

1.3. CONTENT

1.3.1. The study includes a policy and guidance review, baseline mapping and engagement with both internal LBN stakeholders and wider community stakeholders to form the evidence base. The structure of the document reflects this methodology with the relevant qualitative and quantitative findings from the process listed throughout. A set of key findings summarises the evidence and informs the recommendations for the LBN Local Plan review. Publica has delivered the study through a five-stage programme. (See Table B on page 11).

1.3.2. Policy and guidance review: To understand the policy context of LBN in relation to community facilities, Publica undertook a review of existing and emerging policies, strategic documents and studies. Meetings were also conducted with LBN officers and LBN Neighbourhood Area Managers to discuss established knowledge within the council about community facilities and documentation which may inform the study (see full list of meetings on page 13). The study has been coordinated with the findings of the Characterisation Study by LBN and consultant team.

1.3.3. Baseline mapping: GIS mapping provides a spatial understanding of the location of community facilities in Newham, and how these relate to each of Newham's neighbourhood areas (page 12), and the distribution and quantum of facilities in relation to population. The data from the baseline mapping is included in Appendix E.

1.3.4. Listen and discover: Engagement: Publica and LBN conducted six typology workshops (summarised on page 13 and outlined in full in chapter 5) with people who manage or operate a facility and Voluntary and Community Sector (VCS). The workshops aimed to discuss the use of facilities, identify gaps in provision and outline any opportunities, challenges and risks for community services and assets.

1.3.5. Listen and discover: E-questionnaire: Publica and LBN also developed an e-questionnaire using the Typeform platform, for people who manage or operate a facility to provide detailed information on the design, use and management of facilities across the borough. The e-questionnaire also created opportunity for service providers to provide information on how they use and engage with facilities, as well as those who are looking for space. The e-questionnaire ran from the 1st February to the 8th March 2022 and was a key source of information for the facilities audit. There were 76 responses in total (the Typeform report is included in Appendix C):

- 33 (43%) responses managed or operated a facility.
- 26 (34%) responses managed an organisation that used a facility.
- 17 (22%) responses managed an organisation but did not currently have a facility and was in need of one.

1.3.6. Facilities audit: Baseline information for the community facilities audit has been included in the baseline mapping data file (Appendix E). The information provided in the e-questionnaire, provided further detailed information on the facilities who responded. To support the development of the audit, Publica visited ten facilities as part of the assessment. A selection was made from the 33 facilities who responded to the e-questionnaire. The ten represent the varying facility typologies across different neighbourhoods. The aim was to partake in on-site conversations with those who manage or work at the facility.

1.3.7. Recommendations: An output of the study is a set of nine recommendations based on the evidence in this report. The recommendations aim to determine what the right policy and spatial approach should be to reduce identified spatial and facility deficits.

1.4. OTHER OUTPUTS

1.4.1. The baseline data on community facilities is compiled in GIS as an internal resource for LBN which can be updated and amended in the future, beyond the time frame of this study.

1.5. IMPORTANT NOTE TO UNDERSTAND ABOUT THIS STUDY

1.5.1. The information presented in the evidence base was gathered between December 2021 and Spring 2022 and is presented as understood to be the case at that point in time.

- The key findings and recommendations are based on the baseline mapping, engagement and total responses from the e-questionnaire within the given time-frames.
- The information on individual facilities included in the audit is based on information provided by a member of the facilities management or an organisation/ service lead. Whilst that includes council officers and those with local knowledge there may be differing views on some of the information presented.
- There are instances when additional information on the facility is not available, but it still appear on the list with mapped co-ordinates and can be updated should the information becomes available at the next review.
- It should be noted that the study does not include facilities which are unused or vacant and neither does it guarantee that all community facilities have been identified. The purpose of this study is to provide a snapshot of the community facilities in use across the borough alongside granular data about the distribution of specific types of community facilities. Any planning application which references community facilities should use this as a guide but carry out their own updated research.

1.0 METHODOLOGY PROGRAMME

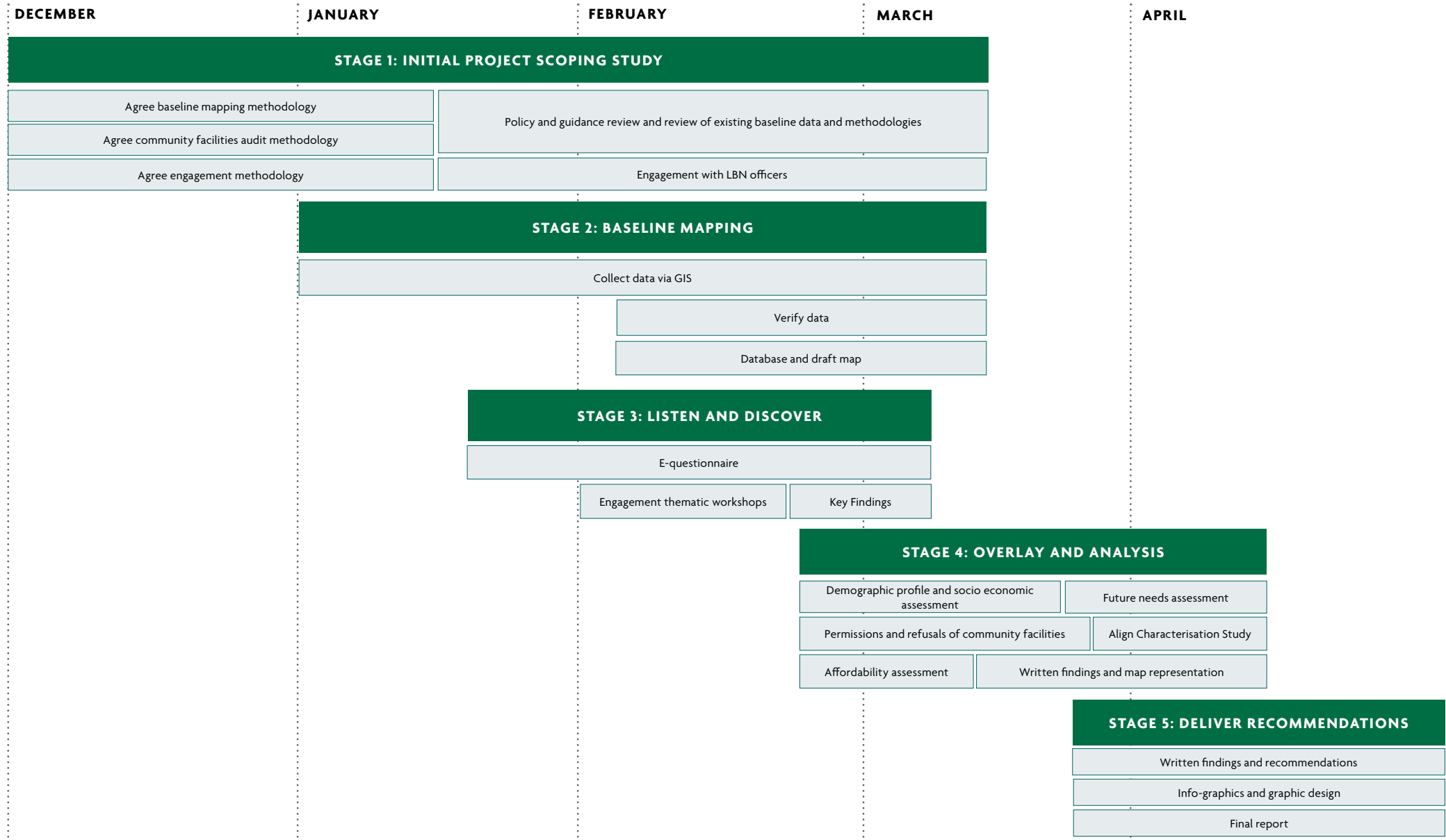


Table B: Five stage programme

1.0 METHODOLOGY

1.6. BOROUGH AREA

The study was conducted in relation to the eight community neighbourhood areas. Analysis of facilities in relation to the Characterisation Study boundaries is included in the baseline mapping.



KEY

- - Community Neighbourhood Boundary
- .. Borough Boundary

1.0 METHODOLOGY

1.7. ENGAGEMENT WITH LBN

1.7.1. Publica conducted a series of meetings between January and March to discuss established knowledge within the council about community facilities and any additional documentation which may inform the study.

1.7.2. **Community Neighbourhood Managers including:**

- Beckton and Royal Docks
- Custom House and Canning Town
- East Ham
- Forest Gate
- Green Street
- Manor Park
- Plaistow
- Stratford and West Ham

1.7.3. **LBN Officers from the following departments:**

- LB Newham Development Managers
- LB Newham Education
- LB Newham Health Promotion and Community Engagement
- LB Newham Leisure & Sport
- LB Newham Libraries
- LB Newham Parks and Green Assets
- LB Newham Planning Policy
- LB Newham Principal Policy Planners
- LB Newham Property Team
- LB Newham Regeneration
- LB Newham Youth Empowerment | Brighter Futures

1.7.4. **Additional meetings:**

- Royal Docks, Head of Development & Placemaking
- One Source, Head of Property Services
- Maccreeanor Lavington, Characterisation Study, LBN
- DK-CM, Culture and Social infrastructure mapping, Royal Docks

1.8. **ENGAGEMENT WITH FACILITIES AND SERVICES**

1.8.1. Publica and LBN conducted six typology workshops with people who manage or operate a facility and Voluntary and Community Sector (VCS). These six sessions grouped included the following typologies:

1. Voluntary community sector
2. Community centres and libraries
3. Places and worship and faith groups
4. Cultural facilities and pubs
5. Education spaces and exhibition halls
6. Youth zones

