



**23-25 NORTH BIRKBECK ROAD**

**DEVELOPMENT OF A HIGH NEEDS CENTRE  
AND  
FAMILY RESILIENCE CENTRE**

**STATEMENT OF COMMUNITY  
INVOLVEMENT**

**NOVEMBER 2021**

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## **INTRODUCTION**

This Statement of Community Involvement is issued in support of the submission of a planning application for the redevelopment of 23-25 North Birkbeck Road, E11 4JF.

The application proposes a two-storey building to accommodate a High Needs Centre for up to twenty students excluded from mainstream school and unlikely to return, and a Family Resilience Centre which will also accommodate the Youth Offending Service.

## **BACKGROUND**

The proposed development has been discussed formally as part of a pre-application process with the Local Planning Authority (LPA). Highways were consulted separately by Planning Officers.

Amendments were made to the design following the LPA response.

## **PUBLIC CONSULTATION**

A project-specific website was established as a mechanism for keeping people informed. As of the date of this Statement there are 111 subscribers to this page.

A project-specific email address was also established.

Two letters were distributed to residents who would potentially be affected. Initial distribution was to all 5909 addresses in Cathall Ward. A second letter was sent to a more concentrated area of around 2400 addresses. See attached letters and maps at Appendices 4 and 5.

Two online public consultation events were held in August 2021 and September 2021. Both events were not well attended.

In response to requests from residents, a public event was held on 2 November at Downsell Primary School. This is approximately 600 metres walk from the proposed development site and was regarded as a suitably local venue.

The event at Downsell Primary School was attended by approximately twenty residents over a two-hour period.

A series of exhibition boards detailing the proposals, including general arrangement plans, elevation plans, and 3D CGI were on display.

Members of the Project Team attended the public event, including the Lead Architect, Head of Schools Delivery, Assistant Director for Youth & Family Resilience, Headteacher of Belmont Park School (proposed as the managers of the High Needs Centre) and the Senior Project Manager.

Partners who work with these services, including representatives of the Metropolitan Police, and the Single Homeless Project (SHP) also attended.

Attendance details were recorded, and feedback forms were provided for people to leave their comments. At the consultation events, nine people registered their details confirming attendance. There were also several other attendees who did not sign in or provide formal comment.

The main themes emerging from the responses from those who attended the event included;

Continued concern over the interaction between residents of the houses operated by the SHP (10 and 46 North Birkbeck Road) and the young people attending the High Needs Centre or Family Resilience Centre.

Concerns over parking provision for the new Centres and the impact of this on local people.

Comments in relation to the increase in traffic in the area.

Comments in relation to the lack of enforcement on the above points.

Support for the improvements to facilities for excluded children and young people generally.

## **OUTCOME**

Other than the disruption that will be caused during construction, there were no substantial objections or comments about the design of the new building.

Furthermore, there is general support for the development of new facilities for young people excluded from school, and an understanding that young offenders must also have their needs met.

There remains a concern among some residents regarding potential for conflict,

increased crime, or other anti-social behaviour (ASB) as a result of new groups of young people moving into 23-25 North Birkbeck Road in very close proximity to young people using houses operated by the SHP. This has been explained both in terms of the impact on residents but also the effects on vulnerable young people.

However, this concern has mainly been mitigated by the Management Strategy (Appendix 1) agreed between the senior leaders operating the Centres, in partnership with the Single Homeless Project. The SHP are also adapting their model as to the service users who will be accommodated in their houses at North Birkbeck Road.

## **Appendix 1**

Proposed Management Strategy 23-25 North Birkbeck Road

### **Proposed actions to mitigate concerns raised on the development of North Birkbeck Road:**

Cheryle Davies, Assistant Director for the Youth and Family Resilience Service, has consulted with:

- Vanessa Hemmings, Director from the Single Homeless Project
- Alastair Macorkindale, The Director of Early Help and responsible for Community Safety in the London Borough of Waltham Forest
- Lisa Jones, Assistant Director for Enforcement and Safety in Waltham Forest
- Ian Brown, Metropolitan Police Superintendent, responsible for neighbourhood Policing in LBWF.

### **Collective proposal as follows:**

#### **Keeping residents informed:**

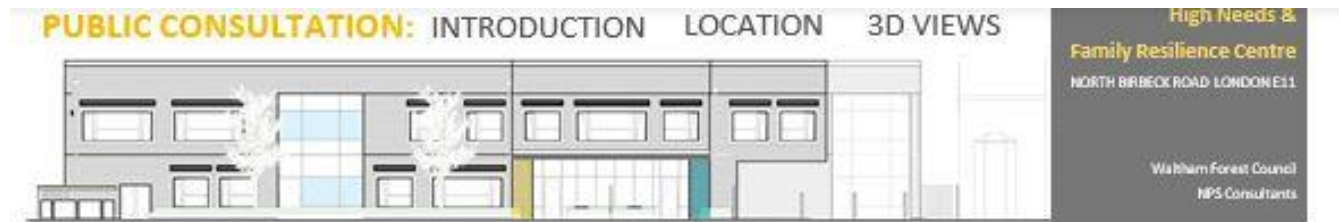
- Monthly (for the first three months) and then quarterly resident meetings with Assistant Director of the YFRS, the director from the Single Homelessness project, Director of Early Help (covering Community Safety) along with leads from neighbourhood policing and ASB team for resident to share concerns / provide feedback.
- Regular reporting back to residents (monthly for the first three months and then quarterly) on rates of ASB in the areas and any emerging patterns or concerns.

#### **Keeping residents and service users safe:**

- From December 2021 the referral criteria for the Single Homelessness Project will be changing and only those with lower needs, who have already received interventions elsewhere and been assessed as ready for independent living, will now be accessing the project.
- A thorough risk and safety assessment coupled with local intelligence will continue to be undertaken on all children due to attend the YFRS Centre to ensure there are no known concerns with a particular child attending.
- A weapons screening will be in place at the YFRS centre, which should act as a deterrent from children carrying weapons. Regular sweeps by the Police will also be undertaken around the buildings to ensure children are not hiding weapons prior to entering the building
- A small Police team will be based at the Family Resilience Centre, which should act as a deterrent to any children looking to undertake any anti-social / criminal behaviour in the vicinity

- Staff from the High Needs Centre will escort students off site and ensure that they leave the area straight away at the end of the school day.
- Enhanced patrols along North Birkbeck Road when the centre first opens
- Extensive CCTV in operation surrounding the YFRS centre.
- Weekly meetings for the first 6 weeks and monthly thereafter will take place between the Director of Youth Services and Opportunities at the Single Homelessness Project and Cheryle Davies Assistant Director for Youth and Family Resilience Service to monitor any emerging issues.
- The contact details of a senior manager from the YFRS will be provided to act as the main point of contact from YFRS for residents to raise any immediate concerns.
- The contact details of a team manager from the Anti-Social Behaviour (ASB) team will be provided to act as the main point of contact from ASB for residents to raise any immediate concerns.
- The contact details of a named person from the Neighbourhood Policing team will be provided to act as the main point of contact from Neighbourhood Policing for residents to raise any immediate concerns.
- <https://www.walthamforest.gov.uk/content/report-anti-social-behaviour-asb> or 0208 496 3000 is how residents can directly report antisocial behaviour (ASB), this will be monitored closely by the ASB team for North Birkbeck Road
- In addition, local residents have been given the direct e-mail of the ASB Team Manager, and the mobile number and e-mail address for the Assistant Director, Youth & Family Resilience Service
- The Management Strategy was discussed at the engagement event, with hard copies handed out to interested residents. The information has also been made available on the project website.

## Appendix 2 Event Design Boards



### INTRODUCTION

- Tailored provision for children excluded from school is central to the Council's 'Families at the Heart of our Place' strategy
- Part of the Council's commitment to the "Child First, Offender Second" approach to Youth Justice
- This Project aims to deliver 'wraparound' services to some of our most vulnerable children and to work to prevent exclusion and offending

#### The High Needs Centre managed by Belmont Park School will:

- Offer provision for up to twenty children at any one time
- Deliver core subjects of English and Maths alongside Art, Music/ Music Technology, plus work-related skills in construction and catering
- Offer counselling and therapy
- Potential for facilities to be available for community use

#### The Family Resilience Centre will:

- Accommodate the Youth Offending Service, currently based at Rowan House
- Enhance the provision for children as key services will be in one building
- Provide counselling and therapy to children and their carers who have been involved with the justice system, undertaking family therapy and restorative justice programmes



### 3D VIEWS FROM NORTH BIRKBECK ROAD



### LOCATION

- Analysis of several available sites undertaken following usual Council process and recommendation approved by Cabinet in November 2020.
- Building was formerly an Adult Education Centre so is retained in **existing use**
- Tight site in a residential area but existing building is in very poor condition and early review showed it to be a suitable location
- Efficient use of existing Council property
- Potential to develop new building which is broadly the same scale as current building

### EXISTING SITE PLAN



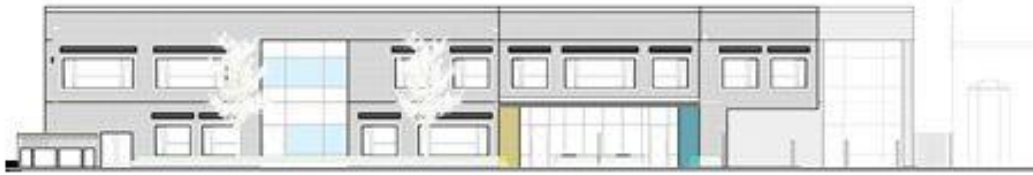
### EXISTING PHOTO



**PUBLIC CONSULTATION: PROPOSED PLANS ELEVATIONS 3D VIEWS**

**High Needs &  
Family Resilience Centre**  
NORTH BRBECK ROAD LONDON E11

Waltham Forest Council  
HPS Consultants



**GROUND FLOOR PLAN**

**3D VIEWS**



**FIRST FLOOR PLAN**



**ELEVATIONS**





### Appendix 3 Site Location and layouts



### Proposed Site Layout: Ground Floor



# Proposed Site Layout: First Floor



## **Appendix 4** Letter 1 distributed to all addresses in Cathall Ward

3 August 2021

Dear Residents,

### **23-25 North Birkbeck Road: A New Development**

We are writing to let you know of our intention to develop 23-25 North Birkbeck Road as a new High Needs Centre and Family Resilience Centre. The existing building was previously used as the Leytonstone Learning Link, and we are proposing to demolish this and create a new place for some of the most vulnerable children in the Borough.

#### **Background**

Delivering a new High Needs Centre and Family Resilience Centre is a central pillar of the Council's 'Families at the Heart of our Place' strategy, which includes bespoke provision for children excluded from school. Providing this new facility is an opportunity for the Council to deliver 'wraparound' services to some of our most vulnerable children whilst supporting key Council priorities.

In January 2020 the Council adopted a new strategy to improve inclusion for children excluded from school. There is a legal duty to make this provision. This will involve satellites in several secondary schools. These will support excluded children in the expectation that they will return to their own school after a few weeks. However, there are some children who cannot return to school. These children will often be offered a place at the new High Needs Centre.

#### **Our plans**

The proposal is to co-locate the High Needs Centre (HNC) and Family Resilience Centre in a brand-new facility at 23-25 North Birkbeck Road. Co-location will make it easier for services to work together for the benefit of the children, their carers, and the wider Waltham Forest community.

The High Needs Centre will serve a maximum of twenty children with high levels of educational need and most of whom will have been permanently excluded from school. The children will be attending full-time during an extended school day (7am-6pm). The facilities will allow them to continue learning English and Maths but also offering art, music, drama, and sports facilities that support them in managing trauma and aids their recovery. Employment skills in construction and catering will also be available to students. A range of therapy and counselling spaces and services will be provided. The Centre will be managed by Belmont Park School. The new facilities, particularly the Sports Hall and Music Technology space, could also allow for out of hours community use.

The Family Resilience Centre will accommodate the Youth Offending Service, currently based about half a mile away at Rowan House in Cecil Road. At the new Centre there will be counselling and therapy for children who have come into contact with the justice system and their carers, providing family therapy and restorative justice programmes. Some children will attend evening sessions and the Centre is likely to

be open between 7am and 10pm with Saturday and Sunday hours probably being 10am to 4pm. This is part of the Council's commitment to the "Child First, Offender Second" approach to youth justice and this was approved by the Council on 3 December 2020.

Demolition of the existing building is planned over the period from mid-August to mid-October this year and, subject to gaining planning permission, we will begin building the new Centres in early 2022. A planning application will be submitted in mid-August 2021.

The existing building is two storeys, and we have no plan to go above that height with our new building. We have included images of how the building will look and there will be an opportunity to comment on the planning application once submitted.

A virtual discussion (probably via Zoom) will take place soon where the architects, and the people managing the Centres, will be able to answer any questions you have at this stage. Details will be available on the project website at <https://www.walthamforest.gov.uk/northbirkbeck-learninglink> where you can subscribe for updates on the project.

You can also contact us by email if you have any questions and comments. Our email address is [northbirkbeck@walthamforest.gov.uk](mailto:northbirkbeck@walthamforest.gov.uk) and we look forward to hearing from you.

Yours faithfully

David Kilgallon  
Director of Learning and Systems Leadership  
London Borough of Waltham Forest



INVESTOR IN PEOPLE

[walthamforest.gov.uk](https://www.walthamforest.gov.uk)

## Appendix 5 Letter 2 distributed to 2404 addresses within the general vicinity of development site

**David Kilgallon**  
Director of Learning and Systems Leadership



Waltham Forest Town Hall Forest Road  
London E17 4JF

E: [northbirkbeck@walthamforest.gov.uk](mailto:northbirkbeck@walthamforest.gov.uk)

18 October 2021

Dear Resident,

### **23-25 North Birkbeck Road: New Development**

We wrote to you in the summer to advise of our intention to develop 23-25 North Birkbeck Road as a new High Needs Centre and Family Resilience Centre. The existing building (previously the Leytonstone Learning Link) is being demolished in preparation for building new places for some of the most vulnerable children in the Borough. A planning application was submitted in September 2021.

Providing a new High Needs Centre and Family Resilience Centre is a central pillar of the Council's 'Families at the Heart of our Place' strategy, which includes bespoke provision for children excluded from school. Providing this new facility is an opportunity for the Council to deliver 'wraparound' services to some of our most vulnerable children whilst supporting key Council priorities.

The proposal is to co-locate the High Needs Centre (HNC) and Family Resilience Centre in a brand-new facility at 23-25 North Birkbeck Road. Co-location will make it easier for services to work together for the benefit of the children, their carers, and the wider Waltham Forest community.

The High Needs Centre will serve a maximum of twenty students with high levels of educational need and some of whom will have been permanently excluded from school. The children will be attending full-time during an extended school day (8am - 6pm). The facilities will allow them to continue learning English and Maths but will primarily be aimed at supporting them in managing trauma and offering art, music, drama, and sports facilities that support them in their recovery. Employment skills in construction will also be available to students. A range of therapy and counselling spaces and services will be provided. The Centre will be managed by Belmont Park School.

The Family Resilience Centre will include offices for the Youth Offending Service, who are moving a short distance from their base in Cecil Road. The Family Resilience Centre will also offer counselling and will work with those children and their families who have been in contact with the justice system and who are undertaking a range of activities including family therapy and restorative justice programmes. Some children will attend evening sessions and the Centre is likely to be open between 7am and 9pm on Mondays to Thursdays, with Saturday and Sunday hours likely to be 10am to 4pm.

### **Why are we writing again?**

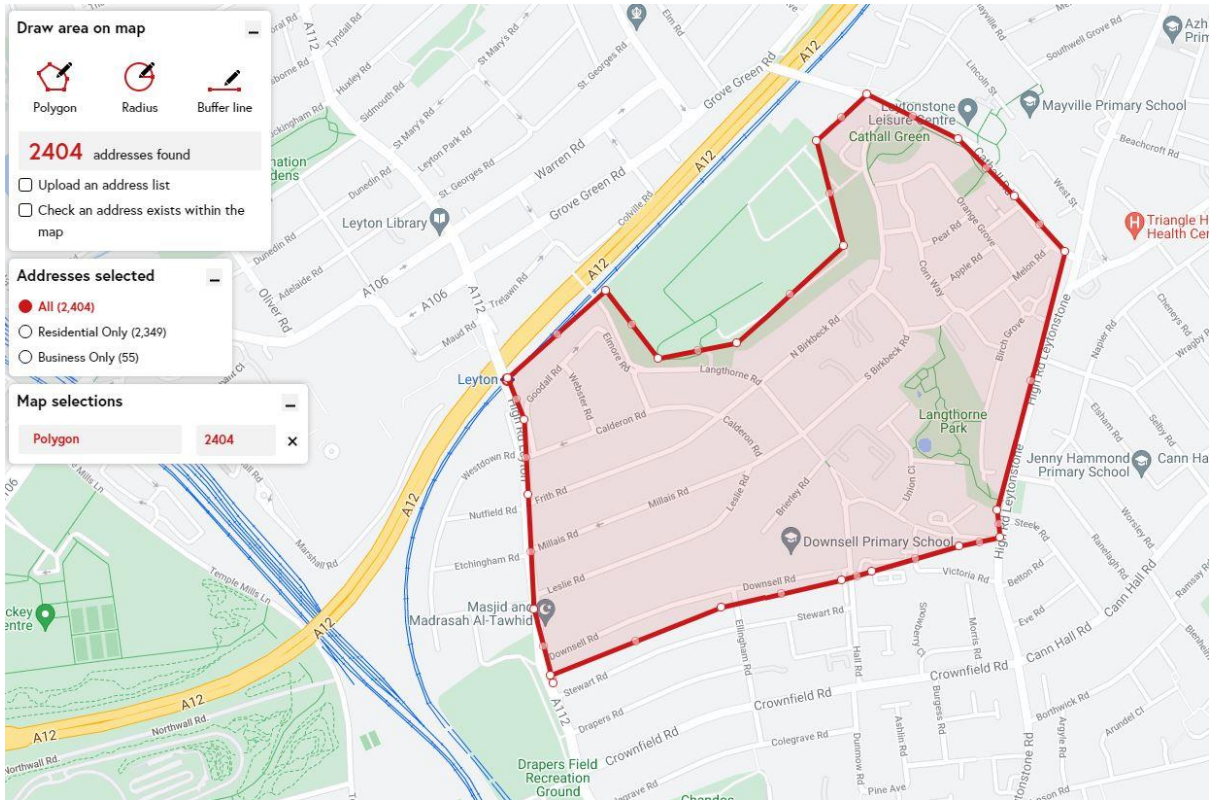
We are planning a public event, and this is going to take place on **Tuesday 2 November 2021**. It will be held at **Downsell Primary School, Downsell Road E15 2BS** between **6:00 p.m.** and **8:00 p.m.**

The architects, and the people who will be managing the Centres, will be able to answer any questions you have. Further details are available on the project website at <https://www.walthamforest.gov.uk/northbirkbeck-learninglink> where you can also subscribe for updates on the project. You can also contact us by email at [northbirkbeck@walthamforest.gov.uk](mailto:northbirkbeck@walthamforest.gov.uk) if you have any questions and comments.

Yours faithfully,

David Kilgallon,  
Director, Learning and Systems Leadership

[walthamforest.gov.uk](http://walthamforest.gov.uk)



## **Appendix 6 Website Link**

<https://www.walthamforest.gov.uk/content/regeneration-23-25-north-birkbeck-road-leytonstone-learning-link>