

GRANTS DETERMINATION (CABINET) SUB-COMMITTEE

SUPPLEMENTARY AGENDA

MAYOR

Mayor John Biggs

MEMBERS

Councillor Sirajul Islam	(Statutory Deputy Mayor and Cabinet Member for Housing Management & Performance)
Councillor Rachael Saunders	(Deputy Mayor and Cabinet Member for Education & Children's Services)
Councillor Asma Begum	(Cabinet Member for Culture)

Deputies:

Councillor David Edgar

[The quorum for the meeting is 3 Members]

MEETING DETAILS

Tuesday, 14 February 2017 at 5.00 p.m.
MP702, 7th Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London E14 2BG.

The meeting is open to the public to attend.

Further Information

The public are welcome to attend meetings of the Grants Determination Sub-Committee.

Contact for further enquiries:

Antonella Burgio, Senior Committee Services Officer,
Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG
Tel: 020 7364 4881
E-mail: antonella.burgio@towerhamlets.gov.uk
Web: <http://www.towerhamlets.gov.uk/committee>

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3. MINUTES OF THE PREVIOUS MEETING

To approve the minutes of the meeting held on 17 January 2017.

Attached (Pages 1 – 8)

4. CONSIDERATION OF PUBLIC SUBMISSIONS

Consideration of any written comments received from members of the public in relation to any of the reports on the agenda.

Attached (Pages 9 – 14)

[Any submissions should be sent to the clerk listed on the agenda front page by 5pm the day before the meeting]

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LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE GRANTS DETERMINATION (CABINET) SUB-COMMITTEE

HELD AT 5.15 P.M. ON TUESDAY, 17 JANUARY 2017

MP702, 7TH FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT,
LONDON E14 2BG.

Members Present:

Mayor John Biggs (Chair)	Executive Mayor)
Councillor Sirajul Islam (Member)	Statutory Deputy Mayor and Cabinet Member for Housing Management & Performance
Councillor Asma Begum (Member)	Cabinet Member for Culture
Councillor David Edgar	Cabinet Member for Resources

Commissioners Present:

Max Caller	Commissioner
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Guests Present:

Representatives from:	TH CVS Black Women Health and Family Support Age UK Shadwell Community Project
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Officers Present:

Zena Cooke	– Corporate Director, Resources
Steve Hill	– Head of Grants & Benefits Service
Sade Johnson	– Localisation Manager
Abdul J. Khan	– Sustainable Development Manager, Strategy Innovation & Sustainability, Development and Renewal
Vicky Allen	– Strategy Policy & Performance Officer, Strategy, Corporate Strategy and Equality Service, Chief Executive's
Antonella Burgio	– Democratic Services

ELECTION OF CHAIR

Councillor Edgar nominated and Councillor Begum seconded that Mayor Biggs be appointed Chair of the Sub-Committee. There were no other nominations, therefore it was

RESOLVED

That Mayor Boggs be appointed Chair of Grants Determination Sub Committee.

1. DIRECTIONS FROM THE SECRETARY OF STATE

The Chair informed all present that on 16 January 2017 the Secretary of State had written to inform the Mayor that grant making functions may be returned to the Council subject to Commissioner oversight.

He welcomed Commissioner Caller who was in attendance to carry out the oversight role.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Rachael Saunders.

3. DECLARATIONS OF INTEREST

Declarations of interest were made by:

Mayor Biggs made a declaration in respect of agenda item 7.2 in that he had in the distant past been on the Board of Stepney City Farm.

Councillor Begum in respect of agenda item 7.4 in that her husband was on the Board of Tower Hamlets Youth Sports Foundation.

4. DECISIONS OF THE PREVIOUS MEETING

The decision of the Commissioners Decision Making Meeting held on 8 November 2016 were noted and agreed.

5. CONSIDERATION OF PUBLIC SUBMISSIONS

Public submissions in relation to agenda item 7.4 'MSG Project Performance Report –Period 4 July-September 2016' were received from the following organisations and considered as part of the discussion of the item:

Shadwell Community Project re: Glamis Place Gardens.

Black Women's Health and Family Support and Age UK regarding premises at 82 Russia Lane.

Tower Hamlets CVS regarding premises arrangements for the following projects:

Bethnal Green Weightlifting Club

Black Womens Health and Family Support (Russia Lane)
Age UK (Russia Lane)
Pollyanna (Wapping TRA)
Weavers Adventure Playground Association
Tower Hamlets Community Transport
Shadwell Community Project (Glamis Adventure Playground)
Tower Hamlets CVS on behalf of Osmani Trust.

6. EXERCISE OF COMMISSIONERS' DISCRETIONS

The Sub Committee noted four urgent decisions discharged by Commissioners as individual decisions on 20 December 2016.

7. REPORTS FOR CONSIDERATION

7.1 WARMTH Project Funding

The Energy and Sustainability Service Manager presented the report which proposed to deliver a programme of energy efficiency visits for referrals under the WARMTH programme.

The Chair invited:

- the Vice-Chair of Grants Scrutiny Sub Committee to comment on the proposals on behalf of its members and
- Members of the Grants Determination Sub Committee to comment on the proposals.

All indicated that they supported the project and welcomed the proposal that the project had been funded for wider delivery in future. Their comments were noted.

RESOLVED

That grant funding of £25,000 to continue the delivery of the WARMTH programme through Q4 2016/2017 be approved.

7.2 Stepney City Farm Water Efficiency and Café Upgrade Proposals

The Energy and Sustainability Service Manager presented the report which concerned project funding for accessibility works at Stepney City Farm which has been secured through an S106 contribution associated with the nearby Ocean Estate Redevelopment.

The Chair invited:

- the Vice-Chair of Grants Scrutiny Sub Committee (GSSC) to comment on the proposals on behalf of its members and she informed the Sub-Committee that Members of GSSC supported the project for which the

monies had been awarded and wished to explore how community organisations could better access this category of funding

- Members of the Grants Determination Sub Committee to comment on the proposals and they indicated that they supported the project. The Energy and Sustainability Service Manager clarified the funding was to be used to establish the project and that Stepney City Farm would fund ongoing delivery from its other funding streams.

RESOLVED

That grant funding of £32,500 to Stepney City Farm be approved, to improve the water efficiency and visitor experience around the farm and ensure the community facility is accessible to all.

7.3 A12 - Green Mile Pocket Park Project

The Localisation Manager presented the report which sought Members' approval to passport funding of £30,000 from LBTH to Poplar HARCA for the A12 Green Mile Pocket Park Project. The sum represents the Council's contribution towards the total funding amount of £197,500.

The Chair invited:

- the Vice-Chair of (GSSC) to comment on the proposals on behalf of its members and she informed the Sub-Committee that Members of GSSC supported the project in terms of its environmental benefits and the level of funding from TfL.
- Members of the Grants Determination Sub Committee to comment on the proposals and they indicated that they supported the project and were pleased that there would be an evaluation of its effectiveness by UEL.

RESOLVED

That the project be noted and approve the funding application of £30, 000 for the purpose of piloting innovative solutions to the A12 as a physical barrier and implementing innovative green infrastructure solutions to combat noise and air pollution.

7.4 MSG Project Performance Report - Period 4 - July to September 2016

The Corporate Director, Resources and Head of Grants Service presented the report which provided monitoring information on voluntary sector projects that receive grant funding in accordance with the Council's agreed performance management framework. Supplementary information was provided in relation to premises' issues relating to a number of organisations which operate from council buildings which were not classed as community buildings. Members of the Sub Committee also considered the public representations made in regard to the report.

The Chair invited:

- the Vice-Chair of GSSC to comment on the proposals on behalf of its members and she informed the Sub-Committee that Members of GSSC were pleased with the revised style of the report which provided better clarity. They supported the recommendations as set out in the report, except that relating to Children Education Group. She noted the supplementary information provided and supported the additional recommendations made.
- Members of the Grants Determination Sub Committee to comment on the report. They noted the supplementary information provided in regard to premises' issues that had been raised by organisations and were broadly satisfied with the solutions proposed. Members were minded to offer a further opportunity to resolve premises issues to Children Education Group and asked officers to engage with this organisation to this end.

Commissioner Caller clarified the principles which informed how Commissioners had previously resolved matters related to property.

The Chair noted the issues discussed and asked that a report on TRA be presented at a future meeting.

Action by: S. Hill, Head of Grants Service

RESOLVED

Recommendation 1:

Based on the written representation from Children Education Group, Members' views and taking into account the policy in respect of premises under Commissioners directions, the Grants Determination Sub Committee decided **no MSG funding** be released to the Children Education Group but have requested officers engage with this organisation to help resolve current premises issues.

Recommendation 2

Based on the supplementary information provided by officers regarding Monnakar Monowar Welfare Foundation that the organisation had emailed the Grants Team on 9th January 2017 advising that they wish to terminate project activities, Grants Determination Sub Committee agreed that funding be **withdrawn** and that the termination request be noted.

Recommendation 3

Based on the information provided in the main report, that the following projects:

- DeafPLUS Employment for Deaf and Disabled people in Tower Hamlets (EDITH)
- Toynbee Hall, Wellbeing in Tower Hamlets
- Somali Parents and Childrens Play, Somali Women Engagement Forum

be **awarded** two thirds of MSG funding due, in accordance with the agreed procedures.

Recommendation 4

Based on the information provided relating to projects that have improved their performance ratings to Green, the following organisations

- Teviot British Bangladeshi Association – Opportunity
- Wadajir Somali Community Centre – Wadajir Homework Club Two
- Toynbee Hall – Well Being Centre
- Age UK East London – Friend at Home
- Bangladesh Youth Movement – “Live Healthy – Enjoy Life”
Bangladeshi Women Health and Development

be **awarded** the appropriate funding commensurate with their Green performance rating.

Recommendation 5

Based on the information provided in the report and submission from The Shadwell Community Project (SCP) – the People Gap, that the significant variation request be **approved** for reduced outputs for Period 4 (July to September 2016) and Period 8 (July to September 2017), conditional on SCP having implemented the following actions prior to 11th January 2017 and 17th January 2017:

- submission of a satisfactory finance monitoring returns for Periods 1 to 3
- submission of outstanding monitoring information for Period 4
- confirmation of a clear target date for an action plan to improve organisational management and project management. This plan should include appropriate SMART targets
- better communication systems addressing delays in responding to e-mails and telephone calls

AND

On the basis of the later supplementary information provided by officers by way of update, that it be **agreed** that the following two referral-based outputs that were approved for deletion by Commissioners on 8 November 2016 be reinstated.

- Number of residents referred to other organisations (18 outputs over three years); Referral to and from school (12 outputs over three years)
- Delete another referral based output; Beneficiaries referred from and to Health organisations (14 outputs over three years). In considering recommendation 6 of the main report.

Recommendation 6

Based on the information provided in the report regarding Citizens Advice Bureau (East End CABx), Tower Hamlets Borough Wide Advice (Partnership), that the variation request be **approved** enabling the Citizens Advice Bureau

to replace the Tower Hamlets Chinese Association with the Tower Hamlets Community of Refugees from Vietnam as delivery partners to provide advice to the Chinese community in Tower Hamlets.

Recommendation 7

Based on the supplementary information provided regarding Bethnal Green Weightlifting Club, MSG funding **not be paid** on the basis that the grant conditions are not met.

Recommendation 8

Based on the representations from Black Women's Health and Family Support (Russia Lane), and their commitment to work with the Council to formalise the premises arrangements, payment of the backdated MSG be **agreed** to be paid and the next advance quarterly payment made once a signed premises agreement is in place.

Recommendation 9

Based on the representations from Age UK (Russia Lane) and their commitment to work with the Council to formalise its premises arrangements, the backdated MSG be **agreed** to be paid to Age UK and the next advance quarterly payment made once a signed premises agreement is in place.

Recommendation 10

Based on the supplementary information provided by officers in regard to Pollyanna Training Theatre and in acknowledgement of Pollyanna's commitment of working with the Council to formalise the premises arrangements, payment of the backdated MSG be **approved**, to be paid to Pollyanna with the next advance quarterly payment made once a signed premises agreement is in place.

Recommendation 11

Based on the supplementary information provided by officers in regard to Weavers Adventure Playground Association's (WAPA) Play On Project and given the premises arrangement is expected to be at peppercorn rent levels for the Weavers Adventure Playground, it be **agreed** the MSG payments are made.

Recommendation 12

Based on the supplementary information provided by officers in regard to Tower Hamlets Community Transport (THCT) and that since THCT are not the direct recipient of MSG and the lease is held over, that it be **agreed** that MSG be released for payment.

Recommendation 13

Based on the supplementary information provided by officers and the representations from The Shadwell Community Project - Glamis Adventure Playground, and given the premises arrangement is expected to be at peppercorn rent levels for the Glamis Adventure Playground, it be **agreed** that the MSG payments be made.

Recommendation 14

Based on the supplementary information and evidence provided by officers regarding Green Candle Dance Company, the significant variation request attached at Appendix 1 (of the supplement) be **approved**.

Recommendation 15

That the officer briefing in respect of Somali Parents and Children's Play – Somali Women engagement Forum requested by Commissioners, attached at appendix 3 of the supplement be **noted**.

7.5 Grants Forward Plan

Members noted the forward plan.

RESOLVED

That the report be noted.

8. ANY OTHER BUSINESS THE CHAIR CONSIDERS TO BE URGENT

Nil items.

The meeting ended at 6.25 p.m.

Chair, Mayor John Biggs
Grants Determination (Cabinet) Sub-Committee

Agenda Item 4.

Dear Sir/Madam,

We are writing to you regarding the situation with Bethnal Green Weightlifting Club (BGWLC), the Club's tenancy and the Mainstream Grants Programme.

It has come to our attention that the Club's situation was discussed at the last Commissioner's meeting and that the Club's position was not accurately represented.

In order to clarify the situation, we would first like to give some background on who we are and what we do.

Bethnal Green Weightlifting Club has provided facilities and coaching for the practice of Strength Sports in East London since 1926.

What we offer is a specialised form of training based on the use of free weights. Unlike the machines found in most sports centres, use of free weights trains the body's muscles in a balanced fashion. Properly coached, free weights training will improve balance, co-ordination and strength, with lower risk of injury than the majority of sports.

All of our sessions are properly coached.

Our gym is a specialist facility equipped to train lifters of any level - from the newest beginner to world champions (of which we have had more than one.)

We provide an environment in which people learn how to become stronger.

Strength sports (in our case, Powerlifting and Olympic Weightlifting) are contested in classes defined in terms of age, weight and gender. There is therefore no requirement for our users to be physically comparable, as might be the case in a team sport such as football. Our main training sessions are open to all and at any given session you will see a remarkable demographic mix - men and women of all ages and backgrounds training together.

Strength training with free weights is a necessarily co-operative exercise (equipment must be shared and the practice of "spotting" is essential to safe training) which builds engagement between individuals. Competition is also a supportive environment - members of the club are always on hand to offer encouragement. Although strength sports are fundamentally about individual improvement and effort, they take place in a social environment.

BGWLC's gym is currently based in a building belonging to Tower Hamlets council, which it has occupied continuously since 1948.

Until July 2014 the Club was run in partnership with a succession of other bodies:

- Tower Hamlets Life-Long Learning
- Tower Hamlets Adult Education Service
- Inner London Educational Authority
- London County Councils

With the closure of the Bethnal Green Centre in 2014 and the cancellation of all classes, the Club has continued to operate independently with the Council's tacit approval, but without a lease.

In June 2014, Faruk Miah from LBTH confirmed by email that Idea Store would stop running classes. BGWLC enquired then about taking over the lease.

In July, Judith St John confirmed that the building would transfer to corporate asset management team and referred us to Howard Lock.

A meeting took place at the end of July:

Mr Lock confirmed that there were no immediate plans for the site of the gym, nor were there any plans to sell the site for residential development. However, he confirmed that long term plans for the site as a whole (both the Gym and the School) are being considered.

Mr Lock inquired as to the Club's current and potential utilisation of the gym. The Club's representatives explained that we were not currently in a position to increase utilisation of the facility as the wage cost would not be justified.

BGWLC's representatives then brought Mr Lock to see the gym in person, with a view to establishing the specialised and essentially non-commercial nature of the facility. BGWLC's representatives confirmed that we would be interested in negotiating a lease.

2015

In January, BGWLC sent a development proposal to Howard Lock and Nasim Ahmed (LBTH Third Sector Team).

BGWLC's representatives met with Howard Lock and Nasim Ahmed in February 2015. Some basic measurements were taken and the process of issuing a lease was discussed.

Mr Lock and Mr Ahmed outlined the steps that BGWLC would have to take in order to be considered fit tenants - in particular:

- Establishing a formal constitution (ideally as a registered charity)
- Demonstrating provision of a community service
- Demonstrating means to pay rent

At the meeting, BGWLC's representatives confirmed that we would be interested in negotiating a lease. BGWLC were also advised to look into grant funding programmes, including MSG.

BGWLC undertook to investigate these steps. The club's representatives worked with Gemma Cossins of the Tower Hamlets CVS to find out more about charitable structures and registration and the possible funding sources available. Eventually, the club chose to incorporate as a Charitable Incorporated Organisation in order to limit trustee liability and make the club better able to take on a lease.

BGWLC was awarded a grant under the MSG program in July to continue offering an expanded range of classes – both open to all and some targeted to specific populations (specifically Over-55s, Women and Young People.) The grant awarded was £56,880 (£18,960 per annum)

BGWLC formally applied for charitable status in August and was officially added to the register as a Charitable Incorporated Organisation in September.

BGWLC requested meetings with LBTH in October 2015 (when we were informed that responsibility had passed to Steve Cooper) and also in February and April 2016. These meetings did not take place.

2016

In September 2016 BGWLC's representatives met with Steve Cooper and Victor Oshinowo.

Mr Cooper explained the process by which leases were being evaluated and we discussed what this would likely entail in terms of the club's premises.

Mr Cooper told us a valuation would be conducted and lease terms offered in a matter of weeks. He believed that we were likely to be offered a market rent, with the possibility of offsetting it via future grant programmes (such as MSG.)

BGWLC's representatives explained that we had concerns about the idea of committing to a full market rent against the possibility of a future grant. However, we were also clear that we were willing to consider an offer of lease on its own merits.

Only now - in February 2017 - have we been notified of the valuation which Tower Hamlets council intends to apply. No actual lease terms have yet been offered.

BGWLC have always been willing to negotiate a lease and to pay rent.

We are a small charity, we have no professional administrators - the only paid staff are the coaches directly responsible for delivering our service to the public. We have relied upon the council's representatives to deal with us openly and directly but for whatever reason, we have been left in the dark about a process which now threatens the very existence of our organisation.

We would welcome the chance to work with the council to put our organisation and its clients on a more secure footing.

Regards,

Neal Harvey (Trustee)
Martin Bass (Trustee)

on behalf of

The Trustees of Bethnal Green Weightlifting Club.

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Black Women's Health & Family Support

1st Floor, 82 Russia Lane, London E2 9LU

Tel: 0208 980 3503 Fax: 0208 980 6314

Email: bwhafs@btconnect.com Website: www.bwhafs.com

9 February 2017

**MR JOHN BIGGS (MAYOR OF TOWER HAMLETS)
GRANT DETERMINATION (CABINET) SUB COMMITTEE MEETING
SCHEDULED FOR TUESDAY 14 FEBRUARY 2017.**

RE : SUBMISSION - REGARDING 82 RUSSIA LANE BUILDING

1. Black Women's Health & Family Support (BWHAFS) have been issued with a 3 year Heads of Terms dated back in 2014 with a 2 year extension by the Assets Manager Ralph Million.

At the last Grants Determination Sub Committee meeting held on 17/1/17 chaired by the Mayor, Mr John Biggs. It was agreed that a new lease is issued to our organisation not a backdated lease from 2014.

As stated in our previous submission no Heads of Terms, lease or communication was received in 2014 from the council concerning our lease.

We will be happy to have a lease in place if the council could confirm the current status of our building. Whether our building is registered as Community Benefit Building to enable our charity benefit from the 80% rent discount.

As mentioned in our previous letter, 82 Russia Lane has been used for community provision since it was built. Services provided by our organisation is free for our clients. If we are forced to stop our services, it will have serious impact on our young and elderly clients living in Tower Hamlets. BWHAFS have very limited funding to cover full rent.

2. BWHAFS would also like a clarification in the following on the Heads of Terms 2014 :-

- Is the £25,000 rent per year or over a period of 3years?
- Is the Insurance for the building or contents?
- What repairs and maintenance need to be undertaken by our charity?
- What service charges is to be undertaken by our charity?
- What utilities bills needs to be paid by our charity?

3. We would like the Council to release our advance grants from January – March 2017 while we negotiate our lease to enable us pay our members of staff on time as many of them are single mothers with young children, and to pay invoices to avoid potential penalty payments.

Joycelyn Hayford (Operations Director)



Signed (On Behalf of the Board of Trustees).