

7.0 FACILITIES AUDIT: SITE ASSESSMENT

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7.1. SITE ASSESSMENT METHODOLOGY

7.1.1. To support the development of the audit, Publica visited ten facilities across Newham. A selection was made from the 33 facilities that responded to the e-questionnaire. The ten represent the varying facility typologies across different neighbourhoods. Three of the ten facilities are representative of the soft networks diagram on page 75.

7.1.2. The aim was to engage in on-site conversations with those who manage or work at the facility to discuss a series of themes outlined in the audit. The following pages outline the themes (including information from the e-questionnaire) and show photography taken on-site by Publica. The facilities audit is included in the Appendix D.

7.1.3. The common themes were:

- The site visits support findings in the evidence which demonstrate the correlation between the condition of facilities and their scale, age and location in the borough. Community facilities located within new development sites, predominantly in the Beckton Royal Docks and Stratford West Ham area, are larger in scale, modern and well-equipped.
- Community facilities located in smaller domestic scale buildings, predominantly in Green Park and East Ham area, were typically in need of refurbishment and modernisation to enable capacity to increase and manage repair to meet local need.
- In the e-questionnaire, the challenge of external visibility was only stated by 2 respondents. When visiting the facilities on site, the Publica team found this to be a more pertinent challenge for those less familiar with their location than perhaps what had been stated by the facilities managers and service organisations themselves.
- All facilities visited were in high to medium use. Any

recent renovations or forthcoming proposals at existing facilities were to increase capacity.

- The relationship between community cafés, growing spaces and mental wellbeing was discussed with Flanders Community Garden. Clustering open spaces and growing spaces with community facilities would provide health benefits to the community.
- Similarly, there was a clear link between youth services and open space. At Bonny Downs Baptist Church, it was noted that most youth activities happened at Flanders Playing Fields. Clustering community facilities nearby or within open spaces could further support youth services.

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7.2. BECKTON GLOBE YOUTH ZONE, BECKTON & ROYAL DOCKS YOUTH ZONE



West Elevation



Street view from Ireland Close

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> • Back garden is permanently unused. • Garden for the crèche connected to the Adult Learning Service is also rarely used.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> • Newham Council
DESIGN	Food Bank	<ul style="list-style-type: none"> • During the Covid-19 pandemic the centre was used as storage space for food which was to be delivered to residents. This was independent of the Youth Zone.
	Storage <ul style="list-style-type: none"> • Is the space or service visible to passers-by or people unfamiliar with the area? • Is it easy for people of all abilities and backgrounds to get there? • Is the space or service accessible and easy to use? • What are the key spaces and functions within the building? • What are the key thresholds between public and private spaces? • How do these different spaces and functions interact? • How does that change over the day? • Do people interact? Where and how? • Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> • Available storage • Visible and welcoming from the street • Fully accessible and fully DSA compliant • The back garden is permanently unused • It is difficult to find the Youth Zone for people that are unfamiliar with the area as the centre is hidden between residential and retail areas, • Key spaces include: staff office, caretaker/comms office, activity hall, sport hall, kitchen, globe radio/interview room, beauty room and toilets. • The beauty room in the Youth Zone belongs to the Adult Learning Service who also have classrooms on the first floor and a crèche on the ground floor, running from 9.30am to 3pm. The crèche has one kitchen, one office, two toilets and two activity rooms along with the back garden • Lockers used as storage for cleaning and only one storage space that belongs to library. • Youth Zone is active since 1998 when the building first opened. It was previously located on the first floor and then moved onto the ground floor where the local service used to be located. • Beckton Globe Library is located in the same building. Please see LBN Community Facilities Audit July 2021.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> • High, Multi-use • Peak use during weekdays/ Monday to Friday from 6 to 8.30 pm, and during holidays

Note: Sourced from e-questionnaire and on-site conversations

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7.3. ROYAL WHARF COMMUNITY DOCK, BECKTON & ROYAL DOCKS COMMUNITY CENTRE



West Elevation



Street view from Royal Crest Avenue

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> Located in new development area, recently build in residential complex, in front of a primary school. Active since 2019.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> Privately owned
DESIGN	Food Bank	<ul style="list-style-type: none"> Open during the lockdown
	Storage	<ul style="list-style-type: none"> Wall storage
	<ul style="list-style-type: none"> Is the space or service visible to passers-by or people unfamiliar with the area? Is it easy for people of all abilities and backgrounds to get there? Is the space or service accessible and easy to use? What are the key spaces and functions within the building? What are the key thresholds between public and private spaces? How do these different spaces and functions interact? How does that change over the day? Do people interact? Where and how? Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> Visibility and welcoming feel could be improved. Both centres are on the ground floor and have accessible toilets. Both centres offer opportunities for people to meet and get involved with their communities. Britannia Village was the existing community and Royal Wharf (and others to come) are completely new developments. There is a centre in each location and try to curate the programme of activities and work so that people who probably wouldn't otherwise meet have opportunities to do so. For example there are a wide range of activities run or supported by local residents. They encourage people to come up with ideas for activities and can work with them to realise them. Volunteering opportunities including a mentoring project matching up local school children with residents. Very accessible, and well advertised, through social media and word of mouth. Very active locally as local people know about the centre. Activities are run in both centres depending on the needed spaces. Both centres work together and are run by same organisation. Key activities are breakfast club, parents meet up, lunch events, English classes and crèches, bookclubs, board games clubs, community garden (at Britannia Village Hall), adults and families activities, zumba, yoga, pilates, employment support activities and workshop, life support activities and special events activities. The Royal Wharf Community Centre is located off the main streets, in a residential block. Known to local residents and users, but not to people who are not familiar with the area.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> Medium, Multi-use. More than 75% of users from local neighbourhood. Peak time: Weekdays used by local community familiar to both centres: used during the day by families, parents, under 5, children and during the night by adults.

Note: Sourced from e-questionnaire and on-site conversations

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7.4. THE HALL, STRATFORD COMMUNITY CENTRE



South-East Elevation



Street view from junction between Olympic Park Avenue and Victory Parade

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> No comment provided.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> Privately owned, on a short-term management lease of a commercial space
DESIGN	Food Bank	<ul style="list-style-type: none"> The foodbank closed at the end of last year Ongoing support for residents experiencing hardship would be helpful.
	Storage <ul style="list-style-type: none"> Is the space or service visible to passers-by or people unfamiliar with the area? Is it easy for people of all abilities and backgrounds to get there? Is the space or service accessible and easy to use? What are the key spaces and functions within the building? What are the key thresholds between public and private spaces? How do these different spaces and functions interact? How does that change over the day? Do people interact? Where and how? Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> No comment provided. Facility is visible and welcoming from the street. The centre provides free/affordable programmes for people from the local area to mix. The centre encourages people to become more active in their local area by raising awareness of community issues, fostering a sense of place.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> Medium Multi-use More than 75% of users are from the local neighbourhood (within 15 minutes walking distance).

Note: Sourced from e-questionnaire

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7.5. CART & HORSES, STRATFORD PUBLIC HOUSE



East Elevation



Street view from Leytonstone Road

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> Grade II Listed Building. Recently renovated and retrofitted, with an additional basement for gigs and other activities for the community. Basement available for hire with no hire fee. Currently using space behind the pub. The development site nearby is under construction. This will host 28 new flats.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> Privately owned, operating on a 20 years lease.
DESIGN	Food Bank	<ul style="list-style-type: none"> No
	Storage	<ul style="list-style-type: none"> Limited storage, could do with more.
	<ul style="list-style-type: none"> Is the space or service visible to passers-by or people unfamiliar with the area? Is it easy for people of all abilities and backgrounds to get there? Is the space or service accessible and easy to use? What are the key spaces and functions within the building? What are the key thresholds between public and private spaces? How do these different spaces and functions interact? How does that change over the day? Do people interact? Where and how? Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> Corner pub, visible and welcoming from the street and fully accessible on the ground floor, (the basement is not wheelchair accessible). Key spaces are bar, kitchen, basement for gigs, parties and community events/community activities. Mainly used during weekends by locals, (peak hours 6-7pm onwards.) Due to its history, the facility is an internationally recognised venue and attracts tourists during weekdays too. Bands come from all over the world. The pub is open during the day from 12 pm. Hosting salsa and bachata classes every first Friday of the month and used to host live drawing classes for locals and residents. Pub will soon open their kitchen service providing food. Pub & Horses hopes to be an important future reference point for the local and surrounding community supported by the opening of the Elizabeth Line along with the presence of important retail attractions such as Westfield and East Bank.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> Recently reopened: medium use, multi-use, with peak use during weekends from 6-7 pm onwards. 50%- 75% of users from local neighbourhood.

Note: Sourced from on-site conversations

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7.6. RENEWAL PROGRAMME - 395 HIGH ST N, MANOR PARK COMMUNITY CENTRE



East Elevation



Street view from junction between High Street North and Coleridge Avenue

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> Few spaces unused. The biggest risk is there is only 2.5 years on the existing lease which is under negotiation. Currently pay commercial rent and it will be difficult to find viable alternatives should the lease not be renewed. The building is in poor condition and needs major refurbishment, especially roof, windows and boilers.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> Privately owned
DESIGN	Food Bank	<ul style="list-style-type: none"> Runs a food bank.
	Storage <ul style="list-style-type: none"> Is the space or service visible to passers-by or people unfamiliar with the area? Is it easy for people of all abilities and backgrounds to get there? Is the space or service accessible and easy to use? What are the key spaces and functions within the building? What are the key thresholds between public and private spaces? How do these different spaces and functions interact? How does that change over the day? Do people interact? Where and how? Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> No comment provided. Visible from the street but unwelcoming as the building exterior is dated and is need of renovation and adequate signage. The Building serves the need of the community and is used for adult education & training, foodbank, digital inclusion hub, nursery, martial arts, Quran school, five church groups, community hub activities, hired for meetings, parties etc. Located in Manor Park where there is a very high population of South Asian residents that rely on the services. Digital and language barriers are significant. Activities / services for young people aged 12-18 years could be better. Deliver adult education classes (ESOL, Maths, IT, Conversational English) that all help to bring local people together. Our community hub offer seeks to bring people together to socialise and break down barriers. There is also a volunteering programme that actively encourages participation by all. We have a very proactive volunteering project with over 100 volunteers that encourages community participation. More targeted activities for men and more investment in celebrating cross-cultural activities could be provided to support relationship, participation and equality. Building is directly on the high street and has good street presence. The front entrance is accessible, but is a multi-storey space.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> High, multi-use, more than 75% of users coming from the local neighbourhood.

Note: Sourced from e-questionnaire and on-site conversations

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7.7. THE WELL COMMUNITY CENTRE, EAST HAM COMMUNITY CENTRE



South - East Elevation



Street view from Vicarage Lane

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> In need of more storage space. The upkeep of the centre presents ongoing challenges including the roof repairs and a new boiler is needed. A new nursery extension was recently completed in 2021. A small community growing space at the front of the facility (front garden) is being delivered in collaboration with a homeless charity New Day.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> Newham Council
DESIGN	Food Bank	<ul style="list-style-type: none"> During Covid-19 it was located in the main hall and nursery.
	Storage	<ul style="list-style-type: none"> Some storage facilities. A large room is used as storage for clothes and donations in the basement but there are aspirations to turn this room into a space for staff. Storage space is a key concern due to donations and different types of activities requiring storage.
	<ul style="list-style-type: none"> Is the space or service visible to passers-by or people unfamiliar with the area? Is it easy for people of all abilities and backgrounds to get there? Is the space or service accessible and easy to use? What are the key spaces and functions within the building? What are the key thresholds between public and private spaces? How do these different spaces and functions interact? How does that change over the day? Do people interact? Where and how? Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> Ramps leading up to the entrance make the space accessible. The facility consists of a single floor facility only. The space is visible to passers-by though it is located within a residential area, about 15 minutes walk from the high street. Many that attend the centre live locally, and often walk to the centre. The centre is very visible with large signage and on the corner/junction of the road. There is an access ramp to the entrance. The spaces are all on the ground floor (apart from the storage areas which are accessed via a staircase to the basement) and fully accessible with an accessible toilet available. The centre is used for a range of activities both that are outward facing for the community such as classes, meeting up sessions, one to one sessions (advocacy) but also it does have office facilities within, and lets out a space in the basement as office space (or a base) for charity Change Grow Live. The over 65 group is particularly dependent on the community facility or service. The service would be able to reach more groups if funding was available. The service enables natural interaction with the centre users Through volunteering the service encourages people to become more involved in their local community. Mentoring, wellbeing and mental health groups could be provided to support relationships, participation and equality. There are many different activities happening in all the different spaces throughout the day and during the week. A challenge is to co-ordinate different activity requirements in the facility regarding safeguarding in tandem with availability of the neighbouring sites, Bobby Moore Pavilion. BD would like to grow and acquire further space in order to grow/deliver more services but the leasing situation for the Bobby Moore Pavilion/Flanders Playing fields is limited.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> Medium, multi-use, 50 - 75% of users are from local neighbourhood.

Note: Sourced from e-questionnaire and on-site conversations

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7.8. BONNY DOWNS BAPTIST CHURCH, EAST HAM RELIGIOUS BUILDING



North Elevation



Street view from Darwell Close

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> The church is undergoing renovation soon, working with Bonny Downs Community Association (BDCA) and NewWay project to redevelop the old Bonny Downs Church Hall. Proposals will provide a small number of housing units for community living above a ground floor community space. This will be used in the daytime for services to those facing homelessness or food poverty. Initial plans will provide an 80-seat hall on the ground floor along with a kitchen, pantry and chapel. The ground floor will be used for the NewDay centre and Food Bank will be available to hire by local people for evening/weekend activities. A lift and stairs will give access to a small number of flats and studios, with a communal lounge, kitchen and roof garden on the first floor. The project is expected to complete in 2024.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> Privately owned
DESIGN	Food Bank	<ul style="list-style-type: none"> Yes
	Storage	<ul style="list-style-type: none"> Unknown
	<ul style="list-style-type: none"> Is the space or service visible to passers-by or people unfamiliar with the area? Is it easy for people of all abilities and backgrounds to get there? Is the space or service accessible and easy to use? What are the key spaces and functions within the building? What are the key thresholds between public and private spaces? How do these different spaces and functions interact? How does that change over the day? Do people interact? Where and how? Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> The church and church hall is within a residential area, 15 minutes walk from the nearest high street but it seems that most of the visitors know about the facility before visiting.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> Unknown however the new development suggests a need to provide support and extend services for New Day the homeless charity.

Note: Sourced from on-site conversations

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7.9. FLANDERS COMMUNITY GARDEN, EAST HAM COMMUNITY GARDEN



Gate East Elevation



Street view from Wellington Road

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> • Sports Playing Fields and MUGA: the playing fields are in good condition, BDCA have a groundsman who looks after the pitches. • The lease on the playing fields has ended and hasn't been extended by the council. They are unable to apply for funding to improve it. • They would like to upgrade the shipping container in the community garden but a similar issue with the expired lease.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> • LBN owned
DESIGN	Food Bank	<ul style="list-style-type: none"> • No
	Storage	<ul style="list-style-type: none"> • Storage within shipping container for the Community Garden. Bobby Moore Sports Pavilion may hold additional storage for the fields.
	<ul style="list-style-type: none"> • Is the space or service visible to passers-by or people unfamiliar with the area? • Is it easy for people of all abilities and backgrounds to get there? • Is the space or service accessible and easy to use? • What are the key spaces and functions within the building? • What are the key thresholds between public and private spaces? • How do these different spaces and functions interact? • How does that change over the day? • Do people interact? Where and how? • Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> • The entrance to the community garden has street presence on Wellington Road (see photograph) but also is accessed through the Bobby Moore Sports Pavilion and Flanders Playing fields entrance. • The community garden is mostly an external space with some sheltered external spaces.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> • Flanders fields is used mostly for youth activities but is also rented out to New Vic and the Newham Cricketers too. Fridays and Saturdays only for the Community Garden, however it is well used.

Note: Sourced from on-site conversation and Publica's site observation

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7.10. BOBBY MOORE SPORTS PAVILION, EAST HAM COMMUNITY PAVILION IN PLAYING FIELDS



South Elevation and Flanders Playing Fields



Street view from Napier Road

	CHECKLIST	COMPLETE
CONDITION	Does the facility need improvement?	<ul style="list-style-type: none"> Pre fabricated building. The facility manager noted that it should be up for renewal soon.
OWNERSHIP	Details whether the facility/service is Newham operated, a private or charitable organisation.	<ul style="list-style-type: none"> Newham owned, however used to be leased to BDCA but lease has run out, BDCA are managing the space but because lease hasn't been renewed they are unable to get capital funding to refurbish the buildings on site which they desperately wish to do
DESIGN	Food Bank	<ul style="list-style-type: none"> No
	Storage <ul style="list-style-type: none"> Is the space or service visible to passers-by or people unfamiliar with the area? Is it easy for people of all abilities and backgrounds to get there? Is the space or service accessible and easy to use? What are the key spaces and functions within the building? What are the key thresholds between public and private spaces? How do these different spaces and functions interact? How does that change over the day? Do people interact? Where and how? Is there a set activity or function? How do people engage with it? 	<ul style="list-style-type: none"> Built originally to supplement the sports playing field Entrance not clearly visible as it is located within a residential area. Site is accessed via a car park so not very welcoming. Signage is clear at the entrance. The pavilion is accessed via a ramp and is accessible. A sliding door has been installed recently in order to allow for youth activities to occur alongside New Day (homeless charity) activities, but otherwise there aren't too many clear thresholds between private and public and the staff have to make do with temporary screens to deal with this.
LEVEL OF USE	High, Medium, Low (discuss Peak Use)	<ul style="list-style-type: none"> High level of use alongside BDA Well Community Centre activities. Youth Activities and New Day (homeless charity) run their sessions in there.

Note: Sourced from on-site conversation and Publica's site observation