

The Future of Anerley Town Hall
Appendix to Part 1 and 2 Reports
Executive 11th February 2015

Summary of Responses to the Consultation on the Options with the Users of the Halls and Business Centre
Tenants.

(Copies of the full responses are attached for reference).

Ref	Respondent	Views
1	James Dixon Parent Forum	Loss of library facility already a big blow to resource for children and little consultation about this. Fear this will be repeated. Anerley needs good community facilities. Town Hall ideal. Significant building which should be repaired. Anerley would benefit from upgraded facilities.
2	Alina Kondrat (parent of child at James Dixon School)	Saddened by closure of Library which was extra resource for schools. Anerley needs good community facilities. Town Hall ideal. Significant building which should be repaired. Anerley would benefit from upgraded facilities.
3	Glyn Pritchard (Governor of James Dixon School and local resident)	Opposed to Town Hall becoming anything than a centre for public use.
4	Isabel Parry (Parent of children at James Dixon School)	Saddened by closure of Library, but looking forward to opening of new automated booker locker system. Building of historical value with many public uses. Regular visitor for blood donor sessions.
5	Mrs Marie Read (Governor of James Dixon School)	Saddened by closure of Library which was extra resource for schools. Penge Library is a long walk away. Anerley needs good community facilities and the Town Hall is ideal.

		<p>Significant historical building which should be repaired.. Town Hall is perfect venue to support new businesses and social enterprise. Anerley would benefit from upgraded facilities.</p>
6	Sophie Leighton (Parent of child at James Dixon School)	<p>Saddened by closure of Library which was extra resource for schools. Anerley needs good community facilities. Town Hall ideal. Significant building which should be repaired. Anerley would benefit from upgraded facilities.</p>
7	Veryan Wilkie- Jones (Friend of parent with child at James Dixon School)	<p>Saddened by closure of Library which was extra resource for schools. Anerley needs good community facilities. Town Hall ideal. Significant building which should be repaired. Anerley would benefit from upgraded facilities.</p>
8	Nick Goy	<p>ATH is historic landmark building, part of heritage, heart of Anerley, valuable to local economy and employment, home to CPCDT. Community and business uses should continue to be maintained and improved. The fabric of the building should be maintained. Its functions supporting the community should continue. All localities of the Borough should be supported, not least those at its edges. Comments about CPCDT tenancy and its management role. Town Hall is special and unique as a social centre. Loss of car park make the Town Hall less attractive and displace to residential streets. CPZs not the answer. Supports CPCDT's proposals.</p>
9	Rosie Hunter (Parent of child at James Dixon School)	<p>Saddened by closure of Library which was extra resource for schools in a deprived area. Anerley needs good community facilities. Town Hall ideal. Provides an anchor building for community and business hub. Building of significant interest; piece of social infrastructure.</p>

		Anerley would benefit from upgraded facilities.
10	Louise Enticknap	Supports Town Hall remaining in public use for benefit of community. Building inviting and well used; much potential to develop its uses. Consultation should be extended to local community.
11	Noreen Meehan (Resident of Gipsy Hill)	Saddened by closure of Library; helpful learning resource. Anerley needs good community facilities. Town Hall ideal. Significant building which should be repaired.
12	Oliver Iglesias-Whittaker (parent of children at James Dixon School)	Important building would be terrible loss if demolished or allowed to fail. IT has potential to provide facilities to benefit and encourage growth of community. Should be saved and invested in. Beautiful example of its period of architecture.
13	Sarah Grierson (Parent of child at James Dixon School)	Concerned about potential threat to sell or demolish ATH. Saddened by closure of Library which was extra resource for schools. Anerley needs good community facilities. Town Hall ideal. Significant building which should be repaired. Concerned that no open consultation on closure. Anerley would benefit from upgraded facilities.
14	Ray Sacks	Splendid Victorian building; architectural and community significance. CPCDT done a great job so far. Strongly supports Option 2 (<i>referred to as B in the Report</i>) to enable continuation and expansion of current activities. Sale of overflow car park should provide funds to repair and upgrade building.
15	Christ Embassy Norwood (Tenant of Business Centre)	Supports Option 2 (<i>B</i>). Expects to see some improvements in the building.

16	Kate McGhee (Parent of children at Crystals Early Years nursery and James Dixon School)	Short sighted for the Council to allow this historic building to be destroyed. Considerable demand for good quality community space and business facilities. Potential for mixed use. A café would be great addition. Saddened by loss of library. Pressure on parking, which the current facilities help alleviate.
17	Ross Banford (prospective new tenant at Business Centre)	Fully informed that ATH is under review, but still proceeding as facilities perfectly suit needs. Impressed by work of CPCDT. Town Hall is important place for community and would be disappointed if this did not continue. Also important place for the business tenants. Supports Option 2 (B). Also supports disposal of the overflow car park if proceeds could be directed towards the required structural improvements.
18	Tom Chance (Green Party spokesperson for Housing, Candidate for Lewisham West and Penge)	Regrettable that the Council closed the library. Business Centre is keeping 55 people employed. Closure would impact on the local economy and other businesses (e.g. shops in Anerley Road). Building has valuable role in local community. CPCDT has solid track record. No alternatives to this facility in the area. Redevelopment would be a huge loss in this deprived area. Supports Option 2 (B). The Council should guarantee payment for the subsidence works and work with CPCDT to upgrade the telephone systems. Sympathetic to selling part of the car park for development, but with care not to impact on viability of facilities and with a transport plan to reduce private car usage.

19	Barbara Scialo (Halls user)	Wants to continue use of Halls to provide regular free meditation classes. Supports Option 2 (B). The CPCDT understands how to make the most of the facilities, including the former library.
20	Aaron Duncan The Mixtape Project (Local Penge resident and Halls user)	Uses Halls for recording studio and youth arts organisation. Includes explanation of its work. Loss of facility would result in young people not having access to these opportunities, and impact on anti-social behaviour. Supports Option 2 (B).
21	Patrick Lambe (Tenant of Business Centre)	Recent tenant, not warned specifically that building under review. Property clearly in need of maintenance. Attractive landmark building. Businesses contribute to the local economy. Expected business centre should feed in well to the Mayor of London's urban renewal policies.
22	Freeway Union (Hall user)	Supports Option 2 (B). CPCDT allowed free of charge use for a community lunch attended by 100 people. Historic building, which should remain available to residents for a diverse range of services. One of biggest social spaces in the area, inclusive in terms of physical and cultural access. Supports work of CPCDT. Halls are well used.
23	Barbara Hibbert (Tenant of Business Centre)	Strongly supports Option 2 (B). Wants the phone and IT systems upgraded. The business centre provides a useful base for local residents and community activities.

24	John Getgood (Chair, Penge Forum)	<p>Supports Option 2 (B). CPCDT is a worthy guardian and has been successful in developing a wide range of community activities. No alternative facilities are readily available. Business Centre losses largely resulted from infrastructure shortcomings, which can be resolved. High level of demand for this business facility in the area and growth in self-employment. Should also take into account Mayor of London's plans for regeneration of Crystal Palace as a Strategic Outer London Development Centre and the part ATH could play in this. Option 2 is the only one that allows realistic chance of continuing community and business use and retain historic building. More efficient operation and access to grants for refurbishment. Supports CPCDT's reasonable requests that the Council should address the subsidence and upgrading of the IT. Sale of the car park can offset these costs.</p>
25	Yvonne Walker and Roslyn Burton Elite Care and Support (Tenant of Business Centre)	<p>One of the best buildings in the area. Supports Option 2 (B).</p>
26	Agnes Jeary (Curriculum Development Manager Bromley AEC)	<p>Supports Option 2 (B). Bromley AEC has successfully delivered computing and digital literacy courses at ATH in 2013 /14. Worked in partnership with CPCDT. Engaged with those who could not get to mainstream centres. CPCDT has capacity to develop amenities. Selling the building in the hope that another can be built on a reduced plot cannot be guaranteed to sustain the activities. Use of library would increase capacity for further courses. With new residential development in the area, retention of community hub will be of benefit to new residents.</p>

27	Norman Skinner Secretary of Norwood Christadelphians (Halls user)	<p>Aware of the need for underpinning, but hope this does not mean demolition of the building and loss of facilities. Not aware of the financial details, but cannot support the loss of the facility. Well known and well-loved Victorian landmark. Provides details on history and features. Regular users for 20 years, and lack of other similar facilities. Direct and local management of the Halls provided by CPCDT is far preferred. Demand for the Halls is high. Closure would be a great loss. Option 2 (B) is preferable. CPCDT has considerable experience in managing the property. This will existing building will be preserved, former library included (perhaps as a Day Nursery) and finance raised from sale of car park to fund repairs.</p>
28	Marcus Mikely, HMG Fostering (Tenant of Business Centre)	<p>Prefers Option 2 (B). Option 3 (C) is non-starter; purchaser would not recoup its outlay. Under Option 4 (D) there would be no business centre. Understands financial situation and need for austerity, but the Council should recognise the superb work carried out. Business Centre has given opportunity to develop business in a secure, safe and cost effective location. ATH is steeped in history and is carrying out an excellent function.</p>
29	Rebecca Knowles (Kingswood Community Shop Co-ordinator, CPCDT, Dulwich)	<p>Comments on each option: 1 (A). Difficult to comment on as funding for repairs not disclosed. ATH should be considered as a whole building, including library. If works are cost effective, the whole building should be considered for business centre and community use. 2.(B). CPCDT managed building for 10 years, with great success. Continuing this service and the CPCDT brand is invaluable to the local community. Important that the Council continues a positive partnership to support CPCDT.</p>

		<p>3. (C). Unrealistic and risky in present financial climate. Business Centre unlikely to continue as purchaser's interest will be purely commercial, putting the CPCDT at risk. Lead to adverse impact on local community.</p> <p>4. (D). Historic landmark building. Disposal or redevelopment would be great loss to the community. Risk of demolition for commercial gain.</p>
30	Naomi Thomson, HMG Fostering (Tenant of Business Centre)	Regarding Option 1 (A), the library could be rented out as another function hall or split into a few functions rooms, as this facility seems to be lucrative for the Town Hall.
31	Carla Dixon (Hall user)	Supports Option 2 (B). This would bring stability to the Halls and a way forward. Running Yoga classes for 8 years at the Halls. Halls should be preserved for historic and community reasons.
32	Andrea Axon (local resident)	Anerley and Penge are deprived of good and safe community facilities. Rise in number of small businesses, and these need premises. Cannot support any option which puts the CPCDT at risk. New community facility is attractive, but this risks Town Hall being demolished, a valuable part of local landscape and heritage. Allowing redevelopment as a supermarket or for residential use would halt spread of increasing activity from Crystal Palace. Option 1 or Option 2 are the only feasible and realistic options, but Option 2 is preferred to provide a decent community and business centre.
33	Pineapple Club (Tenants of Business Centre and Halls user)	This organisation has been at ATH since 2007 and seeks to address poverty, isolation and marginalisation amongst the local African Caribbean community. Over 100 people attend per week and these have been consulted. Options 1 (A)and 3 (C) are not possible; they will leave much uncertainty. Option 4 (D) will take years to complete, be costly and will need to

		<p>be funded by the Council and will lose the Business Centre, which is vital to local employment. Thus, not an option.</p> <p>Prefer Option 2 (B). CPCDT are experienced in managing the building; it provides a range of activities; no other Halls in the area which meet our needs, the CPCDT would be able to obtain funding for repairs; building is important to street view; CPCDT would be more innovative in managing the Business Centre and using the vacant space.</p> <p>The letter has many signatories.</p>
34	Douglas McHardy The Over 50s Club (Halls user)	<p>This club has been at ATH since 1992 under an arrangement with Crystal Palace Football Club, when originally known as “The Eagles Club”, set up for the promotion of sport in the community. Explains current activities.</p> <p>Urges the Council to adopt Option 2 (B), including selling the overflow car park.</p>
35	Lorenzo Wilkinson	Prefers Option 1 (A).
36	Jordon Hallsworth	Prefers Option 1 (A). It is a community structure, used by community for over 150 years, and great asset to the community.
37.	Harry Jones	Prefers Option 1 (A). ATH has been around for years, good for the community and young people in the area.
38.	David Campbell	Prefers Option 1 (A). Its good and been around for years.
39.	Joe Lowrie	Prefers Option 1 (A). Building been around for over 100 years and it means a lot to the community.
40.	Levi-Elijah Lester	Prefers Option 1 (A). ATH is a suitable place for all ages to stay out of trouble and for young adults and the older generation to socialise.
41.	Agnelo Monteiro (Caretaker, CPCDT)	Prefers Option 2 (B). The old age groups are happy and healthy because of the Activities at ATH. Raised issue of redundancy.

42.	Louise Costello (Mason) (Parent of children at James Dixon School)	Building is a key component in regeneration and community activity in north of Borough. Encouragement of social enterprise and community partnership is essential ; repaired / well run ATH would offer range of opportunities. Shocked that Council is relying on the vacant library (which it closed) and repair condition (following neglect) to promote sale and potential demolition.
43.	Mr and Mrs Steve Clements (Local resident and Halls user)	ATH is unique building: two function rooms of different sizes offer facilities to all; on-site parking; close to the station. Allows social and commercial use on a continued basis and would be badly lost to the community.
44.	The Board of Trustees of CPCDT (Operators of the Halls and Managers of the Business Centre)	Please refer to the CPCDT's detailed response within the consultation papers.