# 2.0 KEY FINDINGS AND RECOMMENDATIONS

2.0 KEY FINDINGS AND RECOMMENDATIONS

2.1. INTRODUCTION

2.1.1. The key findings provide a summary of the policy and guidance review, the baseline mapping and the listen and discover engagement phases outlined in this document. The findings have been structured into seven themes, shown in the diagram opposite.

2.1.2. The summary Table C (overleaf) outlines the numbers of facilities mapped (through GIS mapping) by type and by borough. It also provides information on population*, density and number of facilities per 1,000 people. This data has been referenced in the key findings and throughout the baseline mapping chapter.
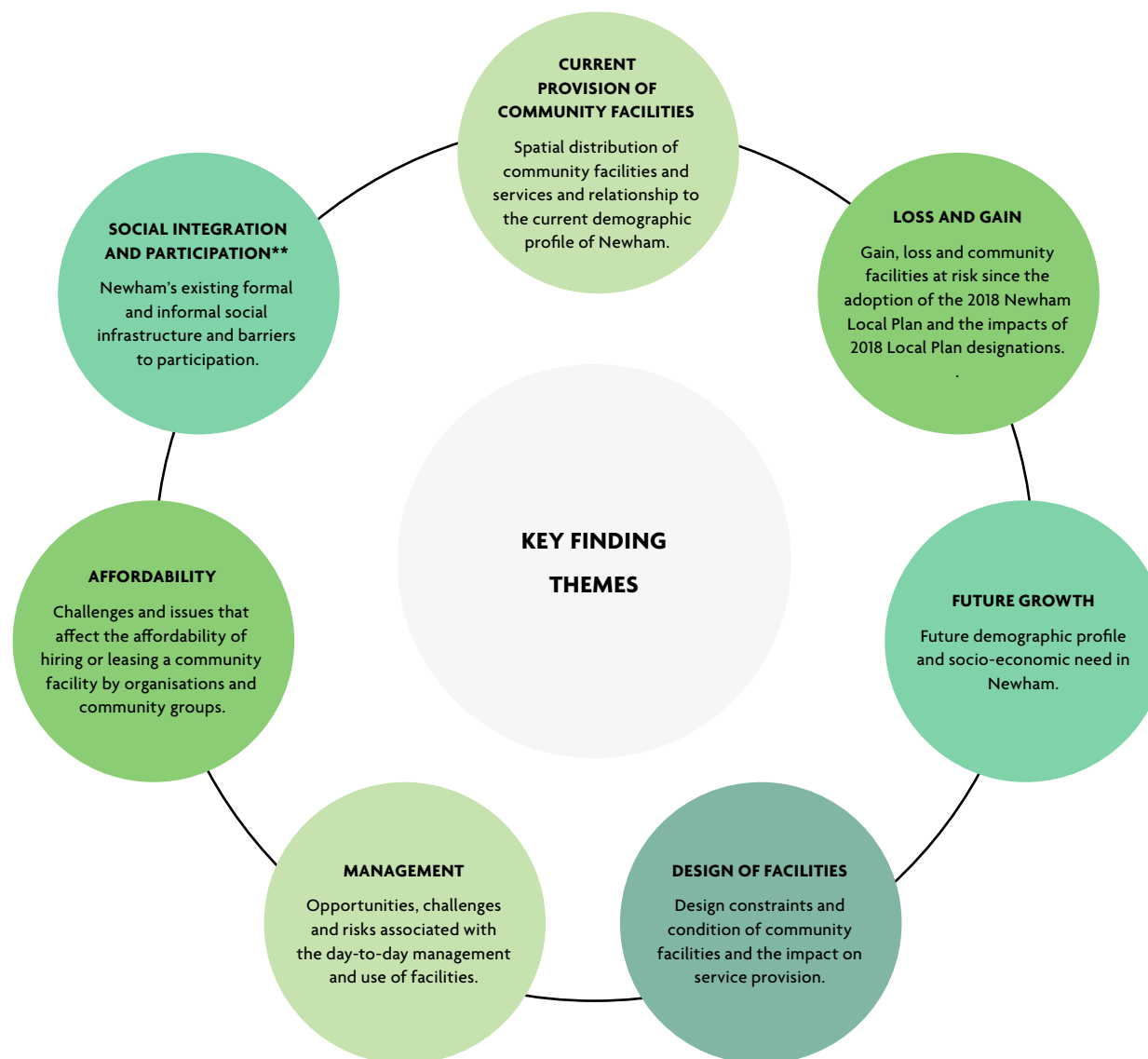
*All population references are ONS mid-year population estimates for 2020

** Social Integration (places for particular groups to meet and spend time together (relationships), opportunities to get involved (participation), and barriers to access social infrastructure (equality).

CURRENT PROVISION OF COMMUNITY FACILITIES
Spatial distribution of community facilities and services and relationship to the current demographic profile of Newham.

LOSS AND GAIN
Gain, loss and community facilities at risk since the adoption of the 2018 Newham Local Plan and the impacts of 2018 Local Plan designations. .

FUTURE GROWTH
Future demographic profile and socio-economic need in Newham.

DESIGN OF FACILITIES
Design constraints and condition of community facilities and the impact on service provision.

MANAGEMENT
Opportunities, challenges and risks associated with the day-to-day management and use of facilities.

AFFORDABILITY
Challenges and issues that affect the affordability of hiring or leasing a community facility by organisations and community groups.

SOCIAL INTEGRATION AND PARTICIPATION**
Newham's existing formal and informal social infrastructure and barriers to participation.

KEY FINDING THEMES

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Table C: Overview of total facilities by type

DATA	STRATFORD AND WEST HAM	BECKTON AND ROYAL DOCKS	CUSTOM HOUSE & CANNING TOWN	PLAISTOW	FOREST GATE	GREEN STREET	EAST HAM	MANOR PARK	LB NEWHAM
DISTRIBUTION AND POPULATION									
2020 ONS population estimates	54,127	34,125	52,232	33,889	34,265	49,386	49,312	47,930	**355,266**
Population density	9,717	3,109	8,152	14,340	13,329	20,008	11,718	11,930	**9,208**
Total community facilities	76	39	73	42	44	49	33	60	**416**
Community facilities/1,000 people	1.4	1.14	1.4	1.2	1.3	1.0	0.7	1.3	**1.2**
Community facilities/km^2	13.6	3.6	11.4	17.8	17.1	19.9	7.8	14.9	**10.8**
COMMUNITY FACILITY TYPE									
Education with shared spaces	2	2	2	4	3	3	2	2	**20**
Community centres	11	12	19	10	4	6	2	9	**73**
Youth zones	1	1	1	0	1	0	0	1	**5**
Social clubs	1	1	0	0	0	1	0	0	**3**
Libraries	1	2	2	1	1	1	1	1	**10**
Public houses	24	7	10	4	4	2	4	3	**58**
Public toilets	2	1	0	0	0	1	2	1	**7**
Places of worship	22	7	33	22	28	34	20	40	**206**
Cultural facilities (music venues, dance halls, cinemas, theatres)	6	1	1	0	0	1	0	0	**9**
Public halls or exhibition halls	3	2	2	1	2	0	1	3	**15**
Cultural facilities (galleries)	0	3	3	0	0	0	1	0	**7**
Cultural facilities (museums)	3	0	0	0	0	0	0	0	**3**
PTAL									
Number in PTAL 4 or above	62	0	33	26	18	18	14	29	**200**
Number in PTAL 1a or 1b	2	5	5	0	2	1	4	8	**27**
INDICES OF MULTIPLE DEPRIVATION									
% LSOAs in lowest 20 percent in England and Wales	18%	27%	69%	17%	26%	7%	12%	17%	**27%**

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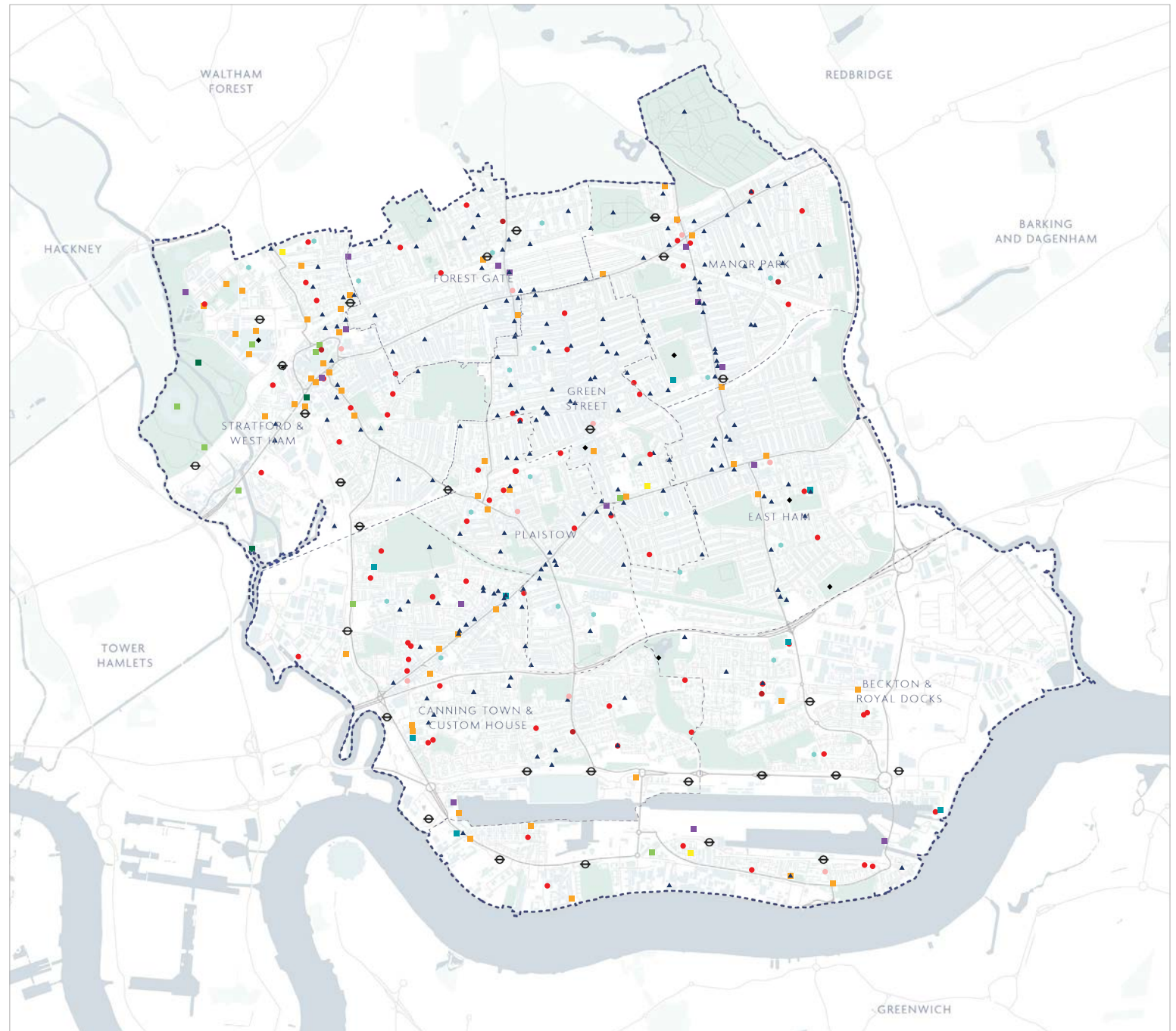
COMMUNITY FACILITIES (TOTAL NUMBERS)

- Education with shared space (20)
- Community Centres (73)
- Youth Zones (5)
- Social Clubs (3)
- Libraries (10)
- Public/Exhibition Halls (15)
- Public Houses (58)
- Public Toilets (7)
- Places of Worship (206)
- Music Venues, cinemas, theatres, art centres and dance halls (9)
- Galleries (7)
- Museums (3)

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2.2. KEY FINDINGS

2.2.1. Current provision of community facilities: Spatial distribution of community facilities and services and relationship to the current demographic profile of Newham.

- Facility typologies: The study has identified 416 community facilities in the borough. 49% are places of worship with 206 locations, which represents the largest proportion of facilities by type.

  – The general distribution of community facilities is towards the west of the borough. The exception to this pattern are places of worship which are largely clustered in the east (with highest numbers in Manor Park).

  – All neighbourhood areas have education with shared space, community centres and libraries (predominantly LBN owned facilities). Places of worship are also located across the neighbourhood areas although there are noticeably fewer in Beckton and Royal Docks.

  – Plaistow, Green Street and East Ham have no Youth Zones or social clubs. Green Street also has no cultural facilities. Plaistow, Forest Gate and Custom House and Canning Town, have no toilets.

- Density of facilities per population: Across the eight neighbourhood areas in Newham, facilities per 1,000 people ranges from 0.7-1.4. The areas with the highest and fewest number of facilities does not correlate with population density.

  – The neighbourhood area of Stratford and West Ham has 76 facilities, the highest number in the borough, followed by Canning Town and Custom House. These neighbourhoods have the highest density of community facilities with 1.4 per 1,000 people.

  – In contrast, East Ham has the fewest number of community facilities, 33 in total. It also is one of the most populated areas, therefore has the lowest density of community facilities with 0.7 per 1,000 people.

- Demographic profile: From the mapping of service provision and the demographic profile of the borough there were two notable findings:

  – 24% of Newham's population is aged between 0-16 . There are 5 Youth Zones in the borough. Youth services are located in Stratford, Beckton and Royal Docks, next to good transport links, however this does not reflect the distribution of young people, with the highest proportion of the young population residing in the east of the borough, in Manor Park. There is also an opportunity to strengthen the link between youth services and the parks and open spaces in the borough.

  – Newham also has the lowest percentage of residents in any London borough describing themselves as having no religion. 81% of residents describe themselves as having a religion, which is reflected in the 206 recorded places of worship. However, participants in the engagement stated a large demand for additional space within Beckton and Royal Docks Community Neighbourhood, particularly the Muslim community who require space throughout the day for prayer.

- Proximity to facilities: Mapping for this study shows that 48% of community facilities are in the best-connected parts of the borough by public transport (with Public Transport Accessibility Levels (PTALs) of 4 or above). Only 6% are in the least accessible parts of the borough (with scores of 1a or 1b).

- Accessibility: The Local Plan establishes the requirement for community facilities to serve a localised user base, further strengthening the role of community facilities as amenities that should be spatially distributed to ensure walkability and accessibility across the borough. In the e-questionnaire, 38 of 76 respondents (50%) stated that their users were from within the neighbourhood area. 23 respondents (30%) stated that over 75% of their users were within a 15-minute walking distance to the facility.

2.2.2. Loss and gain: Loss, gain and community facilities at risk since the adoption of the 2018 Newham Local Plan and the impacts of 2018 Local Plan designations.

- Gain of facilities: Between 2018 and 2021, 49 planning applications with D1 (F1, F2 and Sui Generis 2021) were approved, started or completed. 7 out of 9 of the largest of these (with net GIA D1 floorspace of over 1,000 Sqm) are within Stratford and West Ham and Canning Town and Custom House which are also the neighbourhood areas with the highest number of existing community facilities.

- Loss of facilities: Between 2018 and 2021, there were 7 applications approved, started or completed, which resulted in a loss of D1, D2 or A4 (F1, F2 and Sui Generis 2021) floorspace.

- Strategic sites: Childcare, education and health facilities are prioritised for new community facilities developed on strategic sites, however these use classes do not fall within the scope of this study so no further analysis has been undertaken around the provision of these uses.

- Many of the land uses included in the definition of a community facility in Local Plan policy INF8 are not included in the Infrastructure Delivery Plan and are therefore not strategically planned and are instead developed on windfall sites.

- Permitted development: All of the community facilities included in this study are within use classes F1, F2 and

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Sui Generis and are therefore not subject to Permitted Development Rights that allow the conversion of floorspace into residential use. Changes of use within the same use-class can occur without planning permission. The e-questionnaire identified 2 facilities that had a change of use to a community facility, the first was the Renewal Programme who converted a place of worship to a community centre. The second was The Hall, with the conversion of a shop unit to a community centre. It should be noted that local and convenience shops are excluded from the Newham Local Plan definition of community facilities despite being included in the NPPF definition and that some of these shops, in specific conditions, fall within the F2 use class designation.

- Town Centre First approach: INF8 promotes the delivery of new community facilities in accordance with the LBN spatial strategy 'Town Centre First' approach which states that new facilities should be delivered according to accessible locations that do not disturb residential areas or increase trip generation while adding to the mix and vibrancy of town centres. However, the development context and locations of strategic sites in the borough do not necessarily align this approach.

- Currently 14% of existing community facilities are located within Town Centres.

- A further 3% are located in Local Centres. It should be noted that clusters of facilities are located on smaller high streets including Barking and Romford Roads and High Street North or are located within local residential areas, for example Plaistow, Green Street and Manor Park neighbourhoods.

- Out of the 49 planning applications with F1, F2 and Sui Generis (D1, D2 and A4 pre-2020), only 7 applications are in town centres.

- Community Facility Opportunity Areas (CFOA): The Local Plan identifies 6 CFOAs, non-residential areas with

commercial activities outside of town centre boundaries where new, non-speculative community facilities can be delivered if there is no suitable in-centre location. Of the 49 developments, only 2 developments with proposed additional D1, D2 or A4 (F1, F2 and Sui Generis) uses are currently located in a CFOA. There is one application resulting in the loss of community facility floorspace proposed in a CFOA. The policy designation does not appear to be successfully directing applicants to these strategic out-of-centre locations.

2.2.3. Future growth: Future needs based on demographic and socio-economic trends in Newham.

- Population growth in Newham: Newham's population is projected to grow by 29% over the plan period between 2021 and 2038. The fastest growing age group will be people aged 65 and older with this group growing by 92% between 2021 and 2038. Over the same period, the borough's population aged 18 and younger is projected to grow by just 7%. As a share of the total population, this age group will decrease from making up 25% of the total population in 2021 to 21% of the total projected population by 2038.

- Neighbourhood growth: Projected population growth is uneven across the borough with some neighbourhoods seeing a potential population decrease of up to 10% (predominantly areas within Green Street). Yet other areas are potentially doubling their population over the plan period, with steep increases in Stratford and West Ham, Canning Town and Custom House, and Royal Docks, all of which are areas with high numbers of developments in the pipeline.

- Town Centre locations: Population growth over the plan period is not projected in town centre locations. Places in the borough where existing needs are not being met are also not projected to see a large amount of

new development or population growth, and a number of these neighbourhoods will potentially see their populations decrease over the plan period. The Local Plan will vary in its ability to deliver new community facilities in specific locations as this will depend on other factors such as the location of new development sites or the council's ongoing regeneration work.

2.2.4. Design of facilities: Design constraints and condition of community facilities and the impact on service provision.

- Improvements: Of the 33 respondents to the e-questionnaire who managed a facility, 16 said that there had been a renovation to the building. When asked to describe what renovations had taken place, 8 facilities had extensive works including extensions and new accommodation added to the existing structure. Other works included re-wiring or general maintenance and decoration.

- Size: The areas (sqm) were provided for 15 facilities in the e-questionnaire. The largest was 3,000sqm (UKIM Masjid Ibrahim & Islamic Centre Plaistow). 8 facilities ranged between 200 – 600sqm and 5 facilities ranged between 1,000-2,500sqm.

- Accessibility: In response to the e-questionnaire, 28 of 33 (85%) facility managers stated that their facilities were fully accessible. However, during the VCS workshop poor accessibility was discussed, reasons included not having step free access into or within the building, creating inaccessible upper floors which leads to spaces not being occupied to their full potential.

- External factors: 9 organisations noted that there were external factors that negatively impacted the facility. The top issues were factors relating to its location and a lack of visibility from the street. A common theme in the engagement with Youth Zones or facilities offering youth

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services was street safety with factors including street lighting, lack of activation after dark and poor transport connections. There is also an opportunity to strengthen the link between youth services and the parks and open spaces in the borough.

- Level of use: 25 (42%) respondents stated that the facilities were in high use, 23 (39%) stated medium use. Facilities operating on high level of use were prominently community centres, youth zones and places of worship.

- Co-location: Newham Local plan policy is supportive of co-locating facilities or delivering community facilities alongside other uses to support their viability. 30 out of the 33 of survey respondents who managed a facility stated that the facilities were multi-use.

- Types of services: In the e-questionnaire, when asked to select the services the facilities provide, the most common were education, training and workshops, events, social clubs, religious meetings and voluntary opportunities. During the engagement discussions, many noted the need for a variety of spaces, which could accommodate one-to-one private advisory services and larger spaces for community gatherings. It was highlighted during engagement that food poverty has been a growing concern and space for foodbank services is in high demand.

- Types of spaces: In the e-questionnaire, the most frequently used type of spaces within facilities were meeting rooms, kitchen and food preparation, multi-purpose halls, spaces for hire and reception spaces. The most frequently used spaces by organisations were multi-purpose halls, kitchen and food preparation, toilets, worship spaces and meeting rooms. For organisations who do not have a community facility but need one, the most required spaces were multi- purpose halls, meeting rooms/offices and storage spaces.

2.2.5. Management: Opportunities, challenges and risks associated with the day-to-day management and use of facilities.

- Operations: There are a range of operational and managerial requirements for facilities and services. Safeguarding, risk assessments, staffing and resource and coordination of services were highlighted as core considerations for shared spaces in facilities. The engagement highlighted that these considerations can be common to all types, alongside more specific requirements for certain facilities or services, for example education spaces or facilities which provide activities and services for young people.

- Challenges: In answering the e-questionnaire, when asked to select what the key challenges were for organisations and people who manage or operate a facility, the most common were; Covid-19, maintenance, affordability, building disrepair and leasing arrangements. 28 respondents out of 59 respondents cited Covid-19 as a key challenge and the impacts on management included reduction in capacity due to social distancing regulations and perception of safety, staff sickness and more recently a hesitancy to return to facilities, particularly for elderly residents.

- Visibility: In the e-questionnaire, 9 organisations noted there were external factors that negatively impacted the facility, and the top issues were its location in the borough and a lack of visibility from the street.

- During the engagement workshops this was a common theme and borough-wide visibility was stated as a key opportunity for most community facilities. Participants in the engagement meetings asked for a centralised digital portal or other platform for available community services and spaces. It was highlighted that this would support residents in finding the services they require and create a tool for organisations searching for space. It could

potentially reduce underused or vacant space and provide a catalyst for strengthening soft networks.

2.2.6. Affordability: Challenges and issues that affect the affordability of hiring or leasing a community facility by organisations and community groups.

- Contributing factors: The study has highlighted that there are a series of interrelated factors which impact affordability for both facility managers and organisations which use facilities. For people who manage or operate a facility, predominant factors include the ongoing costs of management and maintenance (utilities and repair) and staffing costs. For organisations, the predominant factor includes hire or leasing costs. These factors are also dependent on the type of building and whether it is council or non-council owned.

- Tenure and ownership: 11 organisations who responded to the e-questionnaire, hired or leased a facility to provide their service. 4 people stated they did both at multiple properties. Out of the 8 who stated 'other', reasons were stated that included the private ownership of spaces and gaining the space free of charge through grace or favour.

- Perception: All 26 organisations who use facilities responded to the question about perceived affordability, however 9 of these respondents indicated that it was neither affordable or unaffordable. Those that responded with very affordable were predominantly organisations who obtained space for free or relied on subsidies and grants.

- Barriers to obtaining space: Survey respondents that selected 'manage an organisation/service but do not have a community space and needs one' said that affordability and availability of space were the key limiting barriers for them.

- LBN-owned facilities: A tiered pricing system is in place for private hire of spaces within community centres and

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libraries. The system provides criteria for faith, community or start-up hire that are then provided at lower cost.

- Privately-owned facilities: The process for setting rates for hire for privately owned facilities in the borough is opaque. It was indicated during the engagement that privately owned facilities are typically offered at market rate and are too expensive for community groups to afford. It was discussed during the thematic workshop with education facilities that a realistic base rate cost for hiring space is required across the borough to prevent rapid inflation of rates.

2.2.7.   Social integration and participation: Newham's existing formal and informal social infrastructure and barriers to participation.

- Value: The Newham public health and social integration strategies strongly support the role of community facilities to foster and strengthen social networks and support health and wellbeing while addressing issues of deprivation and dis-proportionality, and the importance and value of community assets for Newham's community has been reflected through the engagement process. For example, places of worship and/or more neutral spaces used for both worship and other services were highlighted as anchors of the community. This applied particularly for new residents seeking relationships and therefore, supporting sustainable and longer-lasting communities in the borough.

- Social integration: Provision of inclusive, open, and affordable activities were identified as attributes of facilities which could support social integration (places for particular groups to meet and spend time together), relationships and participation (opportunities to get involved) and barriers to access social infrastructure (equality). They also provide opportunities for social interaction between people from different backgrounds. Specifically, activities and services which do not rely on English as their first language encourage broader

participation. Although there is demand for larger multi-use spaces, it was highlighted that they can often create cultural barriers to some ethnic groups who have more specific requirements.

- Participation: Inter-generational programmes and activities were identified during the engagement workshops as ways to encourage multiple groups to partake, particularly families and older residents. In addition to facilities with good transport links located in town centres, the engagement process highlighted the value of facilities in local neighbourhoods, for example Green Street and East Ham, for people who prefer to join services closer to home within their community network.

- Visibility: A common theme in engagement meetings was the lack of visibility of services in the borough being a determining factor for participation. Improving visibility would support community understanding of the resources and services available and actively encourage people to become more involved in their local community.

- Networks: When asked if the facility or organisation partnered or worked with any other community facilities, services, or organisations in the borough many responded that they were connected to a number of organisations and facilities through existing relationships or via word of mouth. During engagement workshops, these points were made:

- Organisations use multiple facilities to enable them to deliver a multitude of services which cater for a range of activities, for different user groups.

- In some cases, places of worship are linked or have community facilities.

- These organisations may also be linked to LBN community facilities and services such as libraries and the Foodbank Alliance.

- Networks stretch borough wide as well as locally to the neighbourhood area.

Cart & Horses, Event Name, 2022, Image © Licence

Notice Boards at Beckton Globe Library, Image © Publica

Beckton Globe's mural and main entrance, Image © Publica

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2.3. RECOMMENDATIONS

The nine recommendations have been informed by the evidence gathered during this study. The recommendations are to inform what the policy and spatial approach should be to reduce identified spatial and facility deficits. Each recommendation is paired with consideration(s) which reflect the current context, policy, demographic profile and key findings from the study.

2.3.1. Revision of the Town Centre First Approach

Consideration

There is a strong case for locating community facilities and services within Town Centres as important places for social integration, transport connectivity, co-working and strengthening the resilience of the high street. However, provision of new community facilities in town centres is not always possible. The current Town Centre First approach is rigid and inflexible and does not recognise that many existing community facilities and opportunities for new community centres are outside of town centres. Community Facility Opportunity Areas (CFOA) aimed to direct community facilities to areas of deficit however most new community facilities consented since 2018 fall outside of these designated areas

Recommendation

Create flexibility within the Town Centre First approach to allow provision of community facilities outside of town centres to support the network of 15-minute neighbourhoods and provide amenities for areas with new housing developments. Additionally, the new Local Plan should remove the designation of CFOA. Instead, the policy could advise that new community facilities' scale and size should be directly related to the Public Transport Accessibility Level (PTAL) rating of the area, ensuring that larger facilities with wider catchments are in the best-connected parts of the borough.

To regulate this approach, LBN could adopt a new three-tiered system:

- New, larger facilities should be in designated town centres, where there is good transport connectivity, and where facilities can benefit from footfall and support the viability and vitality of Newham's high streets. Prioritisation may be given to cultural facilities and toilets at these locations.

- Where town centre locations are not possible, community facilities could be located out of town centres particularly where there existing deficit or minimal opportunities for new facilities through development or strategic sites (for example, in East Ham). This would need to be in accordance with a set of thresholds which could include:

  – Where there is clustering of existing or proposed facilities.

  – The size of facilities. Expand the criteria to facilities larger than 75sqm and permit more than 15 people occupying the building at one time. This would be of relevance for places of worship.

  – Depending on the type, size and capacity of the facility, have an acceptable PTAL e.g. 2-4 or meet London wide travel plan targets to be stated as part of planning applications (travel plan or travel statements). The acceptable PTAL scales should be determined.

- Opportunities to occupy vacant properties or situate a facility near or within Newham's parks and open spaces should also be assessed. Prioritisation may be given to youth zones and services who would significantly benefit from green space. Consideration will need to be given to Agent of Change principles.

- Note: When assessing any location for community facilities, consideration should also be given to environmental conditions and air quality, particularly for facilities for children and other vulnerable users.

2.3.2. Two separate policies for community facilities

Consideration

The Local Plan policy currently covers a wide range of facilities across the borough and applies to applications that seek to develop new or intensified facilities, re-provide existing facilities in new developments, co-locate community facilities with other uses and manages the loss of community facilities. Currently, the policy can be contradictory with planning applications that relate to out-of-town existing facilities requiring the need to justify their out-of-town location

Recommendation

A simplified structure could include two separate policies. One policy would focus on the delivery of new community facilities where previously none has existed. A second policy would focus on the protection, intensification and re-provision of existing spaces. This would ensure that existing community facilities that are outside of town centres would not need to justify their out-of-centre location in their planning applications but can be properly accessed as to the suitability of that type of facility in that location and the scale of improvement or intensification. It may be the case than an existing site is no longer suitable, and this would be addressed by this policy.

2.3.3. Planning conditions

Consideration

The policy combines a wide range of use classes and the use class system itself groups varied land uses together. Consequently, very different land uses can be delivered under the umbrella term of community facility. The council has dealt with a recent example where a new development replaced a community centre with a GP surgery. This may be policy compliant and justified but represents a loss of some community functions.

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Recommendation

Where a specific community facility is being re-provided or designated for the first time, planning conditions should be used to secure specific land uses, avoiding where possible designating floorspace as mixed-use or a range of land uses. Applicants should be as specific as possible and prioritise facilities where there is an identified need in the locality, assessed against loss criteria. The protection of community facilities should be conditioned in the application permission, ensuring the long-term use of these spaces remains as community facilities.

2.3.4. Integration of facilities in residential areas

Consideration

Community facilities with wider catchment areas (places of worship, youth centres, libraries) that attract higher footfall or with activities taking place in the evening and night-time (cultural venues, pubs, community centres) may create friction in residential areas due to noise and gathering of larger groups of people.

Recommendation

Where community facilities that might generate noise or potential nuisance, are located within residential schemes, design factors should be considered to ensure that they are neighbourly and co-exist effectively with any residential units on the site without hindering the range of potential activities and services provided. Where new housing is proposed near an existing community facility, design and management measures should be put in place to secure the long-term viability of that community facility.

2.3.5. Pre-application consultation with LBN

Consideration

Applications that impact community facilities are complex and can be contentious. The planning system itself can be seen as a barrier to securing or developing new community facilities and

the justification process for applications with community facilities can be time-consuming.

Recommendation

Planning officers and the authority should be contacted as soon as possible to discuss applications that impact community facilities in pre-application meetings. Applicants should be further encouraged to demonstrate a strategy that underpins the location, land use and scale of new community facilities in relation to the CFNA. Additionally, LBN should continue to support the facilitation of inter-group working and co-use of spaces.

2.3.6. Early community and tenant consultation

Consideration

Community facilities have specific design requirements, often distinct to each type. Safeguarding is a key consideration for many operators and some facilities need very specific layouts and fit-outs to support their activities and management e.g. education facilities.

Recommendation

Facilitate a Community Review Panel or develop a Community Interest Register as part of an inclusive design development and planning process. This will create the opportunity for those developing sites to capture local need from representative groups including ward members, trustees of local groups, school governors and people likely to use the spaces provided. Site developers should be encouraged to avoid proposing speculative community spaces and work with clarity regarding the service and community provision, engaging future tenants (or types of tenants) as early as possible. Newly built facilities should be designed to be easily adapted to meet future needs, particularly important as many are places with rapidly growing populations. Through the design process, LBN should seek to ensure that as well as a clear vision and set of design requirements for the space, a clear and careful strategy for how services and users will come together through any co-location, to bolster social integration

and make spaces feel welcoming and accessible[1].

2.3.7. Provision and protection of ancillary and storage space

Consideration

The successful operation and management of new and existing community facilities, particularly those that host several different services or where uses are co-located, is predicated on the availability of adequate storage and internal layouts that allow for multiple exits/entrances or routes through buildings.

Recommendation

Ancillary and storage space within existing community facilities should be protected and, where community facilities are re-provided, should not be lost whereby it makes the management and operations of the facility unviable. Provision of ancillary and storage space should be a design requirement for new facilities to allow them to operate and share space with multiple services efficiently.

2.3.8. Use of Section 106 and Community Infrastructure Levy (CIL) funding

Consideration

Other London boroughs have specific policy to support the re-provision or upgrade of facilities through use of Section 106 and CIL funding. For example, the London Borough of Camden Local Plan Policy C2: Community Facilities.

For example, in Newham, all but one of the borough's public toilets have been closed, with some vacant for up to 40 years. Use of funding collected through major developments in the borough could support the re-provision and maintenance of toilets, as well as other types of facilities.

Recommendation

Explore options for embedding policies through the Local Plan or an Supplementary Planning Documents (SPD) where large

[1]. Connective Social Infrastructure, Good Growth by Design, GLA.

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developments within a radius of facilities that could be brought back into use contribute s106 payments for re-provision, repair and upgrade of community facilities.

Use of CIL funding for general improvements to community facilities where the need for this is unrelated to specific sites. The Infrastructure List states the provision, improvement, operation and maintenance of community facilities such as public toilets. Update the Infrastructure List to include community facilities projects which could be allocated CIL funding, collected from developments across the borough.

2.3.9. Assets of Community Value

Consideration

Some community facilities will have particular social or heritage value and act as local landmarks, contributing to a strong sense of place for neighbourhoods. These may not always be adequately replaced by new facilities or consolidated into larger facilities. Public houses in particular have seen a significant decline. In 2001 there were 105 pubs in Newham (Local Plan Refresh). This study has identified only 58 pubs in the borough.

Recommendation

Specific criteria for public houses should be developed to protect loss of community facilities in the borough. Where redevelopment, demolition and change of use of community facilities are proposed, applicants should meet these criteria to demonstrate characteristics including heritage features, contribution to the cultural fabric and specifically night time economy. Consider listing public houses as 'Assets of Community Value' as a material planning consideration and encourage communities to nominate Assets of Community Value, with the aim to protect their use and strengthen protections for those which are deemed to further social wellbeing or interests of the community.

Royal Wharf Community Dock's main entrance, Beckton & Royal Docks, Image © Publica