

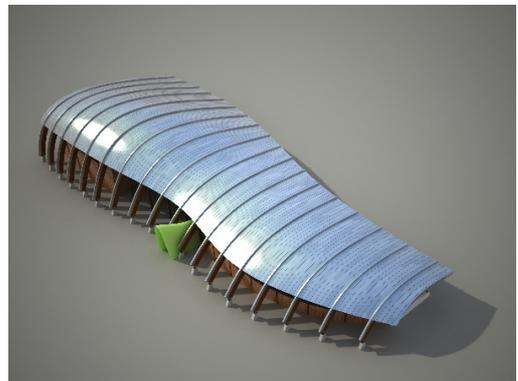



BACKGROUND

Consultation with the local community as part of the multi-million pound Harold Hill Ambitions regeneration scheme showed the need for a community resource that focused on improving life chances for young people and by giving them something to be involved in, a place to learn, and a way to improve motivation and expectation. This resulted in the Council submitting an application for an innovative new youth centre with excellent environmental credentials, which culminated in the development of the 'myplace' centre.

London Borough of Havering received a £4.7 million grant from the Big Lottery Fund under the 'myplace' programme, with additional funding contributions from the Council and Veolia Havering Riverside Trust.

The 'myplace' project aimed to provide a community space for young people with particular emphasis on youth enterprise work. The project also looked to involve parents and the wider community to enhance participant confidence and skills, and to provide employment support in an area of low income and higher levels of unemployment.



The project outcomes were as follows:

- Reduced youth unemployment (short and long-term) and improved skills and training outcomes in the Romford area by providing an information and guidance service, which included employment and training support.
- Improved social cohesion through delivery of a community facility delivering a wide range of services and utilised by the whole community.
- Creation of a landmark building capable of raising the profile and aspirations of the area in which it is situated.



In line with Havering's Corporate Plan, the centre was designed to meet environmental and sustainability standards, provide education and training opportunities for young people, and reduce impact on climate change. The 'myplace' centre is a modern and sustainable youth centre.

The 'myplace' centre is designed to significantly improve the community facilities available in the Harold Hill area, and to help encourage young people in the area who are classed as 'NEET' (not in education, employment or training) to develop skills

which can lead to long term employment, and to take part in activities which encourage a healthy and positive lifestyle.

PARTNERSHIPS

The centre was developed by London Borough of Havering in partnership with Veolia Havering Riverside Trust, Havering Integrated Youth Service, Havering College, Connexions, HAVCO, Barking Havering and Redbridge University Hospitals NHS Trust, Motorvations and Barnardos, following extensive consultation with the local community. In an effort to keep Havering's young people at the heart of the project, 14-19 year olds from the area formed a youth board that were consulted on the initial plans and throughout the development process.

Now that the 'myplace' centre is fully open, additional partnerships will be looked at, including the partnership with Shaw Trust who are managing and running the myCafe and will be working with the young people to create a vegetable patch.

COMMUNICATION

Consultation with the local community showed the need for a place for young people to go, which resulted in the submission of an application for an innovative new youth centre with excellent environmental credentials, which culminated in the development of the 'myplace' centre.

A website and newsletter are being started and should be up and running by the end of the year. This will be the main source of communicating with young people and partners', letting them know what is going on at the centre and how they can get involved.

COST EFFECTIVENESS

The project team ensured that the requirements of the 'myplace' building incorporated the overarching principles of sustainability to achieve carbon neutrality. The completed 'myplace' building is Havering's greenest building and aims to save approximately 40 tonnes of CO₂ each year compared to a similar building constructed in line with 2006 Building Regulations. This has been achieved through a construction process that utilises the lowest-possible carbon footprint, and by sourcing sustainable building materials.

The young people who visit the 'myplace' centre and the youth board have a great interest in sustainability and all things green, so a vegetable patch is being developed alongside the Shaw Trust so the vegetables grown can be served in the myCafe on site.



INNOVATION AND PRODUCT SELECTION/DIVERSITY & CARBON REDUCTION COMMITMENT

The 'myplace' centre is designed as a zero carbon building (Havering's greenest building), which will provide young people of Havering access to dance and music performance space, a recording studio, information and guidance services including employment and training support, and a modern computer suite.

The sustainable design features include a predominantly timber frame with a Glulam roof structure, sustainable timber used throughout, increased insulation over building regulation requirements, thermal modelling to maximise natural light and solar gain plus LED lighting. The building has also

been designed to provide fresh air for occupants through a natural ventilation strategy that utilises 'wind catchers' on the roof.

The 'myplace' building has been designed to encourage the use of sustainable transport opportunities as the site contains minimal parking spaces, has cycle storage facilities (with shower and changing facilities), a new bus stop purposely located at the entrance of the building as part of the 'green' travel plan for visitors.



To achieve carbon neutrality, a hierarchal approach to energy and CO₂ reductions were followed with the initial focus on the building fabric and improved energy efficiency. The heating requirements for the building are relatively low due to high levels of air tightness (air tightness of 3 achieved), and also due to the building fabrication and orientation. A gas-condensing boiler was adopted for space heating and a 51% reduction in emissions based on 2006 Building Regulations should be achieved.

Following this, several Low and Zero Carbon technology options were considered and assessed for long-term suitability for the building. The introduction by the Government of the Feed in Tariff (FIT) has dramatically changed the financial outlook for electricity generation technologies. The outcome of this assessment was for a 33.5kW PV array to be utilised. This reduces emissions by the additional 49% required for the building to be classed a zero carbon and also received an EPC rating of A+ and zero or less. The PV array will save at least 15 tonnes of CO₂ each year and with the Feed in Tariff (FIT) it will save approximately £11,000 per year resulting in a payback of no more than 15 years. Compared to a building designed and built to meet Part L of the 2006 building regulations, in total, the 'myplace' building should save approximately 40 tonnes of CO₂ each year based on regulated emissions.

A formal BREEAM assessment has been undertaken, and the Council expects to achieve a *BREEAM 'Excellent'* rating as a minimum and with an aspiration to be the first public building in the borough to achieve an *'Outstanding'* rating.

RELATED LINKS



[GOING GREEN IN HAVERING](#)
[MY PLACE IS NEW SPACE FOR HAROLD HILL KIDS](#)
[MYPLACE BAGS GREEN APPLE AWARD](#)

Jodie Calder – Project Support Officer
London Borough Havering
T: 01708 432076
E: Jodie.calder@havering.gov.uk