

GRANTS DETERMINATION (CABINET) SUB- COMMITTEE

MAYOR

Mayor John Biggs

MEMBERS

Councillor Candida Ronald	(Cabinet Member for Resources and the Voluntary Sector)
Councillor Asma Begum	(Deputy Mayor and Cabinet Member for Community Safety and Equalities)
Councillor Sirajul Islam	(Statutory Deputy Mayor and Cabinet Member for Housing)

Deputies:

Councillor Amina Ali	(Cabinet Member for Culture, Arts and Brexit)
Councillor Rachel Blake	(Deputy Mayor and Cabinet Member for Regeneration and Air Quality)
Councillor David Edgar	(Cabinet Member for Environment)
Councillor Danny Hassell	(Cabinet Member for Children, Schools and Young People)
Councillor Motin Uz-Zaman	(Cabinet Member for Work and Economic Growth)

[The quorum for the meeting is 3 Members]

MEETING DETAILS

Thursday, 27 September 2018 at 6.00 p.m.
Committee Room One - Town Hall Mulberry Place

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:

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Web: <http://www.towerhamlets.gov.uk/committee>

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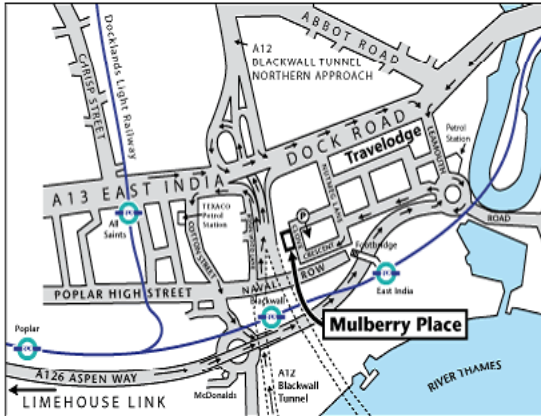
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1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTERESTS

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To note any declarations of interest made by Members, including those restricting Members from voting on the questions detailed in Section 106 of the Local Government Finance Act, 1992. See attached note from the Monitoring Officer.

3. MINUTES OF THE PREVIOUS MEETING

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To approve as a correct record of proceedings, the minutes of the meeting held on 1st August 2018

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.

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

5. EXERCISE OF MAYORAL DISCRETIONS

To note for information individual decisions relating to the award of grants that have been taken by the Mayor the last meeting.

**6. GRANTS DETERMINATION SUB-COMMITTEE
MEETING REPORTS FOR CONSIDERATION**

**6 .1 Affordable Housing Grant Programme - George
Green's Almshouses**

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**6 .2 Informal offer of Historic Buildings Grant to St. Mary
and Holy Trinity Church**

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**6 .3 A12 Acoustic Barrier - Part of the A12 Green Mile
Initiative**

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6 .4 Sheltered Housing: Tenant's Activity Pot

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**6 .5 LBTH Innovation Fund and ESF Community
Employment Programme Updates**

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**7. ANY OTHER UNRESTRICTED BUSINESS
CONSIDERED TO BE URGENT**

The next meeting will be held on Wednesday, 7 November 2018.

DECLARATIONS OF INTERESTS - NOTE FROM THE MONITORING OFFICER

This note is for guidance only. For further details please consult the Members' Code of Conduct at Part 5.1 of the Council's Constitution.

Please note that the question of whether a Member has an interest in any matter, and whether or not that interest is a Disclosable Pecuniary Interest, is for that Member to decide. Advice is available from officers as listed below but they cannot make the decision for the Member. If in doubt as to the nature of an interest it is advisable to seek advice **prior** to attending a meeting.

Interests and Disclosable Pecuniary Interests (DPIs)

You have an interest in any business of the authority where that business relates to or is likely to affect any of the persons, bodies or matters listed in section 4.1 (a) of the Code of Conduct; and might reasonably be regarded as affecting the well-being or financial position of yourself, a member of your family or a person with whom you have a close association, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward affected.

You must notify the Monitoring Officer in writing of any such interest, for inclusion in the Register of Members' Interests which is available for public inspection and on the Council's Website.

Once you have recorded an interest in the Register, you are not then required to declare that interest at each meeting where the business is discussed, unless the interest is a Disclosable Pecuniary Interest (DPI).

A DPI is defined in Regulations as a pecuniary interest of any of the descriptions listed at **Appendix A** overleaf. Please note that a Member's DPIs include his/her own relevant interests and also those of his/her spouse or civil partner; or a person with whom the Member is living as husband and wife; or a person with whom the Member is living as if they were civil partners; if the Member is aware that that other person has the interest.

Effect of a Disclosable Pecuniary Interest on participation at meetings

Where you have a DPI in any business of the Council you must, unless you have obtained a dispensation from the authority's Monitoring Officer following consideration by the Dispensations Sub-Committee of the Standards Advisory Committee:-

- not seek to improperly influence a decision about that business; and
- not exercise executive functions in relation to that business.

If you are present at a meeting where that business is discussed, you must:-

- Disclose to the meeting the existence and nature of the interest at the start of the meeting or when the interest becomes apparent, if later; and
- Leave the room (including any public viewing area) for the duration of consideration and decision on the item and not seek to influence the debate or decision

When declaring a DPI, Members should specify the nature of the interest and the agenda item to which the interest relates. This procedure is designed to assist the public's understanding of the meeting and to enable a full record to be made in the minutes of the meeting.

Where you have a DPI in any business of the authority which is not included in the Member's register of interests and you attend a meeting of the authority at which the business is considered, in addition to disclosing the interest to that meeting, you must also within 28 days notify the Monitoring Officer of the interest for inclusion in the Register.

Further advice

For further advice please contact:-

Asmat Hussain, Corporate Director, Governance and Monitoring Officer.

Tel 020 7364 4800

APPENDIX A: Definition of a Disclosable Pecuniary Interest

(Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, Reg 2 and Schedule)

Subject	Prescribed description
Employment, office, trade, profession or vacation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	<p>Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by the Member in carrying out duties as a member, or towards the election expenses of the Member.</p> <p>This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.</p>
Contracts	<p>Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority—</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	<p>Any tenancy where (to the Member's knowledge)—</p> <p>(a) the landlord is the relevant authority; and</p> <p>(b) the tenant is a body in which the relevant person has a beneficial interest.</p>
Securities	<p>Any beneficial interest in securities of a body where—</p> <p>(a) that body (to the Member's knowledge) has a place of business or land in the area of the relevant authority; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.</p>

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LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE GRANTS DETERMINATION (CABINET) SUB-COMMITTEE

HELD AT 5.30 P.M. ON WEDNESDAY, 1 AUGUST 2018

**COUNCIL CHAMBER, FIRST FLOOR, TOWN HALL, MULBERRY PLACE,
LONDON E14 2BG**

Members Present:

Mayor John Biggs (Chair)	(Executive Mayor)
Councillor Candida Ronald	(Cabinet Member for Resources and the Voluntary Sector)
Councillor Asma Begum	(Deputy Mayor and Cabinet Member for Community Safety and Equalities)
Councillor Sirajul Islam	(Statutory Deputy Mayor and Cabinet Member for Housing)

Other Councillors Present:

Councillor Marc Francis	(Chair of the Grants Scrutiny Sub-Committee)
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Officers Present:

Matthew Phelan	– (Public Health Programme Lead (Healthy Environments))
Melanie Sirinathsingh	– (Public Health Programme Officer)
Zena Cooke	– (Corporate Director, Resources)
Steve Hill	– (Head of Benefits Services)
Chloe Lianos	– (Project Manager - PLACE Ltd)
Neville Murton	– (Divisional Director, Finance, Procurement & Audit)
Janet Fasan	– (Divisional Director, Legal)
Zoe Folley	– (Committee Officer, Governance)

1. APOLOGIES FOR ABSENCE

No apologies for absence were received.

2. DECLARATIONS OF INTEREST

Councillor Asma Begum declared an interest in agenda item 6.3 MSG Project Performance Report - Period 10 (Jan 2018 to March 2018). This was on the basis that the report concerned the Tower Hamlets Youth Sports Foundation and her spouse was formerly a trustee of the THYSF.

Councillor Begum did not take participate in the discussion relating to this item

Mayor John Biggs also abstained from the vote on item 7, Emergency Funding Application – Phase 12, Betar Bangla. This was because he had met with the organisation regarding their situation.

3. UNRESTRICTED MINUTES

RESOLVED:

The minutes of the meeting held on 6 June 2018 were presented and approved as a correct record of proceedings.

4. CONSIDERATION OF PUBLIC SUBMISSIONS

There were no public submissions relating to the agenda items to be considered at the meeting.

5. EXERCISE OF MAYORAL DISCRETIONS

The Sub - Committee noted that, since the last meeting, the Mayor had taken no urgent decisions in the form of an Individual Mayoral Decision that related to grants.

6. GRANTS DETERMINATION SUB-COMMITTEE MEETING REPORTS FOR CONSIDERATION

6.1 Island Medical Centre: Approval of the Allocation of S106

The Sub-Committee considered the report relating to the release of up to £985,839 of section 106 resources to NHS Tower Hamlets Clinical Commissioning Group to deliver increased capacity access and service provision in the Island Medical Centre.

The Sub-Committee were reminded that the project would allow a greater level of service to be offered to patients. The Centre proposal would deliver a refurbished, and expanded fully equipped modern health facility with 4 additional clinical rooms in the South East Locality. It would have capacity for an additional 5,472 registered patients which would also provide up to 28k new patient appointments.

The Blackwall and Cubitt Town region was in particular need of health infrastructure.

The Mayor enquired and the Chair of the GSSC reported that the Sub-Committee sought additional information on a number of matters. The GSSC endorsed the recommendations.

Responding to these issues, Officers reported that they had contacted the CCG to clarify these points. It was noted that any underspend from the proposals would be ring fenced for the delivery of health care services in the area. It was also reported that Officers were happy to share with Members the CCG's emerging Estate Management Strategy, when completed and would continue to work with health partners to align population growth with infrastructure improvements. The CCG confirmed that the current provider at Island Medical have not expressed any concern about staffing the additional clinical space. The CCG also confirmed that the GP 'Out of Hours' service is part of a Boroughwide contract commissioned by the GP Care Group. There have been changes to the service recently with NHS 111 providing the main route into the service with enhanced clinical support. All Councillors in the South East Locality had been provided with a briefing to update on recent changes to NHS 111 and 'out of hours' services. Officers were happy to provide further information if necessary.

The Mayor then invited GDSC Members to comment on the report. The Sub – Committee welcomed proposals in view of the issues highlighted in the report.

RESOLVED

1. That the grant funding of £985,839 to NHS Tower Hamlets CCG be approved to deliver increased capacity, access and service provision in primary care and maintain continuity of local GP services.

6.2 Marner Family and Community Space

Melanie Sirinathsingh (Public Health Programme Officer) presented the report relating to the release of £34,000 of section 106 funding to resource LBTH to deliver community engagement, co-design and the delivery of a mixed used accessible community garden on the St Leonards Priory Park site in the Bromley North.

The Sub- Committee noted the issues in respect of the condition of the site. It was also noted that there was a shortage of green space in this region to provide amenity space and counteract pollution.

The proposal should help address this shortfall and identify a long term partner to maintain the site.

The Chair invited the Chair of GSSC to comment on the report and it was reported that the GSSC sought assurances about the maintenance issues, the response from community consultation, the air quality testing given the proximity of the site to the A12. The GSSC stated they were satisfied with the answers received and endorsed the recommendations.

The Mayor then invited GDSC Members to comment on the report. The Sub-Committee discussed the maintenance arrangements and the need for screening to absorb noise and pollution. Officers reported that they were

exploring further measures to secure this. The GDSC supported the recommendations given the merits of the proposals.

RESOLVED

1. That the grant funding of £34,000 to Public Health be approved to complete the community engagement phase of the project and deliver co-designed improvements to the site to improve the look and feel, improve accessibility and safe use, increase biodiversity/counteract air pollution through wild planting, and provide needed outdoor green space for the local community.

6.3 MSG Project Performance Report - Period 10 (Jan 2018 to March 2018)

Steve Hill, (Head of Benefits Services) presented the Mainstream Grant Monitoring Report. The report covered the performance of MSG projects that had been classified as red and amber.

It was noted that there had been a number of developments since the report had been published as set out below.

Teviot British Bangladeshi Association (rated Red for underperformance)

Following the allocation of a red rating, monitoring officers have met with the organisation to explore ways to resolve some of the issues that existed. Since that time, they had reported that they did not wish to proceed with MSG funding.

The Chair of the GSSC reported that they agreed with the recommendations and questioned whether the funding could be redirected to another project that satisfied the criteria

The Mayor then invited GDSC Members to comment on the recommendation. They also questioned whether the above option could be pursued. Officers reported that they would look into whether the funding could be allocated to a project within the existing MSG cohort and would report back to the Committee at the September meeting.

Shadwell Basin Outdoor Activity Centre (rated Amber for not submitting monitoring return but notifying us in advance)

The organisation had contacted the monitoring officers to notify them that the monitoring forms would be late as they were busy with school activities. Given they had provided advanced notification of this, it was recommended that two thirds of their payments be released and that final payment be released subject to satisfactory performance

The Chair of the GSSC endorsed this recommendation.

The Mayor then invited GDSC Members to comment on the recommendation and they indicated that they supported the proposal.

Bethnal Green Weightlifting Club (rated Red for underperformance)

Since the report had been prepared, the organisation had submitted their monitoring returns and were now green rated. It was therefore recommended that the recommendation in respect of the club be set aside and payment be released.

The Chair of the GSSC endorsed the recommendations and stated that he was pleased to see the organisation back on track.

The Mayor then invited GDSC Members to comment on the recommendation and they indicated that they supported the proposal.

Tower Hamlets Youth Sports Foundation.

It was noted that the THYSF had submitted returns and premises agreement and that Officers would be making recommendations to the Mayor and the Corporate Director Resources in line with the decision of the GDSC agreed on 6th June 2018, as detailed in the report. However Officers expressed concerns about their financial position and in particular outstanding income in relation to the Barcelona trip and other income from schools in light of the Staff employed by Langdon Park School had now been made redundant and their business plan and the charity was not financial viable.

The Chair of the GSSC endorsed the process in respect of THYSF

The Mayor then invited GDSC Members to comment on this issue and they indicated that they supported the approach. It was also questioned whether the grant funding could be re allocated to another project should the issues not be resolved. It was reported that Officers would explore this option and report back to the Committee at the September meeting.

Officers confirmed the recommendations in respect of rent subsidies and the Family Action group

The Chair of the GSSC endorsed this recommendation. The Mayor invited GDSC Members to comment on the recommendation and they indicated that they supported these proposals.

RESOLVED

That the Grants Determination Sub-Committee agrees the following decisions in respect of releasing MSG payments to the projects as set out below:

1. That in accordance with MSG procedures for amber related projects; he Shadwell Basin Outdoor Activity Centre receives two thirds grant payment. Once the period 10 monitoring return is submitted and

subject to satisfactory performance the organisation be rated Green and in accordance with the RAG performance rating, the remainder of grant payments be released accordingly.

2. That payment be released to the Bethnal Green Weightlifting Club following the submission of satisfactory monitoring information
3. That in light of the GDSC decision to award rent subsidies to the following organisations and whilst the Council engages with these organisation in terms of next steps and lease negotiations, that MSG payments continue to be paid subject to satisfactory performance.
 - Age UK East London
 - Bethnal Green Weightlifting Club
 - Black Women's Health and Family Support
 - Legal Advice Centre
 - Stifford Centre
 - Our Base
 - Tower Hamlets Community Transport
3. That in accordance with the decision made at the Grants Determination Sub-Committee on 6th June and in light of the progress made, payments in arrears to Tower Hamlets Youth Sports Foundation will be released via delegated authority of the Corporate Director Resources after consultation with the Executive Mayor.
4. That in acknowledgement of Family Action's willingness to enter into an appropriate property agreement, MSG payments be released for this period subject to satisfactory performance.

6.4 PLACE Ltd Modular Temporary Accommodation GLA Sub-Grant Agreement

Chloe Lianos (Project Manager, PLACE Ltd) presented the report. The report sought the establishment of a not for profit Company to procure and own modular temporary accommodation for homeless families.

The Sub – Committee were reminded that in March 2018, the Mayor in Cabinet approved Tower Hamlets as the Lead Borough of the Pan-London Accommodation Collaborative Enterprise (PLACE) programme, and approved the incorporation of PLACE Ltd to deliver modular temporary accommodation on meanwhile sites.

The Mayor invited the Chair of GSSC to comment on the report. The Chair reported that the GSSC sought clarity about the funding and potential costs to the Council, the future management of sites, the quality of the accommodation, the House of Commons Report in respect of temporary accommodation. The GSSC were satisfied with the responses received and considered that it was a good initiative.

In response to these comments, Officers provided further reassurances highlighting the GLA's role in providing the funding for the project, and that steps would be taken to ensure the accommodation was of a good quality. It was also reported that whilst the Commons report supported the use of temporary accommodation, the report had highlighted a number of issues in respect of their suitability in the long term to cope with environmental challenges. Officers would provide more detailed information to Members on the management responsibilities.

The Mayor then invited GDSC Members to comment on the report to Members and they indicated that they supported the proposals.

RESOLVED

1. That the award of grant funding of £11 million to PLACE Ltd through a Sub-Grant Agreement be authorised; drawing on the £11 million grant from the GLA awarded to Tower Hamlets, Lead Borough of the Pan-London Modular Temporary Accommodation on meanwhile sites programme.
2. That the Corporate Director Place be authorised to enter into a grant agreement and make decisions relating to any associated matter to paragraph 1 above.

7. ANY OTHER BUSINESS THE CHAIR CONSIDERS TO BE URGENT

7.1 Emergency Funding Application – Phase 12, Betar Bangla

Reason for Urgency: the organisation has submitted an application for emergency funding due to an unforeseen increase in their rent. The organisation was only given a months' notice of this increase and not have additional funds to cover this increase. This is the second unforeseen increase the organisation has faced in the past 6 months, after an unforeseen increase in their transmission costs – they managed to crowd fund to cover the costs of this increase.

A decision was therefore required on recommendations within this report. The next meeting of the GDSC is on the 27th September which would be too late to seek a decision on this emergency.

The Sub-Committee were advised of the reasons for this application that Officers were recommending that they be awarded £10,000. They had requested £20,000.

It was also noted that Officers had previously helped the organisation prepare grant funding applications for crowd funding and ESF Community Employment Programme which had been successful. Officers also stressed the need for them to engage with the TH CVS to develop a viable business plan as detailed in the report.

The Mayor invited the Chair of GSSC to comment on the report. The Chair reported that the GSSC sought clarification of the reasons for the rent increase, whether Beta Bangla were looking for alternative accommodation given the rental increase. GSSC endorsed the recommendations.

The Mayor then invited GDSC Members to comment on the report. In responding to the questions, Officers clarified the rent negotiations between, the Council, (who owned the building) and the landlord were still ongoing. However the rent increase had come into effect immediately. The Sub-Committee asked Officers to look into this matter. The Sub-Committee also noted the organisation might experience difficulties in finding alternative accommodation that could accommodate their specific needs.

RESOLVED

1. That the officer recommendation to award emergency funding of £10,000 to Betar Bangla be approved based on the analysis set out in paragraph 5.2 of this report.

The meeting ended at 6.40 p.m.

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

<p align="center">Grant Determination Sub Committee</p> <p align="center">27th September 2018</p>	 <p align="center">TOWER HAMLETS</p>
<p>Report of: Mark Baigent, Interim Divisional Director Regeneration and Sustainability</p>	<p>Classification: Unrestricted</p>
<p align="center">Affordable Housing Grant Programme – George Green’s Almshouses</p>	

Lead Member	Councillor Rachel Blake, Cabinet Member for Strategic Development and Waste
Originating Officer(s)	Alison Thomas
Wards affected	Poplar
Key Decision?	Yes
Forward Plan Notice Published	
Reason for Key Decision	Approval to award grant funding to George Green’s Almshouses to purchase a 1 bedroom property using right to buy receipts.
Community Plan Theme	Great Place to Live

Executive Summary

In December 2015, The Commissioners agreed £7.06 million of retained RTB receipts could be used to set up a Local Housing Affordable Grant Programme for the period 2016 onwards for the provision of affordable housing in Tower Hamlets.

The initial grant ratified by Cabinet has since been successfully allocated. In response to additional applications received from RPs, a further report was submitted and approved by Cabinet in January 2018 to endorse £5m of additional grant funding to continue the acquisition and development of schemes that provide affordable housing.

This report is intended to update the Sub Committee of another bid received as part of the continuous market engagement process.

Recommendations:

The Grants Determination Sub Committee is recommended to:

1. Authorise the Corporate Director Place to award Right to Buy grant funding for the amount listed in paragraph 1.7 of the report to George Green’s

Almshouses, together with a 10% uplift to take account of potential increases in build or acquisition costs.

2. Authorise the Corporate Director Place to enter into a grant agreement and make decisions relating to any associated matter to give effect to the delegation referred to in paragraph 1 above.

1. REASONS FOR THE DECISIONS

- 1.1 On 12th October 2015, the Mayor in Cabinet approved a capital programme to address the issues around the accumulated Right to Buy Receipts and the conditions for their expenditure. This included a range of measures, one of which was the provision of £7.06 million to Registered Providers towards the delivery of affordable housing units for rent for letting to housing applicants on the Council's Housing Waiting List. The Commissioners approved this on 2nd December 2015.
- 1.2 An advertisement and bidding pack inviting Registered Providers to submit applications as part of the continuous market engagement process was placed on the Council's website on 15th February 2017. RPs were also formally advised individually.
- 1.3 To qualify to submit a bid, RPs were required to demonstrate their ability to satisfy the following criteria:-
 - Have knowledge of the Borough's housing needs.
 - Be a signed up member of the Common Housing Register or be able to sign up to it.
 - Have a management arm based in the Borough.
 - Be easily accessible to their new tenants.
 - Have extensive experience of affordable housing development.
 - Be included on the Homes and Communities Agency (HCA) published list of RPs.
 - Have the financial liquidity needed to successfully deliver a development programme over the period of the grant scheme.
 - Consider the prerequisite that priority will be given to schemes with planning permission or in the planning process to enable them to meet the required deadline of December 2020 for completed schemes.
- 1.4 Approval Process
- 1.5 Points of clarification and any areas of concern with the bid has been discussed with George Green Almshouses.

1.6 Approval for grant funding was assessed on the basis that priority is given for schemes that meet the LBTH specific strategic criteria of:-

- Deliverability – This is of paramount importance. Milestones will be set and the grant may be repayable if they are not achieved.
- Affordability – preference is given to homes that are most affordable to local residents.
- Tenancies – preference is given to homes with longer tenancies as the RTB receipts fund permanent social/affordable rented accommodation.
- The grant element will represent a maximum of 30% of the scheme cost and can only be utilised for the replacement of Affordable Rented Units although this can be part of a larger mixed tenure development.
- Delivery of other strategic objectives of the Council and wider community benefits.
- Accessibility – Homes for residents with disabilities will be fully accessible and preference will be for wheelchair housing located on the ground floor. Preference will also be given to schemes that assist the rehousing of households with disabled members. No less than 10% of the rented stock in the scheme will be wheelchair units.
- Schemes that fit in with the Planning or supported Borough Housing Investment Strategy e.g. Whitechapel Master Plan area
- Schemes that exceed the minimum planning requirements for the provision of Affordable Housing.

1.7 The process outlined above culminated in Officers recommending that George Green's Almshouses be awarded grant funding for the amounts detailed in table one below.

Table One

	Registered Provider	Scheme	Num Rent	Num Int.	Num Mar.	TH Living Rent	London Afford. Rent	Grant £
1	George Green's Almshouses	Purchase 1 x 1B2P	1	0	0	0	1	£90,600k

(Grant requested will contribute 30% of scheme costs associated with the rented element).

- 1.8 Terms of the grant to RPs will be covered by a grant agreement that will be a contract between the parties for each scheme to ensure compliance

2. ALTERNATIVE OPTIONS

- 2.1 Doing nothing has been considered, However, this could result in the Council having to pay RTB receipts to central government with interest (compounded 4% above base rate), in line with the conditions of usage set down by the DCLG. Therefore, this programme could be considered to be an efficient use of the current available resources.
- 2.2 In considering whether to repay the RTB receipts to central government, the Council has the duty to consider not only the financial impact on the HRA but also the provision of affordable housing, the acute housing need in the borough, and service enhancements made possible through the use of the RTB Receipts.
- 2.3 Giving up the one-for-one RTB receipts would imply that the Council would not take the opportunity of exercising greater control over the provision of affordable housing. Instead, funding affordable housing delivery by the housing association sector allows the Council to target its own priorities, without the restraints of the conditions of GLA grant and the requirements of the HCA Capital Guide.

3. DETAILS OF THE REPORT

- 3.1 The Council's significant retained receipts from the disposal of properties under Right to Buy legislation must be used for the provision of new social housing in accordance with the terms of the agreements that the Council has entered into with the MHCLG. One-for-one RTB receipts can only be used to fund up to 30% of the cost of Social Rented or Affordable Rented units.
- 3.2 The Council launched the continuous market engagement process in February 2017 and has received a number of applications which are considered on submission and tabled for the Grants Determination Sub Committee to consider.
- 3.3 The current application from George Greens' Almshouses seeks grant funding to purchase a 1bed, 2 person, first floor flat from Poplar HARCA at 16 Spanby Road E3 4EN. The property will be used to permanently house single homeless women in the borough.

3.4 Details of the bid are as follows:-

Grant requested: £90,600.00.

Grant per unit = £90,600.00.

Unit Mix = 1x1B2P @ £175.03pw = LAR (inc S/C of £25 p wk.)

4. EQUALITIES IMPLICATIONS

- 4.1 The delivery of more affordable homes will help give households, particularly those from black, Asian, or other minority ethnic backgrounds on low incomes, as well as single homeless people (many of whom are benefit dependent) a secure home. This has the potential to create an environment for household members to improve their life prospects and enhance opportunities to access sustainable employment in the future.
- 4.2 The provision of additional rented schemes can potentially impact on community cohesion. The amount of private housing developed for sale and private rent has been particularly high in Tower Hamlets. However, the large majority of this housing is inaccessible to residents due to high house prices. Therefore, maximising the amount of affordable housing for rent wherever possible can contribute to community cohesion. This can be achieved by reducing the number of households on the Common Housing Register waiting for a home, whilst also giving an opportunity for local applicants to access low cost home ownership opportunities.
- 4.3 The Local Affordable Housing Grant scheme directly makes a significant contribution to the core Local Plan target of new affordable homes delivery. The programme also makes a wider contribution to Community Plan objectives, such as on increasing household recycling; reducing crime (through Secure By Design standards); and increasing skills and training opportunities. The proposal is a good 'strategic fit' with the Community Plan and will help Tower Hamlets deliver both the housing and sustainable Communities priorities identified.

5. OTHER STATUTORY IMPLICATIONS

- 5.1 This is a capital programme which proposes to make use of the Council Resources in order to fund partners in the delivery of affordable homes rather than be required to pay interest to the government on unspent receipts. It places the responsibility for 70% of the costs of building replacement one for one homes on RPs, thereby protecting the borrowing margin of the Council and making possible the delivery of larger programme.

5.2 ENVIRONMENTAL

The schemes will comply with the Council's requirements on the reduction of carbon emissions, energy consumption along with green and sustainable

construction delivery.

5.3 RISK MANAGEMENT IMPLICATIONS

- 5.3.1 A Grant Agreement has been will be drawn up by Solicitors and issued with the bidding documents. Bidders have provided proof of their ability to finance the scheme in the form of a funder's letter.
- 5.3.2 All bidders are expected to be Members of the Common Housing Register and to sign up to the Standard Nominations Agreement so the Council will benefit fully from the programme.
- 5.3.3 An audit of the programme is planned and provided for in the Legal Agreement.
- 5.3.4 The scheme adopted an open book approach so the Council has been able to scrutinise the project finance.
- 5.3.5 The qualifying criteria has provided safeguards against organisations that would not have the capacity, expertise or financial stability to deliver the programme.

5.4 CRIME AND DISORDER REDUCTION IMPLICATIONS

- 5.4.1 The schemes proposed will be designed to Secure By Design Standards. The conditions of the housing grant programme will include the need to meet the London Housing Design Guide and other standards of building including Secure by Design.
- 5.4.2 The impact on the local community and the local environment will be factors in assessing the quality of a scheme proposal. RPs will be encouraged to identify sites which if developed, would improve the safety and security of the local communities.
- 5.4.3 The role of design in "designing out crime "will be part of the solution for addressing community safety hot spots in the borough. In addition, the natural surveillance offered by the new developments is likely to improve safety in the respective areas.

6. COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 The Mayor in Cabinet on 6th October 2015 approved a programme to utilise the significant levels of Right to Buy receipts that the Council has retained for the provision of replacement social housing. It was agreed that £7.065 million of the receipts would be allocated towards a Local Affordable Housing Grant scheme for Registered Providers of Social Housing (RPs). The success of this scheme led to the use of a further £5 million of retained receipts being

approved by the Mayor in Cabinet on 30th January 2018. The programme therefore now has a budget of £12.065 million.

- 6.2 The Authority's contribution is limited to 30% of the cost of the eligible expenditure incurred on replacement social housing, with the registered provider (RP) being responsible for funding the remaining 70% of the cost of the replacement social housing being built. Evidence of eligible expenditure must be submitted by the RP to the Council to ensure that all Government regulations for the use of retained capital receipts are met.
- 6.3 Following the completion of the application process for the programme and subsequent Commissioner or Grants Determination Sub-Committee approvals for the funding of various projects, together with subsequent amendments to the schemes, the table below shows the current approvals in place. These include a contingency of up to 10% of the grant sum to allow for a possible increase in build or acquisition costs. This contingency will only be available to the RP if officers are satisfied that the costs are unavoidable and if not required will be available for allocation to other schemes.

Revised Schemes – June 2018	Amount	Contingency	TOTAL
1 <u>Commissioners meeting: April 12th 2016</u>			
ARHAG (new build scheme)	£428,605	£42,861	£471,466
East End Homes (buybacks)	£870,000	£87,000	£957,000
2 <u>Commissioners meeting: July 5th 2016</u>			
Peabody (new-build scheme)	£1,940,732	£0	£1,940,732
Family Mosaic (new-build scheme)	£1,118,944	£40,000	£1,158,944
3 <u>Grants Determination Sub-Committee: December 5th 2017</u>			
East End Homes (new-build scheme)	£375,000	£37,500	£412,500
Swan (new-build scheme)	£2,439,760	£243,976	£2,683,736
4 <u>Grants Determination Sub-Committee: June 6th 2018</u>			
George Green's Almshouses (acquisition of two units)	210,000	21,000	231,000
5 <u>New approval sought in this report</u>			
George Green's Almshouses (acquisition of one unit)	90,600	9,060	99,660
	£7,473,647	£481,3397	£7,955,038

- 6.4 As the Council retains responsibility for spending a sufficient amount on replacement social housing within the required timescales, in the event that RPs fail to spend enough there is a risk that the resources will be payable to

the Government, with the authority being liable for a significant interest penalty. It is therefore crucial that the Authority continues to closely monitor the progress on all replacement social housing projects funded by retained receipts, whether the expenditure is incurred by third parties or forms part of the substantial Council managed initiatives.

7. COMMENTS OF LEGAL SERVICES

- 7.1 This grant has been subject to an application procedure which is fair open and transparent. The application has been evaluated against predetermined pre-published criteria which demonstrates that a decision to award the grant would be both rational for the purposes of administration law and compliant with the Council's other legal duties.
- 7.2 The Council has the legal power to make a grant of this nature under section 1 of the Localism Act 2011 and under the constitution the Grants Determination Sub-committee has the power delegated from the Mayor to make the delegation as requested in the first paragraphs 1 and 2
- 7.3 The Council will also need to enter into a grant agreement to control the use of the grant money. This will need to be monitored to ensure the grant is used to achieve the intended outcomes. This monitoring process allows the Council to demonstrate compliance with its Best Value legal duty.
- 7.4 When making decisions, the Council must have due regard to the need to eliminate unlawful discrimination, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). The use of the funds for this grant does infer an equalities issue in itself and in this instance. However, in any event an Equality Assessment should be carried out and the position revisited when further decisions are made as to the future use of the properties once in the Council's possession

Linked Reports, Appendices and Background Documents

Linked Report

- NONE

Appendices

- Appendix A: Summary of Affordable Housing Grant Bid

Background Documents – Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012

- NONE

Officer contact details for documents:

Jen Pepper Ex 2528

SUMMARY OF LBTH AFFORDABLE HOUSING GRANT BIDS - 2ND ROUND CI

East End Homes

Grant Required £	375,000
Scheme cost per unit	£250,000
Grant amount sought per unit	£75,000 =30%
Total Scheme Cost	£1,250,000.00
Total Scheme Cost of rented units	£1,250,000.00
Scheme outline	various disused spaces on EEH estates. Gordon House, Glamis Estate E1 (2 units); Caretaker's store Loweswater Hse E3 Westferry Bungalow Aretheusa Hse E14; Roslyn Hse storage area Cable St E1
Total Number of units	5
Num of affordable units grant req to fund	5
Wheelchair Units?	2X1b2P
W/C parking?	No
Space standards Met?	not provided
Planning S Status	No application submitted
Intended Planning submission date ?	July/Aug 2017
Date Board Approved obtained?	23.3.2017
RP Owned land?	yes
GLA approved funding requested?	No
Additional funding arrangements	£10m extended loan facility from Barclays
Affordable mix/Rent details	2x1B2P @ £144.26pw = LAR 2x1B2P @ £202.85pw = THLR 1x2B4P @ £152.73 = LAR
Grant drawdown proposed	Q2 (2017) £31, 250 Q3 £93,750 Q4 £93,750 Q5 £93,750 Q6 £62,500
Scheme break even point	Year 1 following completion
London Plan design standards met?	Yes
Internal design & ER requirements met?	Yes
Proposed Start on site	Sep-17
Proposed Practical Completion	Sep-18

ME MARCH 2017

Swan HA

£2,439,760
£406,630
£121,988 = 30%
£26,179,589
£8,132,595

Land bound by Watts Grove Bow E3

65

20 Remainder = 45 x S/O (18 x1B; 18X2b; 9x3BP)

7 4 x 3B5P; 1 x 2B4P; 1 x 2B3P; 1x1B2P (4x3B5P in the bid)

2

yes - (although 3b4P not favoured by the borough)

Development Committee approved Oct 2017

Board approval due Oct 2017 (on additional units only)

yes

To bid to GLA I Apr 2017 for grant Of £28K per unit to fund S/O units

Swan to fund with extended loan facility of £589m already received.

6x 1B2P @ £202.85 = THLR
10x 2B3P @ £223.14 = THLR
4x 3B5P @ £161.22 = LAR

Q3 (2017) £1,219,889 (SOS)

Q3 (2019) £1,219,889 (PC)

30 years after PC when staircasing completes on all units.

Yes

Yes

Feb-18
Oct-19



Application Form to apply for LBTH GRANT for Affordable Housing
by Registered Providers

Q1	RP Details
	<p>Name of Provider Name <i>George Green's Apartments</i></p> <p>Contact Person <i>John Brier - Housing Consultant</i></p> <p>Telephone Number <i>07904 - 630968</i></p> <p>Email Address <i>john.e.john@jbj.co.uk</i></p>

Q2	Scheme Details	
	Street Address & Post Code	Purchase of existing 1 Bed (2 person flat). 16, SPANER ROAD, LONDON, E3 4EN.
	Site Plan (please attach)	N/A

Q3	Is this scheme	
	a) new build project promoted by the RP	No
	b) an "off the shelf" i.e. completed by the RP or others	No
	c) a S106	No
	d) purchasing ex-Right to Buy/Street Property	Yes

Notes: If a) promoted by the RP please indicate whether an affordable rent or mixed funded scheme and complete the table in Question 4 below against each units; if b) whether off the shelf or completed whether by RP or others sale; if b) or c) provide name of the developer; d) must not be an affordable dwelling unit

Q4	Overall Scheme Details Number of units by size and tenure A=Affordable Rent SM=Sub market rent MR=Market rent SO=Shared Ownership S=Open market sale WC=Wheelchair	Table 1									
			1B 2ps A,SM,MR,SO,S or WC	2B 3p etc.	2B 4p etc.	3B 5p etc.	3B 6p etc.	4B 7p etc.	4B 8p etc.		
		G Floor	e.g. 2AR	4S	3SO 1S	2SO	0	0	0		
		F Floor	1								
		S Floor									
		T Floor									
		Totals	1AR		3SO 1S						

The above Q covers the entire scheme. Please add total for each unit size and tenure per floor and if any of these units are houses insert a new column for these and for different person sizes, and a line for each floor. See example

Q5	Number of units for which funding sought (for S106s and street purchases go to Q6)	Table 2							
		G/F	1B 2ps e.g. 2	2B 3ps	2B 4ps	3B 5ps	3B 6ps	4B 7ps	4B 8ps
		Floor Area	56m ²						
		F/F	1						
		Floor Area	45m ²						
		Totals	21						

This Q relates only to the units subject to the funding bid. Please complete as above showing the number of similar size for each floor, and separately identify houses from flats. Add columns and lines as appropriate

Q6	S106/or street property purchases units If applicable, and different from Q5 above	Table 3	1B 2ps	2B 3ps	2B 4ps	3B 5ps	3B 6ps	4B 7ps	4B 8ps	
		Number								
		G/Floor Area								
		Number								
		F/Floor Area								
		Totals								

Complete as in Q5 above

Q7	How many fully wheelchair units are there?	NONE
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Show by number in each Bedroom size, in m2 and whether there is car parking. Are all of these units subject to the funding bid?

Q8	Planning Status	<p>Yes/No (if yes provide Planning Decision reference)</p> <p>Yes/No (if yes provide Planning Application reference.)</p> <p>Yes/No</p>
	<p>(a) Does the scheme have planning consent?</p> <p>(b) Is the scheme currently in planning?</p>	<p>NOT APPLICABLE</p> <p>EXISTING REFERR</p>

	<p>(c) If no to above, has there been any pre-application discussion with the Planning Department?</p> <p>(d) If neither a, b or c when will a planning application be submitted</p> <p>Is the scheme referable to the GLA</p>	<p>—</p> <p>—</p> <p>NO</p>
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a) If the scheme has planning please provide an electronic copy of the consent and conditions; if c) please provide details of when these discussion took place and the name of the Planner consulted; if d) The RP should indicate what stage the scheme is at e.g. has the design team and cost consultants been appointed and give a realistic timetable when the application will be submitted; e) only for schemes of more than 150 units or high storey heights

Q9	Scheme status with RP				
Initial approval to proceed to planning?	Yes/No	Date	N/A		
Board approval to seek planning or go to tender?	Yes/No	Date	N/A		
Has the scheme been tendered?	Yes/No	Date	N/A		

Has the RP Executive Team; Development or RP Board approved the commitment of this scheme and to what stages e.g. 1) outline to proceed to planning 2) to go to tender 3) to let a contract subject to funding, 4) to let a building contract with funding in place

Q10	Does the RP own the land, or have an option or contract in place to purchase?	Please describe current status N/A
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Please specify ownership details and give full details of the RPs interests

Q11	What further Approvals are required before this scheme is committed?	NONE
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From both the Executive Team or RP Board

Q12	Has Grant funding been sought or approved (by the GLA)	NO
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If funding has been sought or approved please provide full details and how you propose to reconcile this with the existing funding using LBTH funding to substitute?

Q13	Are you intending to put in additional subsidy e.g. from RCGF or from own resources?	YES - RCGF RESOURCES - E178K + E33K LOAN
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If yes, state the source of subsidy as a total and the amount per unit

Q14	Has private loan finance	Yes/NO CHARTER BANK - EXISTING FACILITY
-----	--------------------------	---

been obtained?

If yes please confirm the amount and name of lender. If the answer is no state when is it anticipate finance approval will be obtained

Q15 Rent details/service charges								
	Weekly rent	1B 2ps	2B 3ps	2B 4ps	3B 5ps	3B 6ps	4B 7ps	4B 8ps
		* 17503						

State the weekly rent to be charged (including service charges). If the rent is different within each unit category, by floor, or e.g. for a house or a wheelchair unit please show by adding a separate line or column

* includes service charge

Q16 Bid Details			
	Overall Scheme	LBTH Funded Element	% of the total
a) Acquisition cost*	£ 265k	£	
b) Works costs	£ 24k		
c) On-costs	£ 13k		
d) Total scheme cost	£ 302k		
e) Overall scheme cost per unit	£ 302k	90.6k	30%
f) Grant amount sought per unit from the LBTH	£ 90.6k		
g) Total grant sought from LBTH	£ 90.6k		

*NB If the land element is being funded the value of this will need to be certified by a Valuer

Q17	Timescale	
	a) Project start on site b) Practical completion	N/A RT Dec 18

Date of start on site & date of practical completion

Q18	Grant Drawdown by quarter sought by the RP	QTR3	QTR4	QTR1	QTR2	QTR1	QTR2
		Oct/Dec 2016	Jan/Mar 2017	April/June 2017	July/Sept 2017	Oct/Dec 2017	Jan/Mar 2018
		£	£	£	£	£	£
		QTR1	QTR2	QTR3	QTR4	QTR1	QTR2
		April/June 2018	July/Sept 2018	Oct/Dec 2018	Jan/Mar 2019	April/June 2019	July/Sept 2019
		£	£	£ 91K	£	£	£
		QTR3					Total Eligible Grant
		Oct/Dec 2019					£
		£					£

Grant drawdown will be based upon 30% of eligible expenditure (as defined in the Grant Agreement). The amount and these dates will be incorporated into the Grant Agreement and should be the dates when money has been spent by the RP. The claims will need to be supported by a valuation certificate and certified by the Registered Provider's Finance Director

Q19	Development Appraisal	
(a)	Does the scheme fall within the RP's approval criteria for appraisal	Yes
(b)	When does the scheme break even?	Year 1 - Due to large green reserves plus small loans

In answering (a) please illustrate what the approval criteria is, and for example what level of NPV is required. If the answer to (a) is no, state why it does not; (b) should state what year the scheme breaks even

Q20	Does the scheme fully meet	
	a) the London Plan Design Standards	No - Existing Property
	b) the RP's Design, Maintenance and Employer's Requirements	Yes - Below Standard

If the scheme does not fully accord with the above standards explain where it falls short. In the absence of a Design Brief does it meet the standards set out in the LBTH's own Design Guide for New Build Local Authority Housing?

Q21	How does the scheme fit with the wider strategic objectives of LBTH?	To meet Permanent Accommodation for Single Homeless - Woman in LBTH -
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Please provide evidence of how the scheme meets the Council's wider strategic, housing, planning or regeneration objectives

Certification	<p>We certify that the above information is correct to the best of the bidder's knowledge and confirm that the information submitted or requested to the London Borough of Tower Hamlets will be provided on an "open book" basis and will form part of the Grant Agreement with the Council</p> <p>Signed Chief Executive or Director of Development Agent for LGA</p> <p><i>John Baylis</i>.....Date.....9TH JULY 2018</p> <p>Director of Finance</p> <p>N/A.....Date.....</p>
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The LBTH may require further information in order to clarify scheme details. The RP is asked to provide this as requested in order to properly evaluate the scheme

LBTH 16 February 2017

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<p>Grants Determination (Cabinet) Sub-Committee report</p> <p>27 September 2018</p>	 <p>TOWER HAMLETS</p>
<p>Report of: Ann Sutcliffe, Interim Corporate Director of Place</p>	<p>Classification: Unrestricted</p>
<p>Informal offer of Historic Buildings Grant to St. Mary and Holy Trinity Church</p>	

Lead Member	Councillor Rachel Blake, Deputy Mayor for Regeneration and Air Quality
Originating Officer(s)	Sripriya Sudhakar – Place Shaping Team Leader
Wards affected	Bow East
Key Decision?	Yes
Forward Plan Notice Published	16 th August 2018
Reason for Key Decision	Impact on Wards
Community Plan Theme	A Great Place to Live

Executive Summary

This report relates to an informal offer of a London Borough of Tower Hamlets Historic Buildings Grant of £30,000 to St. Mary and Holy Trinity Church (also known as Bow Church), 230 Bow Road, London E3 3AH, for the second and final phase of repair works, which include improvements to surface drainage, repairs to rainwater goods and the removal of pollutant encrustation to the external stonework of the aisles and chancel. The building is listed Grade II* and is on Historic England's Heritage at Risk register.

St. Mary's has previously been awarded a LBTH Historic Buildings Grant (HBG) of £20,000 for its first phase of repair works, completed on 29 June 2018. When the second phase of repair works has been completed, the building can be removed from the Heritage at Risk register. The LBTH grant contributes to partnership funding for a larger HLF grant; without the LBTH grant, the charity will have a shortfall in funds which could threaten the project.

Recommendations:

The Grants Determination Sub-Committee is recommended to:

1. Consider and comment on the recommendation to issue an informal offer of grant of £30,000 to St. Mary and Holy Trinity Church, Bow.
2. Approve the issue of a letter of comfort to the church, communicating the council's willingness to offer a Historic Building Grant of £30,000 in principle, subject to conditions.

1. REASONS FOR THE DECISIONS

- 1.1 St. Mary's is a landmark building in a highly visible location on the Bow Road on the eastern edge of the borough. There has been a place of worship in this location since the fourteenth century, when Bow was a hamlet outside London, and is one of the last remaining medieval buildings in the Borough. The church in this location has survived in spite of the development and modernisation around it and therefore contributes to a sense of place and continuity.
- 1.2 The works will improve the external appearance of the Grade II* listed place of worship and is an opportunity to enhance the Fairfield Road Conservation Area. The church is already an important community asset, currently used for religious services, volunteer activity and the Bow Foodbank. The intention is to extend local community engagement and use the building for further community purposes.
- 1.3 The Council grant would make up a shortfall in funding for the project, the majority of which is made by the Heritage Lottery Fund. The Council grant would contribute towards the cost of Phase II of the Church's repair project to alleviate problems relating mainly to water ingress and damp, resulting in deteriorating external appearance and the risk of loss of important historical features.
- 1.4 Phase I repair works to the west tower were completed in July 2018, to which the Council contributed £20,000. The Church, however, will remain on the Historic England's Heritage at Risk register until the full repair work is completed. Phase II concentrates improvements to surface drainage, repairs to rainwater goods, the removal of pollutant encrustation to the external stonework of the aisles and chancel and access improvements.

2. DETAILS OF THE REPORT

- 2.1 The council operates a Historic Building Grant scheme to assist owners and occupiers of listed buildings and buildings within conservation areas in meeting their responsibilities for the care and maintenance of the irreplaceable cultural asset which these buildings represent. The provision of this type of grant is in accordance with the National Planning Policy Framework and section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.2 The annual Historic Building Grant allocation is £26,250. £27,000 of uncommitted funds have been rolled over from 2017/18, forming a total of £53,000 in 2018/19. This does not include the monies already allocated to Oxford House (£95,000) and St. Mary's Phase I (£20,000). If £30,000 is allocated to St. Mary's Phase II, this would leave £23,000 of funds. An expression of interest has been received from the Calvary Charismatic Baptist Church (CCBC) in Poplar, but an application has not yet been made.
- 2.3 With over 50 conservation areas and approximately 2000 listed buildings (with over 30 buildings and 5 conservation areas on the Heritage at Risk register), demand for grant-aided assistance in meeting the costs of buildings repair is high. Priority is given to buildings and conservation areas on the Heritage at Risk register.
- 2.4 The building fabric of St. Mary's Church shows its development from its origin as a chapel in 1311 and its extension to a church, with tower and chancel, in 1495, to major restorations in Victorian times and again following extensive damage during the Blitz. It was during this latter restoration that the church gained the clock-tower and cupola, becoming an iconic landmark in the borough. St. Mary's Church is a demonstration of change over time- with additions, alterations and rebuilding over 700 years – its persistent survival over this length of time, even through bomb damage during the Second World War, is remarkable.



Fig. 1: The west tower and main entrance of St Mary and Holy Trinity Church

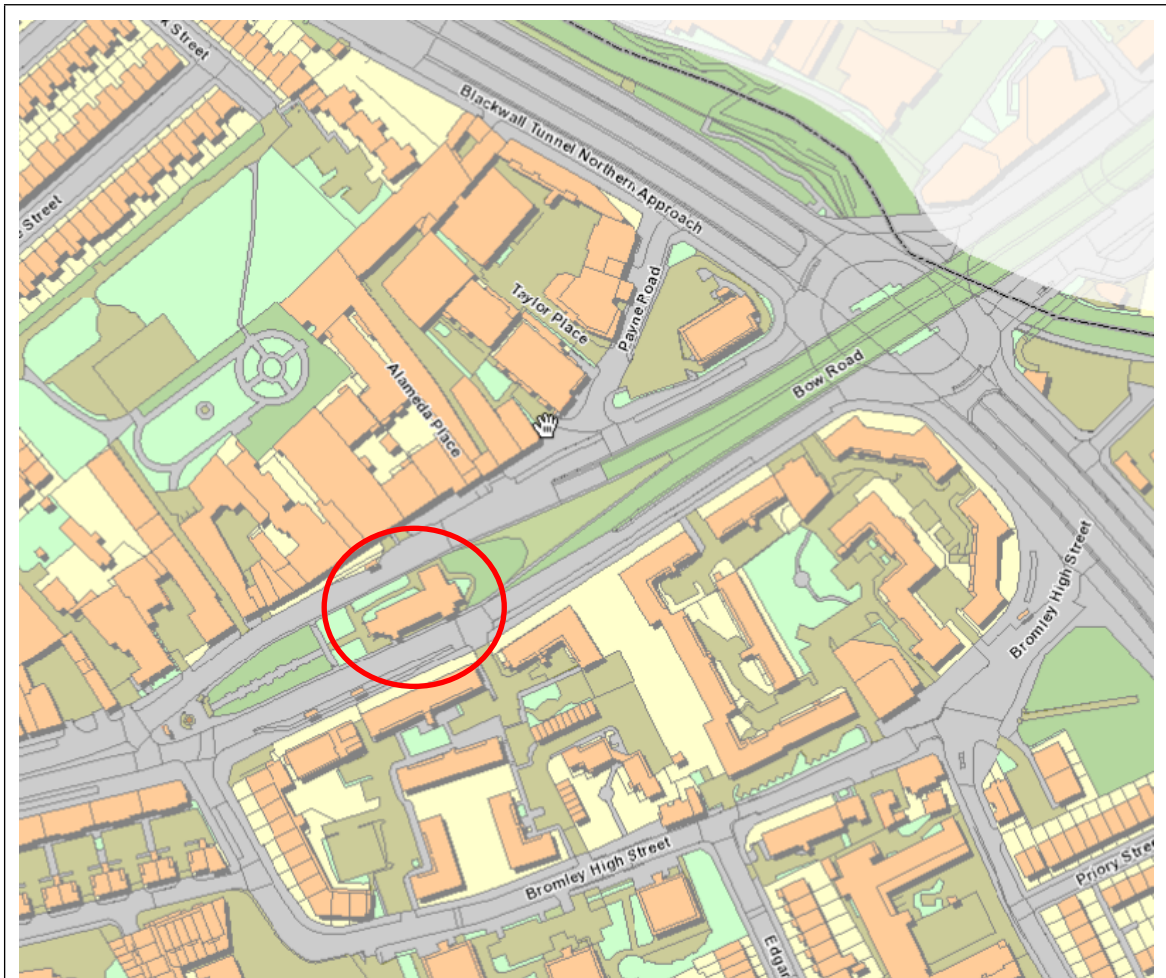


Fig. 2: Location of St Mary and Holy Trinity Church to the east of the Borough

- 2.5 St. Mary's Church is a nationally important building, being listed Grade II*; less than 6% of England's buildings are listed at this level. It is also located within the Fairfield Road Conservation Area. It was placed on Historic England's Register of Heritage at Risk in 2015, where it was stated that 'the church suffers from extensive dampness, stone decay and leaking roofs.' The extent of the works was such that the HLF proposed the works were split into two phases. Phase I of repairs to the west tower of the church were carried out in 2017-2018, mainly funded by the HLF but also supported by a Historic Building Grant from the Council. Phase II of repairs will complete the repairs to the aisles and chancel as well as providing for churchyard and access improvements.
- 2.6 By alleviating damp and water ingress problems, thereby reducing maintenance problems, and improving access, the project will reduce ongoing future maintenance costs. The drier, more accessible building will be more attractive for community uses, thus improving its economic and social sustainability. The church already hosts a wide range of community activities, such as concerts, plays, fairs and is home to the Bow Foodbank- the repair

work will enable the development of an enhanced range of community activities, serving a broader audience. As one of the Borough's last surviving mediaeval buildings and a landmark at one of the main entrances to the borough, St. Mary's is a powerful contributor to the sense of place and continuity of the area. The iconic building is integral to the social and cultural fabric of the whole East End. Completion of the Phase II of the project will ensure that it can be removed from the Heritage at Risk register and represents a major step towards restoring the building to the community, as the centre of the hamlet of Bow.

- 2.7 The church has been offered a majority sum towards the cost of the project by the Heritage Lottery Fund, through their 'Listed Places of Worship Grant Scheme'. Despite concerted efforts to find funding from other sources, the Church still has a shortfall of c. £37,000. If the Church is unable to raise the partnership funding required by the deadline of 2 November 2018, then the HLF offer will lapse, the project will be unable to go ahead and the building will remain on the Heritage at Risk register.
- 2.8 The total cost of the capital works of Phase II is £235,000 (including VAT). The overall cost of the project, including development stage costs, professional fees, heritage-related activity and interpretation is £333,000. Of the capital works, the HLF will contribute £148,000, £43,000 of VAT will be reclaimed, and the church will contribute £7,000 of its own reserves. This brings a total of £198,000 and leaves a shortfall of £37,000. It is proposed to allocate £30,000 from the Council's Historic Building Grant fund to the church. The church has confirmed that it has been successful in securing the additional £7,000 to meet the shortfall.
- 2.9 The Historic Buildings Grant would contribute towards repairs of the rainwater goods of the aisle and transept and drainage at ground level. Pollutant encrustation and inappropriate cement mortar will be removed from the exterior walls, which will encourage evaporation of moisture trapped in the stonework. These works will reduce water ingress, shed water from the building, enable the building to 'breathe', prevent further deterioration of the historic fabric and contribute an improvement of the external appearance of the building. The type of work proposed meets the criteria of the council's Historic Buildings Grant scheme and offers significant benefits for the residents in and visitors to the borough when complete. It will enhance the appearance of the Fairfield Road Conservation Area and allow the building to be removed from the Heritage at Risk register. Some elements of the project such as the churchyard and access improvements are not eligible for a Historic Buildings Grant, but are a subsidiary benefit from the overall scheme.

- 2.10 As a condition of the Council's HBG application, the award of a formal grant offer is based on the provision of a professional specification of the proposed works, three alternative detailed quotations and clear drawings of the proposed works (further detail, please see Appendix 4). However, the church is not currently in a position to provide three alternative detailed quotations as the project is not planned to go to tender until mid-September 2018, with a decision on the tender and a fixed contract sum by the beginning of November 2018.
- 2.11 As a result, the council cannot yet make an offer of formal grant; however the deadline for the church to raise partnership funding is 2 November 2018. If the church does not receive the necessary partnership funding, there is a risk that the HLF will withdraw their offer, the project will not go ahead and the building will remain at risk. Therefore it is proposed that a letter of comfort, with a grant offer in principle, subject to conditions, is written, approved by the Grants Determination (Cabinet) Sub-Committee on 27 September 2018, before the HLF deadline. A request to make a formal offer of grant will be put forward to the meeting on 2 January 2019, once all the necessary documentation has been received from the church.
- 2.12 Permission to start is anticipated in March 2019, leading to a start on site in April 2019. The payment of the grant would be in the next financial year, 2019-2020, and a request to roll over the grant will be made before the end of March 2019.
- 2.13 The grant will be conditional upon the building participating in London Open House of 5 years to ensure the best possible value for the council.

3. EQUALITIES IMPLICATIONS

- 3.1 The proposed works would contribute to the conservation and enhancement of a highly valued community asset, contributing to the setting of the Fairfield Road Conservation Area and neighbouring listed buildings.
- 3.2 The building currently provides a wide range of community activities, such as concerts, plays, fairs and is home to the Bow Foodbank. The work will see the building become a greater focal point for a larger number of residents, as well as visitors to the borough.
- 3.3 The project thus contributes to the theme 'A Great Place to Live' in the Community Plan to build One Tower Hamlets.

4. OTHER STATUTORY IMPLICATIONS

4.1 This section of the report is used to highlight further specific statutory implications that are either not covered in the main body of the report or are required to be highlighted to ensure decision makers give them proper consideration. Examples of other implications may be:

- Best Value Implications,
- Consultations,
- Environmental (including air quality),
- Risk Management,
- Crime Reduction,
- Safeguarding.

4.2 Best Value implications

The delivery of this project ensures the Council meets its commitment set out in the Council's Conservation Strategy. The partnership funding would contribute to securing a Heritage Lottery Fund grant. The restoration of this listed cultural asset part funded through the grant will benefit the whole community and is considered to offer excellent value for money. The grant will be conditional on the building participating in London Open House for five years to ensure the best possible value for the council.

4.3 Environmental

In line with other beneficiaries of grants from the Council, St. Mary and Holy Trinity Church will be encouraged to consider taking appropriate steps to minimise negative impact on the environment when taking up the opportunities offered within the programme and on an ongoing basis. The proposed access improvements will allow for on-going future maintenance work, thus reducing

4.4 Risk management

The Council has not committed itself to a payment of a grant at this stage. A formal offer of grant can only be made on receipt of three detailed quotations and the architect's specification for the works. Payment of the grant cannot be made until the work is completed to the full satisfaction of the Council and the works do not come under budget. There is a risk that if the Church do not receive adequate partnership funding then the HLF may withdraw their grant offer, the repair work may not proceed and the benefits described in this report would not be delivered.

4.5 **Crime reduction**

Beyond the repair works, the overall scheme with the churchyard improvements, should help to promote positive neighbourhood engagement by encouraging visitors and users to St. Mary's Church and reduce anti-social behaviour.

4.6 **Safeguarding**

There are no safeguarding implications.

5. **COMMENTS OF THE CHIEF FINANCE OFFICER**

- 5.1 This report seeks the approval of the Grants Determination Sub-Committee to allocate funding of £30,000, payable as a Historic Buildings Grant, to St Mary and Holy Trinity Church as a contribution towards the cost of repairs and restoration works to the church.
- 5.2 This is the second phase of the repairs programme. The Council previously awarded a Historic Buildings Grant of £20,000 towards the £283,000 cost of the initial works which mainly related to the West Tower.
- 5.3 The total works costs for the second phase are estimated at £235,000. These exclude fees and non-repair works which are financed from a separate Heritage Lottery Fund grant. At the time of submitting the application to the Council for Historic Building Grant, £198,000 of financing had been raised, leaving a shortfall of £37,000 as shown in the table below.

	£
Works Costs - Excluding Fees	235,000
<u>Approved Funding - at application stage</u>	
Heritage Lottery Fund	148,000
Listed Places of Worship Grant Scheme	43,000
Reserves	7,000
	<hr/> 198,000
Funding Shortfall	37,000

- 5.4 In order to obtain the Heritage Lottery Funding, the Church must provide evidence of the secured match funding by 2nd November 2018. Based on the initial submission, the Council contribution would mean that a balance of £7,000 would still need to be raised, however the Church has recently confirmed that it has been successful in securing the required additional funding (see paragraph 2.8).

- 5.5 The proposed grant allocation will utilise £30,000 of the uncommitted resources of £53,250 that have been earmarked to finance Historic Buildings Grants. No funding should be released until all necessary grant conditions have been made and the supporting documentation verified.

6. COMMENTS OF LEGAL SERVICES

- 6.1 The Council has the legal power to make this grant if it so wishes.
- 6.2 However, the applicant has not fulfilled all the criteria of the grant application process as it has not been out to tender and provided 3 quotes against the specification. The offer of a grant is required so that the applicant can access the substantial funding from the Heritage Lottery Fund and therefore requires a commitment from the Council to provide this grant. Therefore, an offer of grant may be made but it must be conditional upon the satisfaction of the grant application conditions prior to payment of the grant. Therefore, a condition of the grant agreement will be that there is the provision of the requisite number of quotes.
- 6.3 The grant terms will also provide for the control and the monitoring of the use of grant funds. This will ensure that the Council achieves Best Value in line with the law. However, this also means that the quotation process must be undertaken and evaluated in accordance with pre-advertised conditions. Again this should be covered in the grant terms.
- 6.4 The particular application does not give rise to any specific equalities issues under the law. The grant scheme itself is also subject to the Council's equalities monitoring process and is therefore assessed regularly to ensure that any equalities issues are dealt with appropriately.

Linked Reports, Appendices and Background Documents

Linked Report

- List any linked reports
-
- State NONE if none.

Appendices

- Appendix 1: Extract from the Heritage at Risk Register
- Appendix 2: Historic Buildings Grant application form
- Appendix 3: Letter of comfort
- Appendix 4: Historic Buildings Guidance

Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012

- NONE

Officer contact details for documents:

Sripriya Sudhakar


Place Shaping – Team Leader

T: +44 (0) 207 364 5371

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Appendix 1

Extract from Historic England Register of Heritage at Risk (2016)

	SITE NAME:	Church of St Mary Stratford Bow, Bow Road, Poplar E3	<p>St Mary's Bow is shrouded by trees on a traffic island on the A11. The tower and chancel were built circa 1490 onto an early C14 nave. The south aisle was rebuilt in 1794, the upper tower in 1829 and restorations completed in 1848 and 1898-9. The upper tower was rebuilt and railings restored in the 1950s following World War II damage. The church suffers from extensive dampness, stone decay and leaking roofs. The church has been awarded a first round pass from the Heritage Lottery Fund for fabric repairs, a new drainage system and for tree management.</p> <p>Contact: Ian Harper 020 7973 3786</p>
	DESIGNATION:	Listed Place of Worship grade II*, CA	
	CONDITION:	Very bad	
	PRIORITY CATEGORY:	B (A)	
	OWNER TYPE:	Religious organisation	
	LIST ENTRY NUMBER:	1065273	

© Historic England

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LONDON BOROUGH OF TOWER HAMLETS
HISTORIC BUILDINGS GRANTS

Place Shaping Team
Directorate of Development and Renewal
Town Hall Mulberry Place
5 Clove Crescent
Poplar, London E14 2BG

**APPLICATION FOR A GRANT UNDER THE PROVISION
OF THE PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS)
ACT 1990**

Please read the guidance notes carefully. These set out the criteria against which applications are assessed and may prevent unnecessary work.

The grant forms should be completed and returned to the address above. Please answer all questions; an incomplete form can not be assessed.

The form must be accompanied by two estimates broken down into the elements of the work and full details of work proposed and photographs of the building.
(See Guidance notes at the back)

1.a Full postal address of the building or site for which grant is sought.

St Mary & Holy Trinity Church
230 Bow Road
London E3 3AH

1.b

Is the building a statutorily Listed Building under Section 1 of the Planning (Listed Buildings & Conservation Areas) Act 1990?

Yes

If so, is it Grade I, II, II* - Grade II*

1.c

Is the building within a Conservation Area?
Yes. (Fairfield Road)

1.d

Is the building a "Locally Listed" building?

No

2. Name, address and day time telephone number of applicant.-

[REDACTED]

3. Is the applicant the freehold owner of the building or land concerned, and totally responsible for its upkeep and repair?

Yes (but see below)

If No, please explain (use a separate sheet if required), the applicant's legal interest in the property, and/or who is responsible for upkeep and repair.

The building and the surrounding churchyard is owned by the Church of England Diocese of London, but LBTH are responsible for the upkeep and maintenance of the churchyard.

4a What is the present use of the building or site?

St Mary's Church - "Bow Church" - serves the Parish of St Mary's and Holy Trinity. A full range of Sunday and other services is held in the church. The building also hosts a wide variety of community activities (e.g. concerts, plays, fairs, bell-ringing and open days). It provides a rehearsal space for the East London Late Starters Orchestra and is home to the Bow Foodbank.

4b The existing uses will continue- but the repairs will also allow the development of an enhanced range of community activities, serving a broader audience.

5.a Description of proposed works (a copy of the detailed specification and, if alterations are proposed, drawings of the buildings as existing and as proposed, must be enclosed).

St. Mary's church is faced by many urgent repair problems, essentially all stemming from water penetration at both high and low level. This water penetration is damaging the building's historic fabric, leading to incipient structural problems, a deterioration of the building's external appearance and loss of important historical features, some of which date back over 500 years. Because of these threats to the building's significance Historic England recently placed St. Mary's on its Buildings at Risk Register.

A comprehensive schedule of work to remedy the problems was drawn up in the summer of 2016 by the conservation-accredited architects Thomas Ford & Partners, but for cost reasons

the necessary work was divided into two phases, the first of these consisting of repairs to the West Tower.

Work on phase one began in September 2017, largely funded by a grant from the Heritage Lottery Fund, but also significantly assisted by a Historic Buildings Grant from the Borough and funding from other supporters. The phase one tower repairs should complete by end March 2018.

Meanwhile HLF have given an in-principle grant towards the now very urgent works planned for phase two. This includes the following elements:

- Repairs to gutters, parapets and outlets to the north and south sides of the church, and to the chancel (east end)
- Repair/Replacement of the failing underground drainage system.
- Work at ground level to improve surface drainage and prevent water ingress
- Removal of soot and other pollutant encrustation from the elevations, to promote evaporation of moisture trapped in the stonework and enable it to breathe
- Repair/reinstatement of churchyard as a community space

Our award-winning conservation-accredited architects for phase two (Matthew Lloyd and Partners) are now developing plans, drawing on the results of a number of investigations and surveys of the building and its problems. Full drawings and a detailed specification are expected to be available at the end of July, and we expect to be able to provide scheme drawings by the end of May. The project will be very much focused on making the building watertight and better fitted for community use, while enhancing its external appearance at the same time. NB The works will not require alterations as usually understood, as although the building's appearance will be improved, this will be achieved by the removal of harmful substances (ie soot and inappropriate cement) and their replacement with more suitable materials (ie lime mortar). Other visible work will be like-for-like repairs.

The current timetable for the Phase 2 work is to have finalised the detailed schedule and specification for the works by mid August 2018, going to tender with the project in mid-September. We would hope to have made a decision on the tender and fixed a contract sum by the beginning of November. We anticipate that HLF's permission to start the repairs themselves would come in February or March 2019, leading to a start on site in late March or early April 2019.

5.b Please indicate how the proposed work including proposed materials will improve the sustainability quotient of the building (a copy of the material specification impacting buildings sustainability as proposed, must be enclosed).

All the proposed work will improve the sustainability of the building, as the whole schedule of work is designed to reduce water penetration and to encourage water in the building fabric to be able to pass out again causing the minimum of damage. Repairs will essentially be like-for-like and use historically appropriate materials, which in practice entails relatively local sources, minimising the carbon footprint of the project.

A material specification will be available in late July, when our architects have completed the detailed Scope of Works and design plans. As experienced conservation architects, their proposals will ensure that materials used will not impact negatively on the building's sustainability.

In making the building water-tight once more and reducing maintenance problems, the project will reduce ongoing maintenance costs, while the dryer, more accessible building will be more attractive for community uses, thus improving its economic and social sustainability. As one of Tower Hamlets' last surviving mediaeval buildings and a landmark at one of the main entrances to the borough, St. Mary's is a powerful contributor to the sense of place and

continuity of the area. This iconic building is integral to the social and cultural fabric of the whole East End of London. Completion of the project ought to ensure that it can be removed from Historic England's 'Buildings At Risk' register and represents a major step towards restoring the building to the community as the centre of the hamlet of Bow.

6. Three quotations for the works must be supplied based on the detailed specification prepared for Question 5 above. Estimated total cost should be provided in each case with the figure for VAT shown separately. Each estimate should include a breakdown showing the cost of individual items such as work on the roof, walls, joinery, etc. The estimates must be directly comparable. Copies of builder's tenders, if already obtained, should be enclosed; and percentage(s) to be charged detailed. If tenders are not yet available, estimates should be submitted.

	Net	VAT	Total
Contractor prelims & scaffolding	£24,000	£ 4,800	£28,800
Repairs to north gutters, parapets, outlets	£ 9,000	£ 1,800	£10,800
Repairs to south gutters, parapets, outlets	£ 7,000	£ 1,200	£ 8,200
Repairs to chancel gutters, parapets, outlets	£25,000	£ 5,000	£30,000
Repair of below-ground drainage	£45,000	£ 9,000	£54,000
French drains, improved surface drainage	£57,000	£11,400	£68,400
Contingencies	£21,700	£ 4,340	£26,040
Inflation uplift	£ 7,300	£ 1,460	£ 8,760

TOTAL £ 235,000 (including VAT)

(= total cost of delivery stage repairs including inflation adjustment, contingency and VAT.)

7. When do you expect work to start?

We expect the works to start on site in March/April 2019

PLEASE NOTE: THIS APPLICATION WILL BE DISQUALIFIED FROM CONSIDERATION FOR A GRANT IF WORK STARTS BEFORE AN OFFER OF GRANT HAS BEEN MADE, OR WITHOUT THE COUNCIL'S EXPLICIT PRIOR APPROVAL IN WRITING.

8. Have you applied, or do you intend to apply for a grant from any other source?

Yes

If yes, please give details

The majority of the funding for the project has been pledged (subject to conditions) by the Heritage Lottery Fund, with a total grant of £246,000 towards development stage costs, the works themselves, professional fees, delivery stage costs & heritage-related activity and interpretation. **£148,000 of this grant will be towards the contract costs as set out above.** We will be applying to the statutory Listed Places of Worship Grant Scheme for a non-discretionary grant to cover about 85% of the VAT incurred on the works outlined above and expect to reclaim £43,000 through this scheme for these works. We will contribute £7,000 from our own reserves, which are also helping to pay for professional fees and heritage-related community activities tied into the project. We therefore have a shortfall of c. £40,000. To raise this sum, we are in the process of applying to the National Churches Trust, the City Bridge Trust, the Garfield Weston Foundation and others as well as to your Historic Building grant scheme. If we are unable to raise the partnership funding required by the deadline

(September 2018), the HLF offer will lapse, the project will be unable to go ahead, and the building will remain at increasing risk.

9. Can you reclaim VAT on eligible work?

We are not VAT-registered and so are unable to reclaim VAT through the tax system. However, we will be able to reclaim the vast majority of the VAT on the work eligible for historic building grant through the Listed Places of Worship Grant Scheme, which should apply to all work to the fabric of the building itself, although unfortunately it will not apply to VAT incurred on improvements to surface drainage or works to the surrounding trees.

10. Do you wish to include professional fees? (The resources available for grant aid will not normally permit grant aid towards fees).

No

And percentage(s) to be charged - N/A

11. Any additional information you wish to be taken into account when the applications being considered.

St Mary's church has a highly visible location in the east of the borough. The fabric shows its development from its origin as a chapel in 1311 and its extension to a church, with tower and chancel, in 1495, to major restorations in Victorian times and again following extensive damage during the Blitz. This latter restoration was deliberately undertaken in contrasting materials, so that the church today remains a living memorial to the suffering of the East End during the Blitz. Both in its architecture and in its contents, which include memorials to the politician and social reformer George Lansbury, the philanthropist Prisca Coborn and a memorial chapel to the Polar and Stepney Rifles, it embodies over seven centuries of the history and community of the area.

Community engagement and extending and enhancing the use of the building for community purposes is central to the project. A recent Heritage Day involved many local community groups and attracted a large number of visitors. Our analysis of the questionnaires completed on the day has directly shaped the development of our community engagement strategy for the delivery phase. Likewise, a Community Audit undertaken on our behalf by graduate students of Queen Mary University has further informed our strategy.

We are also very pleased to have been selected by Empowering Design Practices as one of the key participants in their Open University-funded community research programme. We will be working closely with them during the lifetime of our project.

I declare that I have read the guidance notes on Tower Hamlets Historic Buildings Grants and that the information given above is true and accurate to the best of my knowledge and belief.

Signature ___Paul Haggie]_____

Print Name PAUL HAGGIE

Address 28 Coborn Street, London E3 2AB

Date 22 March 2018

This application form with the supporting information should be sent to:

**London Borough of Tower Hamlets
Development, Design & Conservation
Mulberry Place (AH), P O Box 55739,
5 Clove Crescent, Poplar
London E14 2BY**

Appendix 3

Contents of draft Letter of Comfort to the Church of St Mary & the Holy Trinity, Bow

Dear Rector,

London Borough of Tower Hamlets Historic Buildings Grant The Church of St Mary & the Holy Trinity Bow

Thank you for submitting an application to the London Borough of Tower Hamlets requesting a Historic Buildings Grant.

St Mary's is listed at Grade II*, it is one of the Borough's most important historic churches and is a notable landmark within the east of Borough. It is currently included on Historic England's Register of Heritage at Risk.

We acknowledge the hard work and effort put in by the church to raise funds for vital works to the exterior of the tower, including securing a Heritage Lottery Fund Places of Worship grant.

Following the meeting of the Council's Grants Determination Sub Committee on 27 September 2018, I am pleased to inform you that the Council has agreed in principle to the making of an offer of grant of £30,000 for the works upon receipt of three tenders for the works. The offer would be subject to the terms and conditions as set out on the grant application form.

Please do not hesitate to contact Anna Zucchelli (Heritage at Risk Projects Officer) should you require any further information at this stage.

Kind regards

Sripriya Sudhakar

Place Shaping Team Leader

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LONDON BOROUGH OF TOWER HAMLETS GRANTS FOR HISTORIC BUILDINGS

Guidance Notes for Applicants

Introduction

There are approximately 2000 buildings in Tower Hamlets, which are **listed** - that is they are nationally recognised as being of special architectural or historic interest. There are 58 **Conservation Areas** - which are areas of special interest, designated by the Council. Additional information about Listed Buildings or buildings in Conservation Areas can be obtained from the Council's Place Shaping Team at Mulberry Place(AH), PO Box 55739, 5 Clove Crescent, Poplar, London E14 2BY.

The Planning (Listed Buildings and Conservation Areas) Act 1990 enables the London Borough of Tower Hamlets to make grants available towards the cost of the repair or refurbishment of Historic Buildings and enhancement of Conservation Areas within the Borough. The owners of older buildings face considerable expense in repairing, restoring and maintaining their properties, thus provisions have been made by the Council to provide financial assistance to help owners carry out these works.

Grant applications are considered on their own merits, in the light of the importance of the proposed works, the availability of resources, and the contribution of the proposed works to the preservation of the building and townscape. Limited assistance is available from the Historic Buildings Department, subject to eligibility. Grants are discretionary and there is no automatic right to a grant under any circumstances.

The Council is not able to give assistance for the routine repair and maintenance of buildings. Works including the eradication of damp and dry rot, the removal of defective timber, the replacement of decaying stucco or plasterwork, the replacement of windows and re-roofing are not grant eligible regardless of whether or not the building is Listed or in a Conservation Area. Whilst sympathetic to these problems the Council believes that routine maintenance works are the responsibility of the property owner.

Works eligible for Grants

Grants will be considered for specific works of external repair, which the Council considers, are necessary to protect the specific interest of the building and to maintain or restore its structural or architectural integrity. The Council is happy to consider grant aiding for small-scale visible improvements to Listed Buildings or buildings within Conservation Areas including the restoration or replacement of missing architectural / ornamental features, to include shop fronts, doors and door surrounds, balustrades, cornices and railings.

The following criteria are normally applied in considering grant applications, although, exceptions may occasionally be made to meet unusual circumstances.

1. The building must normally be included in the Statutory List of Buildings of Special Architectural or Historic Interest, situated within a designated Conservation Area or included in the Local List of Buildings of Historic Interest.
2. Grants will be targeted to achieve the maximum visual benefit to the general community. (Preference will be given towards the reinstatement of architectural features - works which are generally expensive and by their nature are of little practical benefit to the applicant). They are normally available for the repair / refurbishment of the exterior of the building only.
3. Applications may be considered from any person or body provided they are in a position to carry out the works. Applicants may be asked to provide in confidence to the Council financial information relevant to the project and their own circumstances. Preference will be given to offering grant aid to charities and those residents of the Borough who are on low incomes.
4. The Council will consider grant aiding buildings in a defined group where works are carried out simultaneously to more than one building, which would enhance the character of a particular terrace or street. Grants are targeted to achieve the maximum benefit for the community.
5. Grants will be targeted to assist in the regeneration of the urban environment, with preference given to "Buildings at Risk". These buildings blight the local environment and inhibit regeneration.
6. The minimum total cost eligible for grant aiding is £1,000. Where works are eligible, the grant will not exceed 60% of the total cost (including VAT). Commercial properties are not grant eligible with the exception of shop fronts to properties within Conservation Areas.

Applications

The information regarding eligibility provided in the guidance overleaf should be considered carefully before a grant application is made.

To submit a Historic Buildings Grant Application you will need to provide the following information:-

- A professional specification of the proposed works
- 3 alternative detailed quotations, based on the schedule of works and **broken** down into the individual elements of the work identified in the specification. These estimates must be clearly comparable.
- Clear drawings of the proposed works supported by photographs of the property.

It is essential that any new work or repair work to be grant aided is correctly detailed and carried out to match the existing original work. The restoration of historic buildings is a skilled job and applicants are recommended to obtain professional advice. The technical advice of the Council officers will normally be available so far as staff resources permit.

Fees of professional advisors belonging to a recognised institution, e.g. Architects or Chartered Surveyor's may be included within the costs to be grant aided.

The contractor's reliability, standard of workmanship, experience and satisfactory general conduct is the applicant's responsibility. OFFICERS CANNOT SUPERVISE WORKS OR BE HELD RESPONSIBLE FOR ANY TECHNICAL DECISIONS TAKEN.

All grant applications will be acknowledged. Once a complete and satisfactory grant application is received the building will be inspected by the Council's Conservation Officers with regard to the works proposed. The applicant will be advised of the Council's decision as soon as possible.

Work must not commence until an offer of grant has been made or until the Council has agreed in writing that work may proceed without prejudice to the application. **IN NO CIRCUMSTANCES SHOULD YOU COMMIT YOURSELF TO WORKS IN EXPECTATION OF A GRANT** unless you are able to undertake the entire expense in the event of a refusal.

The making of a grant does not relieve the applicant of the need to apply for any necessary consent under the Planning Acts or Building Regulations. All consents and permission should be obtained BEFORE WORKS COMMENCE.

Grant Offers

An offer of a grant will normally be based on the lowest of the two estimates, it is not transferable and is offered only to the applicant. The following conditions automatically apply although exceptions may occasionally be agreed in writing.

1. Any offer of a grant will only be valid for six months from the date of the committee at which it was agreed. If funding has been entirely committed within a particular financial year, an applicant will be advised of the fact, and will be eligible to apply in the following year.
2. In the event of the actual cost of the works against which grant is offered being less than the anticipated cost contained in your application, the Council may at its discretion reduce the sum paid in proportion to the costs actually incurred/
3. Should the costs exceed the anticipated costs there is no provision for increase of the grant sum offered.
4. A sign must be displayed on the building during the course of the works, indicating that the Council has made a grant. The sign will be supplied by the Council (in the form of a sticker) but the cost of its erection and display is to be borne by the persons receiving the grant.
5. Payment of a grant will be conditional upon the approved works being carried out to the complete satisfaction of the Council. An offered grant will not be paid or may be reduced if the work is, in the view of the Council, not of a sufficiently high standard.
6. Before making the final payment, the Conservation officer dealing with the application will inspect the work to ensure it has been carried out satisfactorily and to a conservation standard. It is suggested that, the claim is adequately documented and all the paper-works are kept in order so that the payment can be made as quickly as possible. Once it has been approved, it is passed to the Financial Accounts Payments Section for the payment to be made.
7. You are recommended not to apply for a grant unless your application meets the entire criterion outlined in the guidance paper, and you can provide all the information required to enable the authority to fully assess the application. Without this information your application can not be processed.

Historic Buildings Grant Application forms are available from:


London Borough of Tower Hamlets

Place Shaping Team

Mulberry Place (AH), PO Box 55739, 5 Clove Crescent, Poplar, London E14 2BY

Telephone: 020 7364 5372/5393

If you have any other conservation queries please do not hesitate to contact us.

<p align="center">Grants Determination Sub-Committee</p> <p align="center">27th September 2018</p>	 <p align="center">TOWER HAMLETS</p>
<p>Report of: Ann Sutcliffe Corporate Director of Place</p>	<p>Classification: Unrestricted</p>
<p align="center">A12 Acoustic Barrier</p> <p align="center">Part of the A12 Green Mile Initiative</p>	

Lead Member	Councillor Rachel Blake, Deputy Mayor and Cabinet Member for Regeneration and Air Quality
Originating Officer(s)	Abdul Khan, Service Manager for Energy & Sustainability
Wards affected	Bromley South
Key Decision?	No
Forward Plan Notice Published	4 th September 2018
Reason for Key Decision	Grant
Community Plan Theme	Great Place to Live

Executive Summary

To design and install a new innovative acoustic barrier for a section of the A12 to mitigate noise and air pollution. This is a pilot scheme in partnership with Transport for London (TfL) and Poplar HARCA.

Poplar HARCA are the partners on the ground managing and delivering the project and therefore this report is seeking the approval to provide £100,000 to Poplar HARCA as a grant to deliver the project on the partnership's behalf.

Recommendations:

The Grants Determination Sub-Committee is recommended to:

1. Approve to provide £100,000 to Poplar HARCA as a grant to deliver the A12 acoustic barrier project.

1. REASONS FOR THE DECISIONS

- 1.1 Noise and air pollution is a major issue in the Borough especially along the A12. This is a new and innovative solution to mitigate these issues and the first project in the UK of its kind.
- 1.2 The project has already secured a grant of £67,500 from TfL. The remaining monies from the TfL grant, amounting to some £30,000, are likely to be lost and the project will not be progressed if the recommendations in this report are not approved.

2. ALTERNATIVE OPTIONS

- 2.1 The council can deliver this project in house without providing a grant to Poplar HARCA, however as Poplar HARCA are already on the ground delivering and managing this project it makes deliverability easier including the logistics and coordination with various bodies. Delivering the project in house will increase project management costs as we do not have the resources to deliver it within current staff resources.

3. DETAILS OF THE REPORT

- 3.1 The report is seeking approval to grant fund the implementation of the new style acoustic barrier along a section of the A12 Blackwall Tunnel Northern Approach; one of London's most trafficked vehicular routes passing through an increasingly densely populated residential area.
- 3.2 Through the innovative design, implementation, and monitoring of this acoustic barrier, the project aims to test its performance; particularly its ability to mitigate noise, reduce air pollution and to enhance the quality of the environment along this section of the A12.
- 3.3 In essence, the proposal will deliver a template for reducing the abovementioned effects, as well as improving the real and perceived quality of the street edge for pedestrians and cyclists.
- 3.4 The project is a pilot scheme to showcase a new and innovative design, and its potential ability to mitigate noise and air pollution. Following testing and refinement, appropriate versions of the barrier can be introduced in selected stretches along the rest of the A12 between the Bow Interchange and the northern entrance to the Blackwall Tunnel. These additional lengths of barrier form part of the A12 Green Mile Initiative for which additional funding will be sourced.
- 3.5 Transport for London (TfL) has already committed £67,500 towards the design, implementation and monitoring of this acoustic barrier. Section 106 monies have also been agreed in principle through the LBTH Pocket Park PID (£30,000) to support the acoustic barrier through the greening of the adjacent open space.

- 3.6 This report will define the A12 Acoustic Barrier project and bring together the key components needed to progress the project to completion. The required funding of £100,000 has been approved by the Infrastructure Delivery Steering Group (IDSG) from the S106 contribution LTGDCG A12 Road Corridor Commitments.
- 3.7 In 2014, the Roads Task Force (RTF) commissioned an exemplar study for the A12 between Bow Interchange and the northern entrance to the Blackwall Tunnel. The A12 Corridor Study (Final Report, March 2015) (the Study) by Jacobs with SKM aimed to tackle the environmental issues facing the A12 corridor and set out options for bold interventions to improve accessibility, (particularly by walking and cycling), overcome severance, mitigate noise and air quality issues, and support the planned regeneration of the area. The A12 Green Mile Report by LBTH and Poplar HARCA formed an appendix to this study and specifically identified short-term options for 'greening' the A12 before the more permanent options could be realised.
- 3.8 The A12 Acoustic Barrier is one of several 'greening' projects identified in the A12 Green Mile Report. The purpose of this project is to complete the design of a prototype acoustic barrier, incorporating a new noise absorbent material 'Silk Metal' (an innovative, self-coloured metal 'fabric'), to manufacture and install this barrier, and to test and monitor the efficiency how this innovative design solution can mitigate noise and air pollution and enhance the environment.
- 3.9 While bench testing of the silk metal product is known to achieve good levels of noise reduction; the intention is to produce a live demonstration project with a strong research component where successful trials will result in the knowledge gained and skills learnt being used to extend the successful components into other appropriate locations along the A12 Green Mile project area from the Bow Flyover (A11) to the Blackwall Tunnel, and with the potential for these new ideas to be replicated in appropriate locations throughout the Borough, and indeed the UK.
- 3.10 The location selected for the implementation of the 25-metre-long acoustic barrier is at the roadside edge of the northbound carriageway of the A12, opposite the Sainsbury's Local Food Store and the currently vacant community building. The footpath is wider at this location (5 metres) and is adjacent to a small public space at Jefferson Plaza. The acoustic barrier implemented at this location will frame the connection for pedestrian and cyclists to Bromley-by-Bow station to the north (see Appendix B, Figure 1). As such, the trial's interventions will perfectly test what can be achieved in a very practical case scenario and in an area where people will both pass-by and dwell. To note, the design process involved an on-site community consultation and engagement session.
- 3.11 The issue of restricted views beyond the barrier from the roadside has been considered as part of the design process. The design proposes an appropriate length of barrier and for it to be located at the confluence of the public open space. This will ensure the barrier performs effectively while maintaining openness on the pedestrian side and within an area with a high

level of activity. The clear width of the pavement (excluding the public open space) remains in excess of the 5 metres. As such the barrier does not create a narrowing of the pedestrian route or any hiding areas along its length, nor does it impact the presence of the currently vacant community building to the footpath or the A12 road (see Appendix B, Figure 3).

- 3.12 The availability of lighting on the pavement side of the acoustic barrier was investigated as part of the design process. It was noted that there is lighting already in place within the public space opposite the barrier, and that this projects additional artificial light onto the pedestrian side of the barrier will also help avoid any shadows and dark areas on this side of the pavement.
- 3.13 As mentioned, the A12 Green Mile Report was developed in the context of the work that TfL commissioned along the A12, and which itself originated from the work of the Roads Task Force completed in 2013. One of the key projects within the Green Mile report is the development of the acoustic barrier. To date, TfL have contributed £67,500 to the development of the acoustic barrier. Work on the design of the acoustic barrier has progressed and is at an advanced stage the next stage will be to complete the design, manufacture the components, erect the wall on site and monitor its performance.
- 3.14 The A12 Green Mile report highlights the need to maintain the reliable and efficient movement of vehicles along the A12, highlighting it as an important arterial road with over 15 million vehicular movements each year. Yet, it is subsequently made clear in the report that the A12, particularly the part between the Bow Flyover (A11) and the entrance to the Blackwall Tunnel, is flanked by well-established residential communities. This is also the location where the Mayor and Council are focusing on the introduction of a very significant number of new homes (approximately 13,000 more), supported by the designation of the area as LBTH's 'Poplar Riverside Housing Zone'.
- 3.15 This project progresses the Roads Task Force's core aims and the objectives of the A12 Road Corridor Study. The project aims to transform the environment for the pedestrian and thus help create a more connected and safer place along the A12 and the nearby Bromley-By-Bow station. The project also aims to reduce air pollution as well as to reduce the actual and perceived noise along the A12 road at this location. This potential will be tested and reported by the University of East London, who are a partner in the development of the acoustic barrier.
- 3.16 The project will focus on an arterial road and will emphasise the need to maintain reliable and efficient movement of motor vehicles, whilst introducing and testing innovative solutions aimed at mitigating the roads impacts on communities that live alongside, in terms of noise and air pollution as well as severance. In summary, the project will create a better quality of life for those who will live in close proximity to the A12.
- 3.17 The project will deliver one of the key components of the A12 Green Mile Report. This being the introduction of a new, purpose built, acoustic barrier designed with the quality of an art-piece along the A12 and adjacent to

Jefferson Plaza. The wall will be constructed from an innovative noise absorbent material; 'silk metal' not previously used in the UK for this purpose.

- 3.18 The design lifespan of the Acoustic Barrier is 10 years, however, it is agreed with TfL that, as this is a bespoke project for the purposes of testing the affect and efficiency of the design to achieve noise and air quality benefits for the local population, it will be monitored closely over a period of two years. If during this time there are any significant negative impacts, for example; management and maintenance then there is the provision for the Acoustic Barrier to be removed, or relocated.
- 3.19 An application for a wide number of enhancement projects along the length of the A12 Green Mile, including the retention of this acoustic barrier, will be submitted in October 2018 to the Mayor of London's New Liveable Neighbourhoods Programme. If successful it will include an upgrade of the acoustic barrier at the end of its design lifespan to ensure its permanent retention.
- 3.20 The project will also involve the testing and monitoring of noise levels and air pollution levels with a before and after comparison. The results will be published as a report by the University of East London (UEL).
- 3.21 Perception testing with sample groups of residents will be carried out by the UEL and Poplar HARCA. This will include before and after surveys to inform the visual and environmental perceived quality of the final installation.
- 3.22 Designers, manufacturers and highway contractors will be procured in line with the Council's and TfL's established procedures to deliver the infrastructure.
- 3.23 The project will be led by the A12: Green Mile Pilot Project Steering Group with representatives from LBTH, TfL, UEL, Echo Barrier and Poplar HARCA. The Project Steering Group will conform to the agreed Council Directorate project management and financial protocols.
- 3.24 A provisional sum of £10,000 has been accounted for within the TfL committed funding to cover the cost of any repairs and maintenance of the barrier.
- 3.25 Signage will be displayed signifying the use of S106 contributions on the hoarding and/or on street work frames.
- 3.26 Procurement imperative for maximising local benefits as agreed by Members will be integrated into the tendering documentation in consultation with the procurement team. Where we will be using TfL's current term contractors to carry out the associated works, we will be contacting the Employment and Enterprise Team (Place Directorate, LBTH) to discuss initiatives that can be provided such as work experience placements.

- 3.27 Transport for London (TfL) on whose road the project is situated and who will be responsible for steering the project through their final approvals process. TfL will also be a critical partner in selecting and managing the site contractor.
- 3.28 The London Borough of Tower Hamlets (LBTH) who will support the trial through their land ownership and experience in developing and implementing features adjacent to highways. Poplar HARCA, through their experience in project management, community liaison and consultation, and the maintenance of the public realm. Echo Barrier through their experience in the design and implementation of external acoustic barriers and the monitoring of noise reduction. The University of East London (UEL) who will record public perception and test potential reduction in pollution levels.
- 3.29 In addition to the Steering Group, the day to day management of the project will be led by David Black of Poplar HARCA (as project manager) with support from the Core Project Team comprising the Design Architects, Echo Barrier and UEL. A total project management fee of £7,000 has been identified.
- 3.30 Manufacturers and highway contractors will be procured in line with the Council's and TfL's established procedures to deliver the infrastructure.

4. EQUALITIES IMPLICATIONS

- 4.1 When making decisions, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). A proportionate level of equality analysis is required to discharge the duty.
- 4.2 An Equity Analysis Quality Assurance Checklist has been completed for this PID Project which confirms the equal benefit created through the introduction of the Acoustic Barrier. The project will positively enhance affect all pedestrians and users of the open space and will be an improvement on the current situation. There is no evidence that the project will have any adverse effects on people who share Protected Characteristics.

5. OTHER STATUTORY IMPLICATIONS

5.1 Best Value Implications,

Transport for London (TfL) has already committed £67,500 towards the design, implementation and monitoring of this acoustic barrier. Section 106 monies have also been agreed in principle through the LBTH Pocket Park PID (£30,000) to support the acoustic barrier through the greening of the adjacent open space.

Procurement will be carried out in line with LBTH procurement process and TfL procurement framework as this is a bespoke and specialist project. The project management cost has been kept to a minimum as its being managed by Poplar HARCA.

5.2 Consultations, Key Project Stakeholders

The principal stakeholders are shown in Table below and will be engaged from the earliest stages of the project and through to project closure. The key stakeholders will be engaged as required, after delivery is completed.

Key Stakeholders	Role	Communication Method	Frequency
Existing and future residents, local business owners and visitors.	Residents, businesses and visitors benefiting from more useful open space, reduced traffic noise, lower pollution levels and a more pleasant and attractive environment in which to walk and dwell.	Meetings Exhibitions Events Emails	Ad-hoc as required
Elected Members	Being accountable for the successful delivery of strategic objectives (some of which this project will deliver against and contribute towards).	Public meetings Briefing sessions	Ad-hoc as required
LBTH	Increased open space and health improvements.	Public meetings Briefing sessions	Ad-hoc as required
TfL	Potential new materials and designs for reducing the impacts of major roads throughout London.	Guidance notes Meetings Presentations	Ad-hoc as required
LBTH Housing Zone	Improved environment for development of residential accommodation and workspace.	Project meetings Planning briefings Application advice	Ad-hoc as required
A12:Green Mile Pilot Project Steering Group	Making informed decisions on the project/programme including reporting outcomes and on-going viability/legacy.	Meetings Email Telephone	Financial year quarters and ad-hoc as required

5.3 Stakeholder Communications

Residents and local businesses will be notified by:

- Meetings and exhibitions
- Emails
- Publicity materials including leaflets, posters, articles and website updates.

Elected Members will be notified through:

- Members Bulletin
- Emails

Steering Group will be notified through:

- Emails
- Meetings
- Reports

5.4 Local residents will be involved from the start by comprising a sample group to assess the value of the trial. The local Neighbourhood Forum will also be presented with the scheme.

5.5 Risk Management,

The key risks to this project are set out in the Table below:

Risk No.	Risk	Triggers	Consequences	Existing Internal Controls – to be confirmed			
					Likelihood	Impact	Total
1	Works not delivered on time.	Alteration to scope of work. Unidentified additional work required e.g. underground services	Lose time, pressure on restricted funding. Additional funding required to carry out work.	Tightly defined plan and agreed delivery programme.	2	3	6
2	Potential costs exceed budgets.	Alteration to scope of work.	Project elements are omitted. Additional funds are sourced.	Regular project/finance meetings with contractors to manage costs. Ensure proper financial management in place. Agree costings and budgets for works with contractors.	2	4	8
3	Work not of satisfactory quality.	Visual inspection of works at manufacture stage	Additional costs in rectifying.	Check quality of work at regular intervals. Set out criteria for quality of work in the specification for contractors.	1	2	2

Risk No.	Risk	Triggers	Consequences	Existing Internal Controls – to be confirmed			
					Likelihood	Impact	Total
4	Residents unhappy with the work.	Monitoring programme with residents	Design alterations	Consult with residents prior to implementation	1	2	2
5	Difficulty in finding suitable manufacturer.	Missed tender dates	Delays in completing the delivery of the barrier	Working closely with manufactures to clarify design and test their suitability to deliver	2	4	6

5.6 Crime Reduction

There are no crime reduction implications

5.7 Safeguarding

There are no safeguarding implications

6. COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 A project to design and install an acoustic barrier on a section of the A12 was approved under authority delegated to the Infrastructure Delivery Steering Group in accordance with the terms of the Council's Infrastructure Delivery Framework. Section 106 resources totalling £100,000 were allocated as a contribution towards the initiative.
- 6.2 The project will be undertaken by Poplar HARCA but delivered in partnership with TfL and the Council at a total cost of £197,500. Although the project and financing has been agreed, because an external partner is leading the scheme the allocation of funding to the works also requires the approval of the Grants Determination Sub-Committee.
- 6.3 The project is being undertaken in conjunction with an adjacent Pocket Parks scheme for which a £30,000 contribution to Poplar HARCA was approved by the Commissioners on 17th January 2017. The balance of £67,500 will be financed by TfL, with this element being dependent on the approval of the full Council funding.
- 6.4 Commitments to fund schemes are only made following the receipt of the relevant developer contributions. The specific planning contributions associated with the Section 106 funding of the Acoustic Barrier project are detailed in section 2 of the Project Initiation Document that is included as an appendix to this report.

7. COMMENTS OF LEGAL SERVICES

- 7.1 The Council has the legal power to make the grant referred to in this report.
- 7.2 Poplar Harca and TFL are under the same legal duty as the Council to submit expenditure to a competitive exercise. This means that provided Poplar Harca and or TFL award contracts to the Most Economically Advantageous Tender this should also demonstrate that the grant funds will be spent in line with the Council's Best Value duty.
- 7.3 The expenditure of the grant will be subject to contract terms with Poplar Harca and or TFL as appropriate. The report demonstrates that the Council has a significant influence in the management of those contracts and therefore the Council will be able to determine that the grant is used for the purposes it is intended also demonstrating Best Value. The grant to Poplar Harca will also be subject to a separate grant agreement further strengthening the Council's ability to comply with its Best Value duty.
- 7.4 The Council has undertaken an appropriate equalities assessments which indicates that the Council properly understands the impact that the barrier may have of persons with a protected characteristic and therefore further equalities consultation is not necessary.
-

Linked Reports, Appendices and Background Documents

Linked Reports

- Project Initiation Document (PID) 2018
- A12 Green Mile study (2015) by LBTH and Poplar HARCA
- A12 Corridor Study (Final Report, March 2015) by Jacobs with SKM [can be accessed online]

Appendices

- Appendix A: LTGDCG A12 Road Corridor Commitments
- Appendix B: Figure 1, 2 and 3

Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012

- NONE.

Officer contact details for documents:

N/A

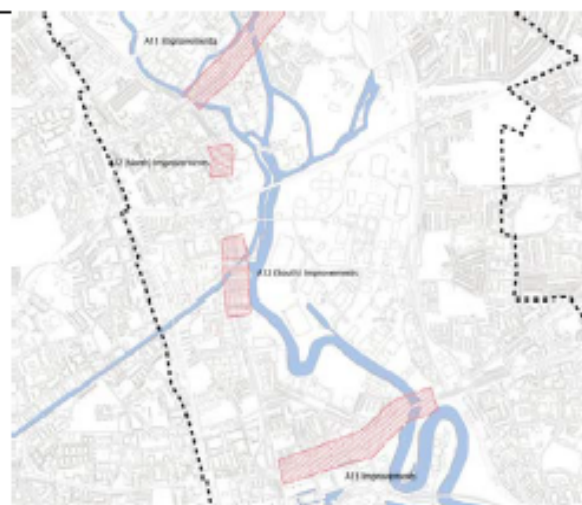
LTGDC: Road Corridor Improvements

Overview

The Lower Lea Valley is currently dissected by a number of strategic road corridors which run both east-west through the Valley and north-south along its edges. These corridors provide the initial view of the Valley and as such are crucial in relation to raising aspirations and demonstrating the quality environment that is being proposed for the Valley into the future.

Environmental improvements works will be required along the key A11, A12 and A13 corridors to:

- Improve the visual environment for vehicular traffic, pedestrians and cyclists using the transport corridors;
- Improve the streetscape through works to paving, street furniture, signage;
- Implement selective landscaping improvements to introduce additional green buffers to improve visual appearance as well as reduce noise impacts along the transport corridors



Barriers & Approach to Delivery

A comprehensive approach is required because:

- The current low quality environment along the corridors does little to raise aspirations or stimulate investment;
- The corridors are flanked by multiple land owners and established activities, some of which are coming forward as individual development projects that are not guided by one overarching strategy for consistent environmental works along the roads;

The approach to delivery would remove these barriers by:

- Establishing a consistent and comprehensive strategy to improve the environment along the corridors;
- Provide certainty of investment in implementing improvement works;

Outputs

Direct Outputs:

Component	Outputs
A11 Corridor (Stratford High St)	1.24km of improved carriageway and footway;
A12 Corridor (BTNA):	
• Northern section	0.25km of improved carriageway and footway;
• Southern section	0.43km of improved carriageway and footway;
A13 Corridor, East India Dock Rd	1.22km of improved carriageway and footway;
Total	3.14km of improved carriageway and footway;

Additional outputs:

- 150 new housing units
- 565 permanent jobs
- Circa 7,000 sq m commercial floorspace
- Improved pedestrian crossings
- Removal & replacement of signage, street furniture, & lighting

(Indirect benefits would accrue along the corridors as development is implemented over time.)

Partners/ Roles

Organisation	Role
LTGDC	Design Lead, Project Management, Capital Funding
LBN / LBTH	Local Authority
TfL	Transport planning
Private Sector	Developer contributions

Costs & Viability

Component	Capital Cost	Fees
Masterplanning & design works	-	-
• A11 Corridor, Stratford High St	£5.95m	£1.25m
• A12 Corridor, Blackwall Tunnel Northern Approach	£3.3m	£1.0m
• A13 Corridor, East India Dock Rd	£4.38m	£1.13m
Professional fees		
Total (v Fees)	£13.63m	£3.38m
Total all		£17.0 m

(Totals may not add up due to rounding)

Figure 1: Location of A12 Acoustic Barrier

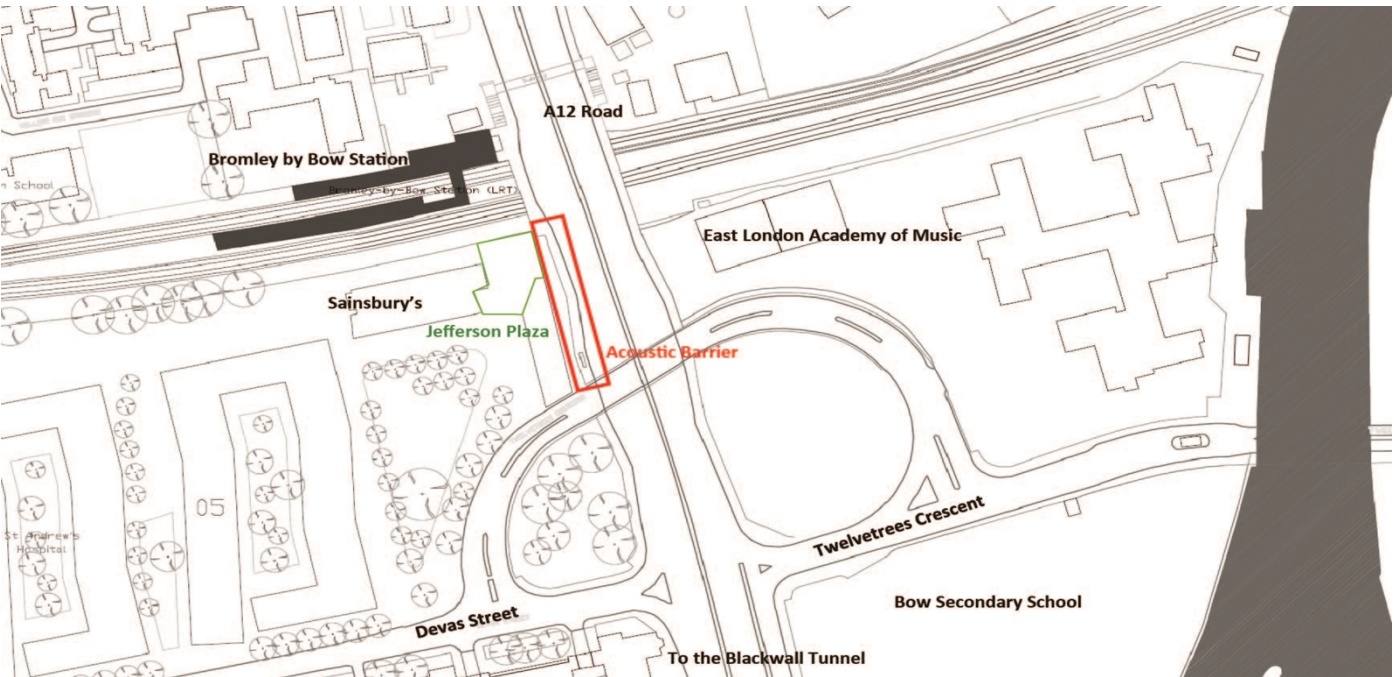
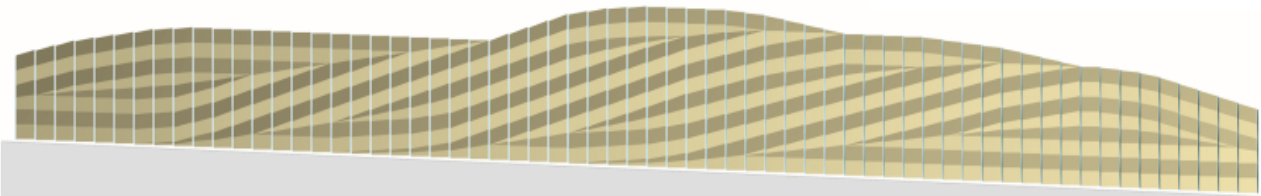


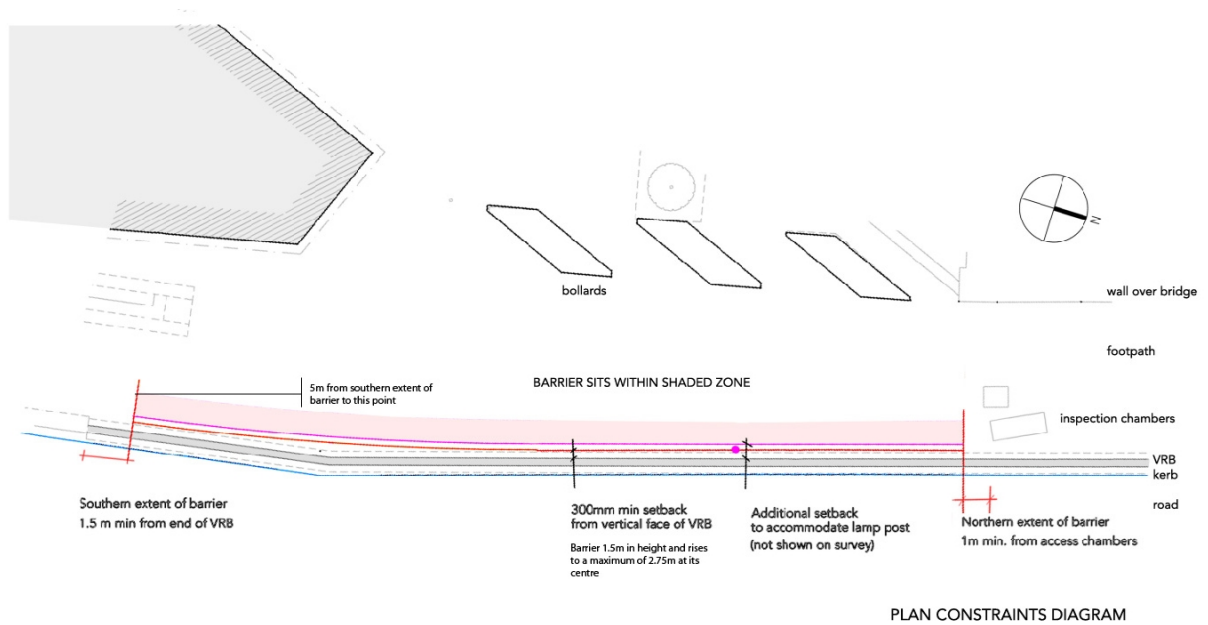
Figure 2: Visual Interpretation of the A12 Acoustic Barrier



3D RENDERED ELEVATION (NTS)
Illustrated to include vertical offsets of cassettes relevant to site levels



Figure 3: Proposed layout of the A12 acoustic barrier in relation to the community building, A12 and Jefferson Plaza



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PROJECT INITIATION DOCUMENT

(May 2018)

A12 Acoustic Barrier

Part of the A12 Green Mile Initiative

Version Control

Version Number	Author and Job Title	Purpose/Change	Date
0.1		<i>E.g. Initial draft to IDSG Finance Subcommittee</i>	
0.2		<i>E.g. Second draft to IDSG</i>	
1.0		<i>E.g. Final version</i>	

Project Initiation Document (PID)

Project Name:	A12 Acoustic Barrier		
Project Start Date:	July 2018	Project End Date:	December 2018
Relevant Heads of Terms:	N/A		
Responsible Directorate:	Place		
Lead Member:	Rachel Blake		
Project Manager:	David Black		
Tel:	02075177654	Mobile:	07779712703
Ward:	Bromley South		
Delivery Organisation:	London Borough of Tower Hamlets		
Funds to be passported to an External Organisation? ('Yes', 'No')	Yes		
Does this PID involve awarding a grant? ('Yes', 'No' or 'I don't know')	Yes		
Supplier of Services:	Poplar HARCA		
Is the relevant Lead Member aware that this project is seeking approval for funding?	Yes		
Is the relevant Corporate Director aware that this project is seeking approval for funding?	Yes		
Does this PID seek the approval for capital expenditure of up to £250,000 using a Recorded Corporate Director's	Yes		

Action (RCDA)? (if 'Yes' please append the draft RCDA form for signing to this PID)	
Has this project had approval for capital expenditure through the Capital Programme Budget-Setting process or through Full Council? ('Yes' or 'No')	No
<u>S106</u>	
Amount of S106 required for this project:	£100,000
S106 Planning Agreement Number(s):	PA/10/01864
<u>CIL</u>	
Amount of CIL required for this project:	£0
Total CIL/S106 funding sought through this project	
Date of Approval:	

This PID will be referred to the Infrastructure Delivery Steering Group (IDSG):

Organisation	Name	Title
LBTH – Place	Ann Sutcliffe	Acting Corporate Director, Place (<i>Chair</i>)
LBTH – Place	Owen Whalley	Divisional Director Planning & Building Control
LBTH – Resources	Paul Leeson	Business Manager
LBTH – Place	Andy Scott	Acting Service Head for Economic Development
LBTH – Place	Matthew Pullen	Infrastructure Planning Manager
LBTH – Governance	Fleur Francis	Team Leader, Planning Legal
LBTH – Governance	Sophie Chapman	Planning Lawyer

Organisation	Name	Title
LBTH – Governance	Andy Simpson	Business Improvement & S106 Programme Manager
LBTH – Governance	Helen Green	S106 Portfolio Coordinator
LBTH – Governance	Tope Alegbeleye	Strategy, Policy & Performance Officer
LBTH – Governance	Oscar Ford	Service Manager - Strategy, Performance & Resources
LBTH – Health, Adults and Community	Flora Ogilvie	Associate Director of Public Health
LBTH – Children’s	Pat Watson	Head of Building Development
LBTH – Place	Christopher Horton	Infrastructure Planning Team Leader
LBTH – Place	Marissa Ryan-Hernandez	Strategic Planning Manager
LBTH – Place	Paul Buckenham	Development Manager
LBTH – Place	Alison Thomas	Head of Housing Strategy, Partnerships and Affordable Housing Strategy, Sustainability and Regeneration
LBTH – Place	Richard Chilcott	Acting Divisional Director, Property & Major Programmes
LBTH – Place	Jonathan Taylor	Sustainable Development Team Leader
LBTH – Place	Abdul J Khan	Service Manager, Energy & Sustainability
LBTH - Place	Hannah R Murphy	Principal Growth & Infrastructure Planner

Related Documents

ID	Document Name	Document Description	File Location
If copies of the related documents are required, contact the Project Manager			

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1.0 Purpose of the Project Initiation Document

- 1.1 The purpose of this document is to seek funding to support the implementation of the new style acoustic barrier along a section of the A12 Blackwall Tunnel Northern Approach; one of London's most trafficked vehicular routes passing through an increasingly densely populated residential area.
- 1.2 Through the innovative design, implementation, and monitoring of this acoustic barrier, the project aims to test its performance; particularly its ability to mitigate noise, reduce air pollution and to enhance the quality of the environment along this section of the A12.
- 1.3 In essence, the proposal will deliver a template for reducing the abovementioned effects, as well as improving the real and perceived quality of the street edge for pedestrians and cyclists.
- 1.4 The project is a pilot scheme to showcase a new and innovative design, and its potential ability to mitigate noise and air pollution. Following testing and refinement, appropriate versions the barrier can be introduced in selected stretches along the rest of the A12 Road between the Bow Interchange and the northern entrance to the Blackwall Tunnel. These additional lengths of barrier form part of the A12 Green Mile Initiative for which additional funding will be sourced.
- 1.5 Transport for London (TfL) has already committed £67,500 towards the design, implementation and monitoring of this acoustic barrier. Section 106 monies have also been agreed in principle through the LBTH Pocket Park PID (£30,000) to support the acoustic barrier through the greening of the adjacent open space. This, therefore, is matched funding to this application.
- 1.6 This Project Initiation Document (PID) will define the A12 Acoustic Barrier project and bring together the key components needed to progress the project to completion. It also provides for structured project management right from the start and confirms the business case for the undertaking, ensuring that all stakeholders are clear of their role, agreeing important milestones, and ensuring that any risks involved have been assessed. The primary purposes of this PID are to:
 - Justify the expenditure of S106 contributions on the named project which will provide the IDSG with a sound basis for their decision;
 - Provide a baseline document against which the Project Team, Project Manager (and in some cases) the Project Board can assess progress and review changes.

2.0 Section 106/CIL Context

Background

- 2.1 Section 106 (S106) of the Town and Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement or planning obligation with a developer over a related issue. Planning Obligations/S106 agreements are legal agreements negotiated between a LPA and a developer, with the intention of making acceptable development which would otherwise be unacceptable in planning terms.
- 2.2 CIL is a £ per square metre charge on most new development. In April 2015, the council adopted its own CIL Charging Schedule. CIL must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure, where a specific project or type of project is set out in the [Council's Regulation 123 List](#).
- 2.3 On the 5th January 2016, the Mayor in Cabinet agreed the implementation of a new Infrastructure Delivery Framework which will help ensure the process concerning the approval and funding of infrastructure using CIL/S106 will be appropriately informed and transparent.

S106

- 2.4 The Section 106 (S106) of the Town and Country Planning Act 1990 allows a LPA to enter into a legally-binding agreement or planning obligation with a developer over a related issue. Planning Obligations/S106 agreements are legal agreements negotiated, between a LPA and a developer, with the intention of making acceptable development which would otherwise be unacceptable in planning terms.
- 2.5 This S106 PID is part of the Tower Hamlets Council S106 Delivery Portfolio and is aligned with the agreed Heads of Terms (HoT) for the Deed creating Planning Obligations and undertakings for the development at *Leamouth Peninsula, Orchard North (City Island)*, planning reference PA/10/01864.
- 2.6 The agreement dated 28th November 2011 obliged the developer to pay the Council an *'Infrastructure Charge'* per Residential Unit to be *'applied towards the provision of infrastructure in accordance with the corporations Infrastructure Delivery Plan'*, 20th June 2007.
- 2.7 This charge is paid in instalments relating to the implementation and completion of units in blocks within the scheme. Since the scheme commenced in 2015, £5.7million has been received. There is no expiry date for use of this contribution.

CIL

- 2.8 This PID does not seek approval for the expenditure of CIL funding.

3.0 Equalities Analysis

- 3.1 When making decisions, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). A proportionate level of equality analysis is required to discharge the duty.
- 3.2 An Equity Analysis Quality Assurance Checklist has been completed for this PID Project which confirms the equal benefit created through the introduction of the Acoustic Barrier. The project will positively enhance affect all pedestrians and users of the open space and will be an improvement on the current situation. There is no evidence that the project will have any adverse effects on people who share Protected Characteristics.

4.0 Legal Comments

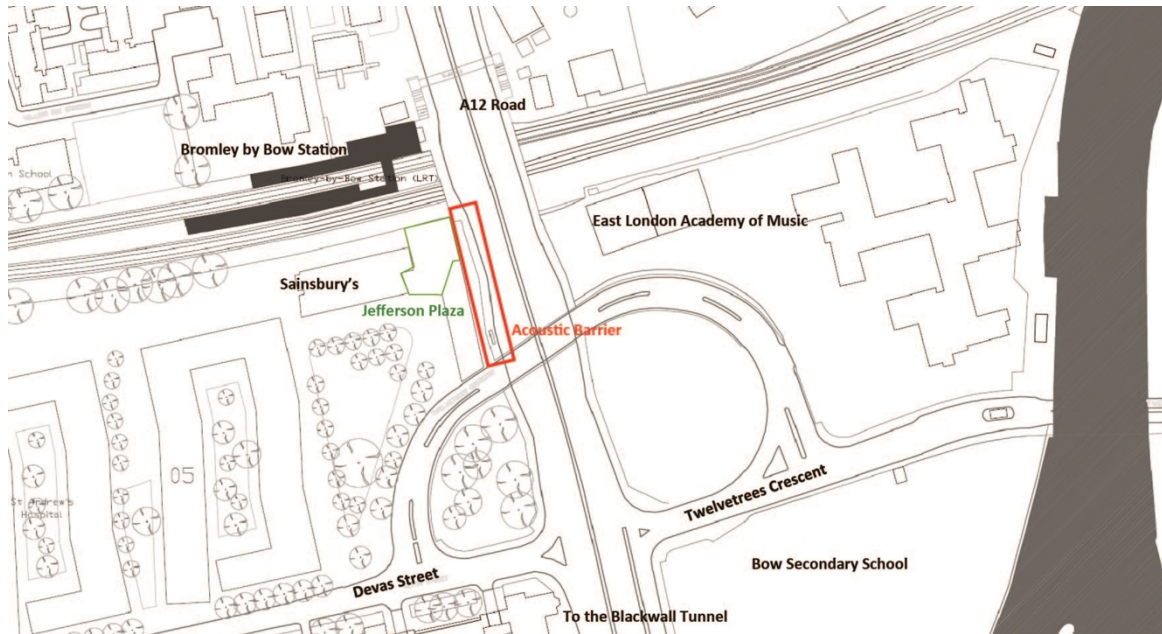
- 4.1 The S106 Agreement for PA/10/01864 required the developer to pay an “*Infrastructure Charge*” which is to “*only be applied towards the provision of Infrastructure in accordance with the Corporate Infrastructure Delivery Plan*”. The Corporate Infrastructure Delivery Plan is the Lower Lea Valley Delivery and Investment Strategy dated 20 June 2007 of which relevant extracts have helpfully been provided at Appendix A of this PID.
- 4.2 Based on the information provided in this PID, Legal Services considers the contribution is being used in accordance with the terms of the S106 agreement. The monies are being used towards making improvements to the A12 corridor which are not only considered to improve the visual environment but will also reduce noise impacts. The outputs therefore align with one of the objectives from the Corporate Infrastructure Delivery Plan as set out in Appendix A of this PID.
- 4.3 It is understood that the contributions to be drawn from the S106 agreements are to be paid directly to an external organisation (Poplar Harca). The terms of these S106 agreements do not specify that the contributions can be paid to Poplar Harca; therefore such payments are considered to constitute grants. As the Council is under no legal obligation or duty to provide this payment, it is discretionary and considered to be a grant. As such, approval must first be sought from the Grants Determination (Cabinet) Sub-Committee before any payment is made.
- 4.4 Subject to the above comments, we consider the funding for this PID to be in accordance with the purposes for the contributions under the S106 agreements.
- 4.5 When approving this PID, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not (the public sector equality duty). A proportionate level of equality analysis is required to discharge the duty.

- 4.6 These comments are limited to addressing compliance with the terms of the S106 agreements mentioned above (as based on the information detailed in the PID) and advice on any other legal matters (such as advice on procurement) should be sought separately if appropriate.

5.0 Overview of the Project

- 5.1 In 2014, the Roads Task Force (RTF) commissioned an exemplar study for the A12 between Bow Interchange and the northern entrance to the Blackwall Tunnel. The **A12 Corridor Study** (Final Report, March 2015) (the Study) by Jacobs with SKM aimed to tackle the environmental issues facing the A12 corridor and set out options for bold interventions to improve accessibility, (particularly by walking and cycling), overcome severance, mitigate noise and air quality issues, and support the planned regeneration of the area. The **A12 Green Mile Report** by LBTH and Poplar HARCA formed an appendix to this study and specifically identified short-term options for 'greening' the A12 before the more permanent options could be realised.
- 5.2 The **A12 Acoustic Barrier** is one of several 'greening' projects identified in the A12 Green Mile Report. The purpose of this PID project is to complete the design of a prototype acoustic barrier, incorporating a new noise absorbent material 'Silk Metal' (an innovative, self-coloured metal 'fabric'), to manufacture and install this barrier, and to test and monitor the efficiency how this innovative design solution can mitigate noise and air pollution and enhance the environment.
- 5.3 While 'Bench' testing of the silk metal product is known to achieve good levels of noise reduction; the intention is to produce a 'live' demonstration project with a strong research component where successful trials will result in the knowledge gained and skills learnt being used to extend the successful components into other appropriate locations along the A12 Green Mile project area from the Bow Flyover (A11) to the Blackwall Tunnel, and with the potential for these new ideas to be replicated in appropriate locations throughout the Borough, and indeed the UK.
- 5.4 The location selected for the implementation of the 25-metre-long acoustic barrier is at the roadside edge of the northbound carriageway of the A12, opposite the Sainsbury's Local Food Store and the currently vacant community building. The footpath is wider at this location (5 metres) and is adjacent to a small public space at Jefferson Plaza. The acoustic barrier implemented at this location will frame the connection for pedestrian and cyclists to Bromley-by-Bow station to the north (see Figure 1). As such, the trial's interventions will perfectly test what can be achieved in a very practical case scenario and in an area where people will both pass-by and dwell.

Figure 1: Location of A12 Acoustic Barrier



6.0 Business Case

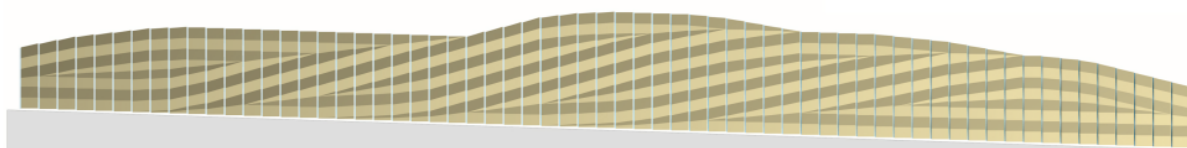
Context

- 6.1 As mentioned, the **A12 Green Mile Report** was developed in the context of the work that Transport for London commissioned along the A12, and which itself originated from the work of the Roads Task Force completed in 2013. One of the key projects within the Green Mile report is the development of the acoustic barrier. To date, TfL have contributed £67,500 to the development of the acoustic barrier. Work on the design of the acoustic barrier has progressed and is at an advanced stage (see Figure 2). The next stage will be to complete the design, manufacture the components, erect the wall on site and monitor its performance.

Demand

- 6.2 The A12 Green Mile report highlights the need to maintain the reliable and efficient movement of vehicles along the A12, highlighting it as an important arterial road with over 15 million vehicular movements each year. Yet, it is subsequently made clear in the report that the A12, particularly the part between the Bow Flyover (A11) and the entrance to the Blackwall Tunnel, is flanked by well-established residential communities. This is also the location where the Mayor and Borough Council are focusing on the introduction of a very significant number of new homes (approximately 13,000 more), supported by the designation of the area as LBTH's 'Poplar Riverside Housing Zone'.

Figure 2: Visual Interpretation of the A12 Acoustic Barrier



3D RENDERED ELEVATION (NTS)
Illustrated to include vertical offsets of cassettes relevant to site levels



Aims

- 6.3 This project progresses the Roads Task Force's core aims and the objectives of the A12 Road Corridor Study. The project aims to transform the environment for the pedestrian and thus help create a more connected and safer place along the A12 and the nearby Bromley-Bow station. The project also aims to reduce air pollution as well as to reduce the actual and perceived noise along the A12 road at this location. This potential will be tested and reported by the University of East London, who are a partner in the development of the acoustic barrier.

Objectives

- 6.4 The project will focus on an arterial road and will emphasise the need to maintain reliable and efficient movement of motor vehicles, whilst introducing and testing innovative solutions aimed at mitigating the roads impacts on communities that live alongside, in terms of noise and air pollution as well as severance. In summary, **the project will create a better quality of life for those who will live in close proximity to the A12.**

Deliverables

- 6.5 The project will deliver one of the key components of the A12 Green Mile Report. This being the introduction of a new, purpose built, acoustic barrier designed with the quality of an art-piece along the A12 and adjacent to Jefferson Plaza. The wall will be constructed from an innovative noise absorbent material; 'silk metal' not previously used in the UK for this purpose.
- 6.6 The design lifespan of the Acoustic Barrier is 10 years, however, it is agreed with TfL that, as this is a bespoke project for the purposes of testing the affect and efficiency of the design to achieve noise and air quality benefits for the local population, it will be monitored closely over a period of two years. If during this time there are any significant negative impacts, for example; management and maintenance then there is the provision for the Acoustic Barrier to be removed, or relocated.
- 6.7 The project will also involve the testing and monitoring of noise levels and air pollution levels with a before and after comparison. The results will be published as a report by the University of East London (UEL).
- 6.8 Perception testing with sample groups of residents will be carried out by the University of East London and Poplar HARCA. This will include before and after surveys to inform the visual and environmental perceived quality of the final installation.

7.0 Approach to Delivery and On-going Maintenance/Operation

- 7.1 Designers, manufacturers and highway contractors will be procured in line with the Council's and TfL's established procedures to deliver the infrastructure.
- 7.2 The project will be led by the **A12:Green Mile Pilot Project Steering Group** with representatives from LBTH, TfL, UEL, Echo Barrier and Poplar HARCA. The Project Steering Group will conform to the agreed Council Directorate project management and financial protocols.
- 7.3 A provisional sum of £10,000 has been accounted for within the TfL committed funding to cover the cost of any repairs and maintenance of the barrier.
- 7.4 Signage will be displayed signifying the use of S106 contributions on the hoarding and/or on street work frames.

8.0 Infrastructure Planning Evidence Base Context

- 8.1 The Infrastructure Delivery Framework: Evidence Base identifies the Boroughs infrastructure needs and informs the allocation of CIL & S106 funding. The IDF: Evidence Base was last reported to the Infrastructure Delivery Board on 7th November 2017 and identified 'A12 Improvements' as 'desirable' infrastructure.

- 8.2 The IDF Evidence Base is currently being reviewed, with inputs from service areas, prior to being reported to MAB for final approval. The proposed and revised iteration of the evidence base adds a more detailed description than was previously included, as follows - 'a noise and air pollution barrier along a portion of the A12 footway, alongside some public realm works' and an estimated delivery timescale of 2019-2020.

9.0 Opportunity Cost of Delivering the Project

While using LTGDC pooled funds competes with the delivery of other infrastructure, not progressing this project will mean the knowledge and skills that could be gained through delivery of this prototype will not be realised. The valuable work undertaken by the University of East London will not be put into practise and the project will be unable to be replicated throughout the Borough, and potentially the UK.

The project has already secured a grant of £67,500 from TfL. If this PID is not successful, the remaining monies from the TfL grant, amounting to some £30,000, are likely to be lost and the project will not be progressed.

10.0 Local Employment and Enterprise Opportunities

- 10.1 Procurement imperative for maximising local benefits as agreed by Members will be integrated into the tendering documentation in consultation with the procurement team.
- 10.2 Where we will be using TfL's current term contractors to carry out the associated works, we will be contacting the Employment and Enterprise Team (Place Directorate, LBTH) to discuss initiatives that can be provided such as work experience placements.
- 10.3 We recognise that providing local employment initiatives is an integral part of delivering upcoming projects, however, where term contractors are in place, we are limited in making changes.

11.0 Financial Programming and Timeline

Project Budget

Table 1			
Financial Resources			
Description	Amount	Funding Source	Funding (capital/revenue)
Support for design, testing and implementation of the Acoustic Barrier (Contributions received in full)	£67,500	Transport for London, Future Streets Incubator Fund	Capital

Table 1			
Financial Resources			
Description	Amount	Funding Source	Funding (capital/revenue)
Support for Implementing the Acoustic Barrier. (Contributions currently being sought)	£100,000	S106	Capital
Support for Acoustic Barrier and greening of adjacent open space. (Monies secured in principle - Pocket Park PID)	£30,000	S106	Capital
Total excluding VAT	£197,500		

Project Management

11.1 The confirmed partners to deliver the project are:

Transport for London (TfL) on whose road the project is situated and who will be responsible for steering the project through their final approvals process. TfL will also be a critical partner in selecting and managing the site contractor.

The London Borough of Tower Hamlets (LBTH) who will support the trial through their land ownership and experience in developing and implementing features adjacent to highways.

Poplar HARCA, through their experience in project management, community liaison and consultation, and the maintenance of the public realm.

Echo Barrier through their experience in the design and implementation of external acoustic barriers and the monitoring of noise reduction.

The **University of East London (UEL)** who will record public perception and test potential reduction in pollution levels.

11.2 The project will be led by the **A12:Green Mile Project Steering Group** with representatives from TfL, LBTH, and Poplar HARCA. The Project Steering Group will conform to the agreed Council Directorate project management and financial protocols.

11.3 In addition to the Steering Group, the day to day management of the project will be led by David Black of Poplar HARCA (as project manager) with support from the **Core Project Team** comprising the Design Architects, Echo Barrier and UEL. A total project management fee of £7,000 has been identified.

- 11.4 Manufacturers and highway contractors will be procured in line with the Council's and TfL's established procedures to deliver the infrastructure.

Financial Profiling

Table 2					
Financial Profiling (for Acoustic Barrier PID)					
Description	18/19				Total
	Q1	Q2	Q3	Q4	
Mobilisation	3,000				3,000
Off-Site Fabrication		30,399			30,399
Installation of Acoustic Barrier		53,101			53,101
Snagging			500		500
Project Management			7,000		7,000
Contingency			6,000		6,000
Total	3,000	83,500	13,500		100,000

Note: TfL's £67,500 funding has already paid for a substantial proportion of the design of the acoustic barrier and the monitoring, but with funds remaining to contribute towards the manufacture and installation of the barrier, as well as a sum of £10,000 set aside for the repair and maintenance of the pilot project (see Appendix B for the breakdown of funding for the whole project).

Outputs/Milestone and Spend Profile

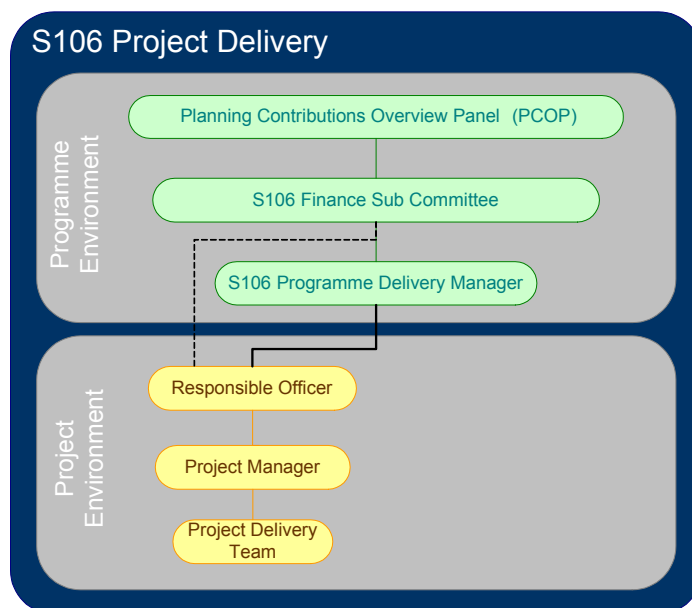
Table 3			
Project Outputs/Milestone and Spend Profile			
ID	Milestone Title	Baseline Spend	Baseline Delivery Date
01	Mobilisation	£3,000	By June 2018
02	Off-Site Fabrication	£30,399	By July 2018
03	Installation	£53,101	By October 2018
04	Snagging	£500	By December 2018
05	Project Management & Contingency	£13,000	By December 2018
Total		£100,000	

12.0 Governance

12.1 Information regarding the governance of the project is set out below:

- Project Sponsor – Abdul J Khan, Strategy, Regeneration and Sustainability - LBTH
- Project Manager – David Black, Poplar HARCA
- Project team members from LBTH - Matthew Phelan, Caroline Pembroke (Urban Design), Nicholas Marks (Air Quality) and Gary Marshall (Highways)

Figure 2: Governance Structure



13.0 Project Reporting Arrangements

- 13.1 Direct progress reporting will be dealt with via the A12: Green Mile Project Steering Group. The project manager will be a member of the Project Board. In addition, progress reporting will be provided to the Council as follows:

Group	Attendees	Reports/Log	Frequency
IDSG Sub Group	Numerous – defined in ToR.	Monitoring Report	Quarterly
IDSG	Numerous – defined in ToR.	Monitoring Report	Quarterly
IDB	Numerous – defined in ToR	Monitoring Report	Quarterly

14.0 Quality Statement

- 14.1 The project will conform to CLC internal controls for assessment and reporting as designated within the established control frameworks.

15.0 Key Risks

15.1 The key risks to this project are set out in the Table 6 below:

Table 6							
Risk No.	Risk	Triggers	Consequences	Existing Internal Controls – to be confirmed	Likelihood	Impact	Total
1	Works not delivered on time.	Alteration to scope of work. Unidentified additional work required e.g. underground services	Lose time, pressure on restricted funding. Additional funding required to carry out work.	Tightly defined plan and agreed delivery programme.	2	3	6
2	Potential costs exceed budgets.	Alteration to scope of work.	Project elements are omitted. Additional funds are sourced.	Regular project/finance meetings with contractors to manage costs. Ensure proper financial management in place. Agree costings and budgets for works with contractors.	2	4	8
3	Work not of satisfactory quality.	Visual inspection of works at manufacture stage	Additional costs in rectifying.	Check quality of work at regular intervals. Set out criteria for quality of work in the specification for contractors.	1	2	2
4	Residents unhappy with the work.	Monitoring programme with residents	Design alterations	Consult with residents prior to implementation	1	2	2
5	Difficulty in finding suitable manufacturer.	Missed tender dates	Delays in completing the delivery of the barrier	Working closely with manufactures to clarify design and test their suitability to deliver	2	4	6

16.0 Key Project Stakeholders

16.1 The principal stakeholders are shown in Table 6 below and will be engaged from the

earliest stages of the project and through to project closure. The key stakeholders will be engaged as required, after delivery is completed.

Table 8			
Key Stakeholders	Role	Communication Method	Frequency
Existing and future residents, local business owners and visitors.	Residents, businesses and visitors benefiting from more useful open space, reduced traffic noise, lower pollution levels and a more pleasant and attractive environment in which to walk and dwell.	Meetings Exhibitions Events Emails	Ad-hoc as required
Elected Members	Being accountable for the successful delivery of strategic objectives (some of which this project will deliver against and contribute towards).	Public meetings Briefing sessions	Ad-hoc as required
LBTH	Increased open space and health improvements.	Public meetings Briefing sessions	Ad-hoc as required
TfL	Potential new materials and designs for reducing the impacts of major roads throughout London.	Guidance notes Meetings Presentations	Ad-hoc as required
LBTH Housing Zone	Improved environment for development of residential accommodation and workspace.	Project meetings Planning briefings Application advice	Ad-hoc as required
A12:Green Mile Pilot Project Steering Group	Making informed decisions on the project/programme including reporting outcomes and on-going viability/legacy.	Meetings Email Telephone	Financial year quarters and ad-hoc as required

17.0 Stakeholder Communications

17.1 Residents and local businesses will be notified by:

- Meetings and exhibitions
- Emails
- Publicity materials including leaflets, posters, articles and website updates.

17.2 Elected Members will be notified through:

- Members Bulletin
- Emails

17.3 Steering Group will be notified through:

- Emails
- Meetings

- Reports

17.4 Local residents will be involved from the start by comprising a sample group to assess the value of the trial. The local Neighbourhood Forum will also be presented with the scheme.

18.0 Project Approvals

The PID has been reviewed and approved by the Chair of the IDSG and the Divisional Director for the Directorate leading the project.

Role	Name	Signature	Date
IDSG Chair	Ann Sutcliffe		
Divisional Director	Mark Baigent		

Project Closure

[Please note that once this project has been completed a Project Closure Document is to be completed and submitted to the Infrastructure Planning Team and the S106 Programme Manager.]

Appendices

Appendix A: LTGDCG A12 Road Corridor Commitments

LTGDC: Road Corridor Improvements

Overview

The Lower Lea Valley is currently dissected by a number of strategic road corridors which run both east-west through the Valley and north-south along its edges. These corridors provide the initial view of the Valley and as such are crucial in relation to raising aspirations and demonstrating the quality environment that is being proposed for the Valley into the future.

Environmental improvements works will be required along the key A11, A12 and A13 corridors to:

- Improve the visual environment for vehicular traffic, pedestrians and cyclists using the transport corridors;
- Improve the streetscape through works to paving, street furniture, signage;
- Implement selective landscaping improvements to introduce additional green buffers to improve visual appearance as well as reduce noise impacts along the transport corridors



Barriers & Approach to Delivery

A comprehensive approach is required because:

- The current low quality environment along the corridors does little to raise aspirations or stimulate investment;
- The corridors are flanked by multiple land owners and established activities, some of which are coming forward as individual development projects that are not guided by one overarching strategy for consistent environmental works along the roads;

The approach to delivery would remove these barriers by:

- Establishing a consistent and comprehensive strategy to improve the environment along the corridors;
- Provide certainty of investment in implementing improvement works;

Outputs

Direct Outputs:

Component	Outputs
A11 Corridor (Stratford High St)	1.24km of improved carriageway and footway;
A12 Corridor (BTNA):	
• Northern section	0.25km of improved carriageway and footway;
• Southern section	0.43km of improved carriageway and footway;
A13 Corridor, East India Dock Rd	1.22km of improved carriageway and footway;
Total	3.14km of improved carriageway and footway;

Additional outputs:

- 150 new housing units
 - 565 permanent jobs
 - Circa 7,000 sq m commercial floorspace
 - Improved pedestrian crossings
 - Removal & replacement of signage, street furniture, & lighting
- (Indirect benefits would accrue along the corridors as development is implemented over time.)

Partners/ Roles

Organisation	Role
LTGDC	Design Lead, Project Management, Capital Funding
LBN / LBTH	Local Authority
TfL	Transport planning
Private Sector	Developer contributions

Costs & Viability

Component	Capital Cost	Fees
Masterplanning & design works	-	-
• A11 Corridor, Stratford High St	£5.95m	£1.25m
• A12 Corridor, Blackwall Tunnel Northern Approach	£3.3m	£1.0m
• A13 Corridor, East India Dock Rd	£4.38m	£1.13m
Professional fees		
Total (v Fees)	£13.63m	£3.38m
Total all		£17.0 m

(Totals may not add up due to rounding)

Project & Funding Programme

	YR1	YR2	YR3	YR4	YR5	YR6	YR7+
	2006	2007	2008	2009	2010	2011	2012
Project Components							
Design / Project Scoping		←	→				
Site Acquisitions		←	→	→			
A11 Corridor: construction works			←	→			
A12 Corridor: construction works			←	→	→		
A13 Corridor: construction works			←	→	→	→	
Completions				★	★	★	
Project Funding							
		£0.33m	£6.72m	£2.96m	£3.5m	£3.5m	£0m
LTGDC Total Spend							£17m
Receipts							£10m
LTGDC Total Spend after receipts							£7m

Appendix B – Whole Project Milestones and Budget

Project Closure Document				
1.	Project Name:			
2a.	Outcomes/Outputs/Deliverables I confirm that the outcomes and outputs have been delivered in line with the conditions set out in the any Funding Agreement/PID including any subsequently agreed variations.	Please Tick ✓		
		Yes		No
2b.	<ul style="list-style-type: none"> Key Outputs <i>[as specified in the PID]</i> Outputs Achieved <i>[Please provide evidence of project completion/delivery e.g. photos, monitoring returns / evaluation]</i> Employment & Enterprise Outputs Achieved <i>[Please specify the employment/enterprise benefits delivered by the project]</i> 			

3a.	Timescales I confirm that the project has been delivered within agreed time constraints.	Please Tick ✓			
		Yes		No	
3b.	<ul style="list-style-type: none"> • Milestones in PID <i>[as specified in the PID]</i> • Were all milestones in the PID delivered to time <i>[Please outline reasons for any slippage encountered throughout the project]</i> • Please state if the slippage on project milestone has any impacts on the projects spend (i.e. overspend) or funding (e.g. clawback) 				
4a.	Cost I confirm that the expenditure incurred in delivering the project was within the agreed budget and spent in accordance with PID	Please Tick ✓			
		Yes		No	
4b.	<ul style="list-style-type: none"> • Project Code • Project Budget <i>[as specified in the PID]</i> • Total Project Expenditure <i>[Please outline reasons for any over/underspend]</i> • Was project expenditure in line with PID spend profile <i>[Please outline reasons for any slippage in spend encountered throughout the project]</i> 				

5.	Closure of Cost Centre I confirm that there is no further spend and that the projects cost centre has been closed. <ul style="list-style-type: none"> Staff employment terminated Contracts /invoices have been terminated/processed 	Please Tick ✓							
		Yes		No					
		Yes		No					
6.	Risks & Issues I confirm that there are no unresolved/outstanding Risks and Issues	Please Tick ✓							
		Yes		No					
7.	Project Documentation I confirm that the project records have been securely and orderly archived such that any audit or retrieval can be undertaken.	Please Tick ✓							
		Yes		No					
These records can also be accessed within the client directorate using the following filepath: <i>[Please include file-path of project documentation]</i>									
8.	Lessons learnt								
	<ul style="list-style-type: none"> Project set up <i>[Please include brief narrative on any issues faced/lessons learned project set up]</i> 								
	<hr/> <hr/>								
	<ul style="list-style-type: none"> Outputs <i>[Please include brief narrative on any issues faced/lessons learned in delivering outputs as specified in the PID, including the management of any risks]</i> 								
	<hr/> <hr/>								
	<ul style="list-style-type: none"> Timescales <i>[Please include brief narrative on any issues faced/lessons learned in delivering project to timescales specified in PID]</i> 								
	<hr/> <hr/>								
	<ul style="list-style-type: none"> Spend <i>[Please include brief narrative on any issues faced/lessons learned regarding project spend i.e. sticking to financial profiles specified in the PID, under or overspend]</i> 								
	<hr/> <hr/>								
	<ul style="list-style-type: none"> Partnership Working <i>[Please include brief narrative on any issues faced/lessons learned re: internal / external partnership working when delivering the project]</i> 								
		<hr/> <hr/>							
		<ul style="list-style-type: none"> Project Closure <i>Please include brief narrative on any issues faced/lessons learned project closure]</i> 							

9.	Comments by the Project Sponsor including any further action required <i>[Use to summarise project delivery and any outstanding actions etc]</i>		
10.	The Project Sponsor and Project Manager are satisfied that the project has met its objectives and that it can be formally closed.		
	Sponsor (Name)		Date
	Project Manager (Name)		Date

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<p style="text-align: center;">Grants Determination Sub-Committee</p> <p style="text-align: center;">27 September 2018</p>	 <p style="text-align: center;">TOWER HAMLETS</p>
<p>Report of: Denise Radley, Director of Health, Adults and Community</p>	<p>Classification: Unrestricted</p>
<p>Sheltered Housing: Tenant's Activity Pot</p>	

Lead Member	Councillor Denise Jones Cabinet Member for Adults, Health and Wellbeing
Originating Officer(s)	Warwick Tomsett, Joint Director of Integrated Commissioning
Wards affected	All wards
Key Decision?	No
Community Plan Theme	A Safe and Supportive Community

Executive Summary

1. Following Cabinet approval in March 2018 (Appendix 1) to adopt an Intensive Housing Management Service (IHMS) model for sheltered housing provision in the borough, and to reinvest part of the savings realised from the move into activities that tackle loneliness and isolation, officers have worked with tenants and sheltered landlords to co-produce the Tenants' Activity Pot (TAP).
2. The TAP is a resident led initiative where the sheltered landlords hold the TAP funds on behalf of their tenants and support them to organise shared activities to tackle isolation and loneliness, improve their wellbeing and contribute to the Council's Tackling Poverty agenda. A review of the TAP will take place at the end of the financial year and a report on its effectiveness will be produced.
3. As of 6 August, all sheltered housing landlords in the borough have moved to an Intensive Housing Management Service (IHMS).

Recommendations:

The Grants Determination Sub-Committee is recommended to:

1. Authorise the Corporate Director, Health Adults and Community to make grants to residents in sheltered schemes at a maximum value of £500 per resident per annum in line with the Ageing Well Strategy, the Council's Tackling Poverty agenda and the Mayor's commitment to tackle loneliness and isolation.
2. Enter into agreements with the relevant sheltered housing providers who will administer the grants to residents under appropriate terms agreed in consultation with the Head of Legal Services.

1. REASONS FOR THE DECISIONS

The Mayor in Cabinet (Appendix 1 20th March 2018) has approved the TAP initiative and Grants Determination Sub-Committee is requested to delegate authority to the Corporate Director, Health Adults and Community to enter into all agreements and make such other decisions as may be required to achieve the recommendations of this report and approve the release of funds to sheltered landlords.

2. ALTERNATIVE OPTIONS

- 2.1 Cabinet has already approved the TAP initiative; therefore there are no reasonable alternatives.

3. DETAILS OF REPORT

- 3.1 In Tower Hamlets, sheltered housing schemes are owned and managed by Registered Social Landlords. Up until April 2017, the council funded the support in 20 schemes in the form of a scheme based warden, Monday to Friday, 9am-5pm. The budget for the support provision was £611,833 pa.
- 3.2 In 2016 a review of the funding and support model took place as the existing arrangement was no longer sustainable. A Cabinet paper exploring a number of alternative options, and recommending a floating support model was considered by Cabinet in July 2016.
- 3.3 Cabinet agreed the recommendations in principle pending further consultation with tenants and support providers on the changes. During this period three landlords opted to move to an Intensive Housing Management Service (IHMS) from April 2017.
- 3.4 A decision was then made to explore with the remaining landlords whether the IHMS model was a viable option across the entirety of the sheltered housing provision in the borough.
- 3.5 Feedback from the remaining landlords/providers on the move to an IHMS was positive with all confirming that they saw this as a viable and sustainable option. Subsequently a second paper, which recommended a change in approach from the original proposal (Floating Support Model), to an IHMS, and to reinvest savings through the TAP to tackle loneliness and isolation was agreed by Cabinet in March 2018.
- 3.6 The potential savings by moving to an IHMS is £0.97 on every pound currently spent. The Housing Benefits (HB) team confirmed that the authority recovers 97 per cent of housing benefit claims from central government, hence the potential saving.
- 3.7 The council's HB policy team confirmed that the provision of a reasonable level of activities when not on a one-to-one basis will also be acceptable. This means that the support model provided via IHMS can include a level of group activities within the schemes in addition to the on-site presence during working hours.
- 3.8 A combined payment – of up to £500 per tenanted flat per year - (including tenants living in sheltered schemes that are already proving an IHMS) will equate to a payment of between £5,500 and £21,500 per sheltered scheme per year, giving residents a broad range of choice.
- 3.9 The total TAP fund will be in the region of £355,500 per year across 25 sheltered housing schemes. This figure will change over time as Gateway Housing Association

complete their redevelopment programme from which we anticipate there will be in the region of 30 additional units.

- 3.10 The TAP fund was approved on the basis that it be used to build a sense of community by putting residents at the centre of the decision making process and that the funds be solely used for activities; the landlord of each scheme, in agreement with tenants and the council, will retain the funds in each TAP on behalf of tenants and will support tenants in accessing activities.
- 3.11 With an increase in activities across the borough's sheltered housing schemes, residents not living in sheltered housing will have the opportunity to take part. If the TAP activities are promoted well and linked into each neighbourhood there will be opportunities for social prescribers to make referrals to the activities.
- 3.12 The Bromley by Bow Centre is one of the oldest and best-known social prescribing projects. Staff at the centre work with patients, often over several sessions, to help them get involved in local services ranging from swimming lessons to legal advice.
- 3.13 Following Cabinet approval in March, sheltered landlords have worked with the council to implement the necessary changes for a move to an IHMS. As of 6 August all sheltered housing landlords in the borough now deliver an IHMS.
- 3.14 Sheltered landlords and tenants have been consulted on the TAP guidance and monitoring documents and a final version will be ready for the launch in October.
- 3.15 Officers are liaising with the council's communication team to plan a TAP launch event at one of the sheltered schemes in October.
- 3.16 Officers will attend future consultation events with landlords and tenants, and will help coordinate activities between the sheltered schemes by setting up an e-newsletter and a bi-monthly forum to share good news stories and updates. A review of the TAP will

take place at the end of the financial year and a report on its effectiveness will be produced.

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 The Chief Finance Officer notes the recommendations of this report, namely to fund a range of activities in sheltered schemes to combat loneliness and isolation up to £500 per resident per year, at a maximum estimated total annual value of £355,500.
- 4.2 The tenant activity pot will be funded through the partial reinvestment of the total estimated £593k savings achieved through the adoption of an intensive housing management service (IHMS). This demonstrates successful achievement of £238k towards the council's medium term financial strategy.

5. LEGAL COMMENTS

- 5.1 The grants fund aspects of support that used to form part of the services contract with the support provider. However, the move to IHMS means that there is no longer a services contract between the Council and the Support / Accommodation provider. A direct grant (albeit administered by the provider) to the individuals who require the support is the best way for the Council to continue to provide the elements of support it used to under the services contract but are not covered as part of the IHMS payment.

- 5.2 The Council has the legal power to make the grants as the function and obligations to provide the support has not changed. The requirement to seek grant approval has only been brought about Council has the legal power to make the grants referred to in this report.
- 5.3 The Council will continue to work with support providers to ensure that the Service User's grant expenditure is evidenced and represents Best Value.
- 5.4 The equalities aspects of these changes have been taken into account as part of the previous decision making process regarding the move to the IHMS structure generally. It is unlikely therefore, that there will be any further equalities impacts.

6. ONE TOWER HAMLETS CONSIDERATIONS

The provision of sheltered housing is consistent with a key aim of the council, which is to promote and to maximise the independence of every individual and particularly those who may need additional support. This is key outcome to be achieved through the provision of supported housing.

As part of the further review of options described in this report an Equalities Analysis was completed, which demonstrated no adverse impact on individuals who share protected characteristics as defined by the Equality Act 2010.

7. BEST VALUE (BV) IMPLICATIONS

- 7.1 The Council has a duty under the Local Government Act 1999 to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. This is referred to as the Council's Best Value duty.

This paper makes recommendations as to how the council may achieve Best Value for older residents by utilising alternative funding streams to deliver an IHMS and directing funds to tackle loneliness and isolation, and therefore, improving the health and wellbeing of older people living in the sheltered housing.

8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 8.1 All funded activities undertaken as part of this proposal will be subject to the council's requirements to contribute to a sustainable environment and improve the wellbeing of tenants.

9. RISK MANAGEMENT IMPLICATIONS

- 9.1 If the proposed investment in services which promote social inclusion for sheltered housing tenants is approved by the Mayor in Cabinet suitable funding arrangements, which protect the interests of the Council, will be put in place. If it is subsequently determined that these payments should be made pursuant to the Council's powers to make grants they will be subject to the risk management arrangements already in place in respect of grant funding.

10. CRIME AND DISORDER REDUCTION IMPLICATIONS

- 10.1 Sheltered housing is designed to meet the specific support needs of specific group of residents. It does not, therefore, contribute to the reduction of crime and disorder other than that by making these services available, the Council is contributing to ensuring

that individuals who may otherwise be more vulnerable to being victims of crime are supported to live safer and more independent lives in the community

11. SAFEGUARDING IMPLICATIONS

- 11.1 The services will promote the continued safety and wellbeing of older people. The Care Act requires that each local authority must cooperate with each of its relevant partners (as set out in Section 6 of the Care Act) in order to protect the adult. In their turn each relevant partner must also co-operate with the local authority. While safeguarding adults is a lead duty of the local authority, the responsibility for identifying, investigating and responding to allegations of abuse lies with operational staff across all organisations.
-

Linked Reports, Appendices and Background Documents

Linked Report

- None

Appendices

- Appendix 1: Sheltered Housing Options Paper Cabinet Report, 20 March 2018


Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012

- None

Officer contact details for documents:

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<p style="text-align: center;">Cabinet Decision</p> <p style="text-align: center;">20 March 2018</p>	 <p style="text-align: center;">TOWER HAMLETS</p>
<p>Report of: Denise Radley, Director of Health, Adults and Community</p>	<p>Classification: Unrestricted</p>
<p>Sheltered Housing</p>	

Lead Member	Councillor Denise Jones Cabinet Member for Health Adults and Community Services
Originating Officer(s)	Karen Sugars Acting Divisional Director Integrated Commissioning
Wards affected	All wards
Key Decision?	Yes
Community Plan Theme	A Safe and Supportive Community

Executive Summary

1. This report seeks agreement from the Mayor in Cabinet to agree to an alternative model for the support service delivered to tenants living in sheltered housing schemes in the borough. It reports back on the outcome of consultation with tenants and landlords as requested by the Mayor in Cabinet in July 2016 and explores options to:
 - Depart from the preferred option of funding support in sheltered housing from a Floating Support Model, agreed in principle by Cabinet in July 2016 and, instead, adopt an Intensive Housing Management Service (IHMS) model, and agree delegated officer authority to extend existing contracts for up to six months to allow for the transition to an IHMS model.
 - Reinvest savings created by the change in approach into programmes that combat loneliness and isolation, and improve the wellbeing of elderly tenants living in sheltered housing.
2. In moving to a IHMS instead of the Floating Support Model, the council has the opportunity to:
 - Make a saving of approximately £593,478 (see table overleaf) and be in a position to reinvest the savings to tackle isolation and loneliness, and improve the wellbeing of older people living in sheltered housing by making available an agreed amount of money for each scheme depending on size and number of tenants living in the scheme.
 - Continue to work in partnership with sheltered landlords through the transition to IHMS and maintain a similar level of support, or at a level agreed with tenants currently living in the schemes.

2017/18 budget for support provision in sheltered housing is £611,833			
Model	Existing service	Floating Support	Intensive Housing Management Service
Cost to the council	£455,944 (projected spend)	£534,000	£18,355 (equivalent to £0.03 per pound currently spent.)
Savings	£155,889 (projected savings due to support no longer commissioned in four schemes)	£77,833 (against the current budget of £611,833)	£593,478 (based on 97 per cent of housing benefit claims recovered from central government)

3. The July 2016 Cabinet paper set out a number of funding options for the support provision in sheltered housing. Cabinet agreed, in principle, to move to a Floating Support Model which was the recommended option at the time, and authorised the initiation of a tender process for the floating support service pending further consultation with tenants and support providers on the changes.
4. Through the consultation process with tenants, support providers and landlords, as well as changes in the market, it became evident that an alternative model - IHMS would be a viable option to provide support in sheltered housing and create substantial savings for the council.
5. During the consultation, three sheltered housing landlords/providers advised that they would pursue an IHMS or an alternative to provide support to their tenants in their schemes from April 2017, and in response, officers were asked to explore the appetite for IHMS with the remaining ten providers.
6. Landlords/providers stated that a move to an IHMS had been adopted by a number of authorities in London and across the country, and that some authorities no longer fund a support service altogether. Feedback from landlords/providers on the move to an IHMS was positive.

Recommendations:

The Mayor in Cabinet is recommended to:

1. Agree the recommendations within this report, and authorise the Corporate Director Health, Adults and Community to:
 - Adopt an Intensive Housing Management Service (IHMS) model for sheltered housing provision in the borough
 - Issue new contracts to the existing sheltered housing providers for up to six months to allow for the transition to an IHMS model
 - Fund a range of activities in sheltered schemes at a maximum value of £500 per resident per annum in line with the Ageing Well Strategy and the Mayor's commitment to tackle loneliness and isolation and improve the wellbeing of elderly tenants living in sheltered housing
 - Enter into all agreements and make such other decisions as may be required to achieve the recommendations of this report

1. REASONS FOR THE DECISIONS

- 1.1 The report recommends a change in approach to the original Cabinet agreement in principle to pursue a Floating Support Model for the support provision in sheltered housing. As this is change of approach to the original Cabinet decision, legal advice is that the decision to move to an IHMS will need to be approved by the Mayor in Cabinet.
- 1.2 Intensive Housing Management Service (IHMS) is a sustainable alternative to the Floating Support Model as it will provide greater savings for the council as well as maintaining a sustainable support provision for older people in sheltered housing in the borough.
- 1.3 As a number of landlords/providers have already move to an IHMS or similar model, it would be sensible to have the same type of model in all sheltered housing schemes across the borough.

2. ALTERNATIVE OPTIONS

- 2.1 The Floating Support model endorsed by Cabinet (July 2016) remains an option which allows support staff to visit each sheltered scheme for a set number of hours per week.
- 2.2 This is based on the provision of six half days presence per scheme per week. This figure has been chosen to enable a daily presence to be provided which maximises in-scheme presence, inclusive of one day at the weekend. This model allows for a flexible provision as the support hours can be varied at each service according to individual need.
- 2.3 The Floating Support Model will cost the council £564,000 per annum. A competitive procurement exercise will have to be undertaken, and it is likely that a number of landlords/providers may opt out of the tender process (and move to an IHMS) to prevent having a different organisation provide the support in their buildings.

3. DETAILS OF REPORT

- 3.1 Sheltered housing is designed to give older people with little or low levels of support need the independence of having their own flat with the security of having an alarm system and regular checks by a warden or scheme manager.
- 3.2 In Tower Hamlets, all sheltered housing schemes are owned and managed by Registered Social Landlords. Currently the council funds the support in 20 schemes in the form of a scheme based warden, Mon-Fri, 9am-5pm who helps in emergencies and gives practical support. There are ten contracts in place, covering the 20 schemes and all end in March 2018. The budget for the support provision is £611,833 pa.
- 3.3 All support contracts are based on a payment per tenant, which means that no payments are made in respect of void properties in schemes, and it is anticipated that the Council will spend in the region of £455,944 for this financial year as a result of void properties, four schemes (managed by three landlords) moving to an IHMS from April 2017 and one scheme being closed for refurbishment works.

- 3.4 It is anticipated that most providers would want to transfer to an IHMS at the beginning of April 2018, should this not be the case and some providers require a lead in period, Officers have requested delegated authority to enter into new contracts for a 6 month period at a cost of up to £227,968 as demonstrated in the following table:

Provider / Scheme(s)	Number of units	Maximum Projected Spend (2017/18)	Maximum 6 Month Cost
Gateway - Former LBTH schemes	181	£135,336	£67,668
Gateway - Former BGVPHA schemes	148	£110,662	£55,331
Gateway - Mosque Tower	31	£23,179	£11,589
Gateway - Bustaan Raada	16	£11,963	£5,981
Genesis - Colin Winter House	34	£32,072	£16,036
Genesis - Hogarth & Manchester Rd	58	£46,040	£23,020
Industrial Dwellings Society - Stepney Green Court	19	£16,472	£8,236
Sanctuary - Shaftesbury Lodge	32	£17,118	£8,559
PA Housing (ASRA) - Cavell Street	11	£10,220	£5,110
London & Quadrant - Phoenix Court	45	£52,877	£26,438
Total	575	£455,939	£227,968

- 3.5 The figure of £227,968 is the maximum cost payable across all the schemes and the contracts would only be entered into if absolutely necessary to enable a smooth transition to an IHMS service. The cost is finance neutral as until the switch to an IHMS is undertaken it will not be possible to reinvest the savings as recommended in this report.
- 3.6 Previously funded through the 'Supporting People' budget, the funding for support is now part of the mainstream commissioning budget and is used to provide support to those not receiving adult social care services as part of a preventative approach.
- 3.7 As part of the commissioning process a review of the sheltered housing contracts took place, and a number of funding and support options were presented to the Mayor in Cabinet in July 2016.
- 3.8 Under the recommended option, the cost of a Floating Support Model where support staff would visit each scheme for a set number of hours per week – based on six half days presence per scheme per week was calculated at £564,000 pa.
- 3.9 The Mayor agreed in principle to the report's recommendation (to move to a Floating Support Model) but asked that further consultation take place before the recommendations are actioned.
- 3.10 Following the mayor's decision, focus groups with tenants took place in all the sheltered schemes. A total of 243 tenants plus family members and carers took part. A summary of the main points are listed below. A linked report setting out the detailed findings from the consultation as well as further work undertaken by officers in response to changes in the market is attached to this report.
- Morning wellbeing checks which involve a support worker calling or knocking on every tenant's (if they choose) door to check if they are okay (if they choose) –

this is valued for those tenants who have it, and should continue.

- A preference for having permanent staff allocated to schemes so that tenants can build relationships with the support worker
- Clarity was requested around the role and responsibility of the support worker and the landlord's roles and responsibilities (housing management).
- A number of people noted that group activities used to happen more frequently but are now limited. Tenants' groups in several schemes are not as active as they used to be. This was seen as a negative by tenants, which they asked be addressed by any new model.
- Nearly all the Somali and Bangladeshi tenants said that the weekend half day would not be useful to them and asked whether it could be added to the weekday provision. Tenants explained that language support (interpreting / translating) for making telephone appointments with doctors or housing offices and dealing with tenancy matters is a support function that is very valuable and therefore, the allocated half day proposed for the weekend would be better used during the weekdays, 9am-5pm when the majority of services are more likely to be open.
- A small group of tenants queried why the funds to keep the support provision as it is (Mon-Fri, 9am-5pm) was not being made available.

3.11 During the course of consulting with landlords and support providers, it became evident that previous concerns that some of the smaller landlords had regarding an IHMS were not as significant as originally thought (the IHMS model had been an option in the original Cabinet report but ruled out). Providers stated that the move to IHMS had been adopted by a number of authorities in London and across the country, noting that some no longer fund a support service at all, and a number of providers had responded to this by restructuring their organisation to adapt to the changes.

3.12 Three landlords (Mercers, One Housing Group and Centra) who are also the support provider had voluntarily chosen to pursue an IHMS or an alternative option to provide support to their tenants from April 2017.

3.13 Through internal governance process, officers were encouraged to explore the potential comprehensive approach to an IHMS and the financial implications to the authority and residents.

3.14 **Providers and Landlords**

3.15 Officers have met in person or had telephone contact with providers who were all supportive of the proposed move to an IHMS.

3.16 Gateway Housing Association (GHA) the largest provider of sheltered housing in the borough are positive of an IHMS and agreed to explore this option as the benefits include:

- the opportunity to maintain and fund the current / similar provision at existing levels within each scheme
- a continuity of staffing within each service
- continuity in providing a service directly to residents without the need to have to bid for the service

- 3.17 Unlike GHA, who are based primarily within the borough of Tower Hamlets, all other providers have experience of applying for and delivering IHMS services within their housing stock in other boroughs, and were positive in their responses to the suggestion to review the model of funding for the provision.
- 3.18 Genesis Housing Association provides support in three sheltered schemes. For their directly managed service at Colin Winter House they are prepared to pursue a move to an IHMS service at the end of the contract (March 2018) as this is something they were already considering.
- 3.19 Genesis also delivers two agency managed services at Hogarth Court and Manchester Road - the borough funding their staff to deliver the support service. Discussions with the landlord of both buildings, Southern Housing Group, have confirmed that they provide a fulltime worker to deliver a housing management function across the two schemes, i.e. 0.5 FTE per scheme per week.
- 3.20 Genesis has confirmed that they would be willing to discuss options to facilitate a move to an IHMS, and have the capacity to facilitate such a move.
- 3.21 ASRA have advised that IHMS is a model that they have explored across their group in other parts of the country, including Leicestershire, Leicester, Nottingham and others. They are supportive of IHMS in Tower Hamlets.
- 3.22 **Intensive Housing Management Service (IHMS) and Housing Benefit**
- 3.23 Under the existing contracts, the support charge is means tested and funded by the Council for all residents entitled to benefits. By moving to an IHMS model, the charge would be included within the housing service charge element of each tenants gross rent. As with the support charge, the IHMS cost can be funded by Housing Benefit where tenants qualify, and will therefore not adversely affect tenants eligible for Housing Benefit. Tenants that currently pay the support charge as they are not eligible for benefits will continue to pay in the form of a housing service charge instead of a support charge.
- 3.24 The potential savings if the IHMS approach is agreed are £0.97 on every pound currently spent. The Housing Benefits (HB) team have confirmed that the authority recovers 97 per cent of housing benefit claims from central government, hence the potential saving. As the IHMS is payable via Housing Service Charge and is eligible for Housing Benefit, the financial implications to the authority are minimal, equating to £0.03 per pound currently spent. This impact can be offset by utilising a proportion of the savings realised from ceasing the support contracts.
- 3.25 There will be a need to review the rents and service charge for each scheme and therefore, giving tenants the required notice period to allow for the change. Given that rent increases traditionally take place in April at the start of the new financial year there will be a need to extend all existing contracts for up to six months to facilitate the transition to an IHMS.
- 3.26 This will allow for full consultation and co-design where landlords/support providers and council officers can discuss the changes with tenants and their families/carers living in the schemes.
- 3.27 Tenants that currently pay the support charge as they are not eligible for benefits will continue to pay in the form of a housing service charge instead of a support charge and may see an increase to cover the support they receive.

- 3.28 All landlords/providers have agreed to continue to work in partnership with the borough following on from the transition to IHMS to ensure continued improvements in service quality.
- 3.29 **Local Housing Allowance (LHA)**
- 3.30 In the previous Cabinet paper, a section outlining the impact of the LHA for sheltered tenants was included as the government had previously proposed to apply the LHA cap to all claims in supported and sheltered housing with a top-up administered by the local authority.
- 3.31 On 25 October 2017, the government announced that LHA rates would not be applied to supported housing, nor would they be applied to general needs social housing. This was confirmed in a further consultation paper published on 31 October 2017.
- 3.32 Sheltered housing (and extra care) will therefore continue to be funded in the welfare system, and a 'Sheltered Rent' is proposed to be introduced from April 2020 - a type of social rent that recognises the role that these homes play in supporting older and vulnerable people and acknowledges the higher costs of these types of housing compared to general needs housing.
- 3.33 This will see gross eligible rent (rent inclusive of eligible service charges) regulated by the social housing regulator. Rates for sheltered housing costs will be set in consultation with the sector. Welfare arrangements for people living in all types of supported housing will apply across Great Britain.
- 3.34 **Savings**
- 3.35 An allocation of £611,833 is available within the current budget to fund the sheltered schemes (2017/18). This figure is calculated on all services operating at full capacity throughout the year and no self-payers being resident. In previous years, the actual expenditure has been around 10 per cent lower than this budgeted amount, this being the result of some tenants being self-payers and because we do not pay the support charge while properties are void. See linked report details of each support contract.
- 3.36 In 2017/18 a projected saving of £155,889 will be achieved due to three providers voluntarily moving to IHMS or an alternative and one scheme being closed for refurbishment .
- 3.37 The table below illustrates the costs and savings of an IHMS and the Floating Support Model compared to current support contracts and their cost in 2017/18.

2017/18 budget for support provision in sheltered housing is £611,833			
Model	Existing service	Floating Support	Intensive Housing Management Service
Cost to the council	£455,944 (projected spend based on full occupancy)	£534,000	£18,355 (equivalent to £0.03 per pound currently spent.
Savings	£155, 889 (projected savings due to support no longer commissioned in four schemes)	£77,833 (against the current budget of £611,833)	£593,478 (based on 97 per cent of housing benefit claims recovered from central government)

- 3.38 It is important to note that when the previous proposals were presented to Cabinet in July 2016 the projected level of spend on the current model was significantly closer to the £611,833 budget, so the relative financial benefits of the floating support model at that time were much more positive than they would now be given the lower level of projected spend in 2017/18 resulting in part from the four schemes that have already moved to an IHMS model. It is possible that a remodelled floating support scheme, excluding the four schemes which have moved to IHMS would cost more than the current expenditure. This is another important factor in the decision to recommend the IHMS model in preference to the previously recommended model.
- 3.39 Gateway Housing Association (GHA) has advised that their situation is unique due to the stock transfer from LBTH and previous mergers and acquisition of specialist schemes. They have stated that they have seven different tenure and tenancy agreements to review as part of the transition.
- 3.40 GHA have requested that transitional grant be made available to fund ineligible services and transition arrangements. They have also suggested that they may incur exceptional staffing costs through the proposed changes as we move away from grant funding which may impact on potential savings.
- 3.41 We have agreed to consider their requests in line with those made by all providers and will review them based on their merits once a decision is made. The borough would not want to fund any ineligible costs as the IHMS more than adequately meets service user support requirements.
- 3.42 **An opportunity to invest in older peoples' health and wellbeing**
- 3.43 The savings realised by moving to an IHMS, presents the Council with an opportunity to invest in activities to help combat social isolation and loneliness. The Council's Ageing Well Strategy (2017-20) highlights the level and impact of social isolation and loneliness, reporting that: "...persons aged over 65 living in Tower Hamlets are predicted to be among the loneliest in both London and England."
- 3.44 The Campaign to End Loneliness states on its website that:
- "Research shows that loneliness and social isolation are harmful to our health: lacking social connections is a comparable risk factor for early death as smoking 15 cigarettes a day, and is worse for us than well-known risk factors such as obesity and physical inactivity. Loneliness increases the likelihood of mortality by 26%".
- 3.45 It is well documented that improved health and wellbeing for our older population means fewer hospital admissions, less dependency on care and support with less pressure on the council's health and care resources.
- 3.46 The Council's Housing Benefit policy lead has confirmed that the provision of a reasonable level of activities when not on a one-to-one basis will also be acceptable. This means that the support model provided via IHMS can include a level of group activities within the schemes in addition to the on-site presence during working hours.
- 3.47 A proportion of the funding that a move to IHMS would save could be used to fund a range of activities in each of the sheltered schemes to combat isolation and improve the general wellbeing of tenants. £77,000 of the potential saving is already taken account of in an existing MTFS savings proposal. £18k is also required to offset the cost to the council of the IMHS (the £0.03 per pound of current expenditure). This leaves an amount of £516k that could be used to fund this range of activities.

- 3.48 This could include English as a Second Language (ESOL) classes, exercise classes, day trips or any other activities that tenants may want that improves their social connectedness, fosters peer support and improves their health and wellbeing.
- 3.49 These funds, (inclusive of those that have already opted out with effect from this financial year) could be made available to tenants living in all sheltered schemes and would still leave a surplus. See table below for possible funding options.
- 3.50 The table below illustrates how the savings, if an IHMS approach is adopted, can be used to fund activities that tackle loneliness and isolation in older people.

Funds (savings) available £516k	Annual activities fund to tackle loneliness and isolation across 25 schemes (711 units)	Remaining funds
	£250 per tenant = £177,750	£415,728
	£500 per tenant = £355,500	£237,978

- 3.51 The recommended option £500 per tenant will equate to a payment of between £5,500 and £21,500 per sheltered scheme, which will offer residents a broad range of choice. From our experience of small grants we know that older person groups value the opportunity to undertake social activities e.g. day trips and purchase small equipment and materials to go toward social activities. This figure will enable the schemes to agree a programme of activities throughout the year that reflect the choice and interests of all residents, as opposed to an activity on a one off basis. Each resident

would be able to choose an activity given the funding is per head or it could be agreed on a group basis.

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 The Chief Finance Officer notes the recommendations of this report, namely to adopt an Intensive Housing Management Service (IHMS), agreeing a six month extension to existing contracts to allow successful transition, and to reinvest savings into activities to combat loneliness and isolation in support of the Ageing Well Strategy.
- 4.2 The budget for the existing sheltered housing schemes is £612k and the cost of the new services will be contained within this existing level of funding. There are no current savings assumptions against these services in the medium term financial strategy.
- 4.3 The IHMS service would be included within the housing service charge element of each tenant's rent, and therefore can be funded by housing benefit where tenants qualify. Currently the housing related costs are paid by Adult Social Services as part of the placement fee, so a saving would be created by the housing related costs being funded by housing benefit instead of the Council. Tenants that currently pay the support charge as they are not eligible for benefits will continue to pay in the form of a housing service charge instead of a support charge and may see a small increase to cover the support they receive. This will be agreed between the tenant and landlord, once landlords/providers are informed of the council's intentions.
- 4.4 The Council recovers 97% of housing benefit claims from central government, and therefore savings could be up to £593k of the current budget depending on activity levels. It is these savings which, if agreed, could be reinvested into activities to

combat loneliness and isolation. Depending on the option adopted these savings are estimated at between £238k and £416k.

5. LEGAL COMMENTS

- 5.1 The Procurement law impact of a change to an intensive housing management support model is minimal on the Council. In effect the Council no longer purchases the support services and therefore there is no activity which is subject to either the legal duty to procure or the legal duty to obtain Best Value.
- 5.2 However, in order to give providers the time to change and to ensure there is no break in the service provision so that service users' needs continue to be met the Council may be required to enter into new short term contracts with some providers in the interim.
- 5.3 These short term contracts ought to be subject to competition although this is not possible in the circumstances. It is clear that a break in the service allowing time for a competitive tender would pose a significant threat to the health and wellbeing of the Service Users. It is also clear that the Council is undertaking this action as a short term measure and not purposefully avoiding competition.
- 5.4 The change in the way the services are acquired is likely to involve persons who have a protected characteristic. It is unlikely that a desktop equalities assessment in itself would be sufficient for the Council to properly understand the impact on service users to the levels required by the Equality Act 2010. However, the Council has also enhanced this understanding by undertaking a consultation exercise and therefore it is likely the relevant legislative threshold would be met. Also, the exercises have been undertaken whilst the decision making process was at a formative stage.
- 5.5 As per the Care Act 2014 the Council will continue to have a duty to meet the needs of service users where following a needs assessment they meet the eligibility criteria. For some service users having accommodation alone may mean that they no longer have eligible needs. However, other service users may continue to require care and support in other areas irrespective of having accommodation. As a general rule, the duty for Adult Social Care to provide accommodation will only arise if the support and services required to meet eligible needs are not otherwise available unless residential accommodation is provided; a service user must therefore have accommodated related care needs.
- 5.6 The Council should ensure to complete review needs assessments of service users where there is a change in circumstances which is likely to impact on their specific needs.

6. ONE TOWER HAMLETS CONSIDERATIONS

The provision of sheltered housing is consistent with a key aim of the council, which is to promote and to maximise the independence of every individual and particularly those who may need additional support. This is key outcome to be achieved through the provision of supported housing.

As part of the further review of options described in this report an Equalities Analysis was completed, which demonstrated no adverse impact on individuals who share protected characteristics as defined by the Equality Act 2010.

7. BEST VALUE (BV) IMPLICATIONS

- 7.1 The Council has a duty under the Local Government Act 1999 to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness. This is referred to as the Council's Best Value duty.

This paper makes recommendations as to how the council may achieve Best Value for older residents by utilising alternative funding streams to deliver an IHMS and directing funds to tackle loneliness and isolation, and therefore, improving the health and wellbeing of older people living in the sheltered housing.

8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 8.1 All funded activities undertaken as part of this proposal will be subject to the council's requirements to contribute to a sustainable environment and improve the wellbeing of tenants.

9. RISK MANAGEMENT IMPLICATIONS

- 9.1 If the proposed investment in services which promote social inclusion for sheltered housing tenants is approved by the Mayor in Cabinet suitable funding arrangements, which protect the interests of the Council, will be put in place. If it is subsequently determined that these payments should be made pursuant to the Council's powers to make grants they will be subject to the risk management arrangements already in place in respect of grant funding.

10. CRIME AND DISORDER REDUCTION IMPLICATIONS

- 10.1 Sheltered housing is designed to meet the specific support needs of specific group of residents. It does not, therefore, contribute to the reduction of crime and disorder other than that by making these services available, the Council is contributing to ensuring that individuals who may otherwise be more vulnerable to being victims of crime are supported to live safer and more independent lives in the community

11. SAFEGUARDING IMPLICATIONS

- 11.1 The services will promote the continued safety and wellbeing of older people. The Care Act requires that each local authority must cooperate with each of its relevant partners (as set out in Section 6 of the Care Act) in order to protect the adult. In their turn each relevant partner must also co-operate with the local authority. While safeguarding adults is a lead duty of the local authority, the responsibility for identifying, investigating and responding to allegations of abuse lies with operational staff across all organisations.

Linked Reports, Appendices and Background Documents

Linked Report

- Sheltered Housing Options Paper, Cabinet Report, July 2016

Appendices

- Sheltered Housing Options Paper Update, February 2018

Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012

- None

Officer contact details for documents:

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<p align="center">Grants Determination Sub Committee 27th September 2018</p>	 <p align="center">TOWER HAMLETS</p>
<p>Report of: Zena Cooke, Corporate Director Resources</p>	<p>Unrestricted</p>
<p align="center">LBTH Innovation Fund and ESF Community Employment Programme Updates</p>	

Originating Officer(s)	Steve Hill - Head of Benefits Services
Wards affected	All wards
Key Decision?	Yes
Community Plan Theme	All

EXECUTIVE SUMMARY

The purpose of this report is to update the Grants Determination Sub-Committee on grants that have been awarded through two funding streams – the LBTH Innovation Fund (match funding for organisations crowdfunding through Spacehive) and the European Social Fund (ESF) Community Employment Programme which is co-financed through the European Union and administered by London Councils.

With regards to the LBTH Innovation Fund, to date, 9 projects have been funded totalling £49,421. The first of three rounds have also been launched as part of the ESF Community Employment Programme where grants totalling £302,088 were awarded to 17 organisations.

RECOMMENDATIONS

The Grants Determination Sub Committee are recommended to:

- i) Note the organisations and projects funded through the LBTH Innovation Fund and the ESF Community Grants Programme as detailed in 3.3 and 3.7.

1. REASONS FOR THE DECISIONS

- 1.1 As part of the LBTH Innovation Fund and the ESF Community Grants Programme being delegated to officers, there is a requirement to update the Grants Determination Sub-Committee of grants that have been awarded to local Voluntary and Community organisations.

2. ALTERNATIVE OPTIONS

- 2.1 As this is a noting report, the Grants Determination Sub-Committee may request additional information on projects and organisations awarded funding.

3. DETAILS OF REPORT

LBTH Innovation Fund

- 3.1 An action within the Council's VCS Strategy was to identify potential external funding sources to expand and diversify the resource base of local VCS organisations. Crowdfunding was identified as a method of doing this. In response, the Council launched a pilot programme for 12 months through a contract with Spacehive who are working with the Greater London Authority and a number of other local Councils.
- 3.2 As part of the crowdfunding initiative it was proposed that match-funding would be made available the Innovation Fund has been identified as a source for match-funding eligible projects. This is a one-off fund with a budget of £120k. As a result organisations that are crowdfunding through the '*Our Tower Hamlets*' crowdfunding page of the Spacehive portal have an opportunity to pitch for up to £10,000 (or a maximum of 50% of an organisations crowdfunding target). In order to demonstrate that projects have the support of the local community, organisations are expected to crowdfund the first 15% of their total before LBTH can assess applications for the Innovation Fund.
- 3.3 The crowdfunding initiative was launched in July 2017 with the Innovation Fund being made available in August 2017. To date 14 organisations have pitched for the Innovation Fund with pledges being made to 9 of these. Total project costs for these 9 organisations equates to £285,919 with the Innovation Fund contributing to £49,421 and the remaining £236,498 being crowdfunded through other sources.

No.	Organisati on	Project Name	Date of pledge	Total project costs	Innovation Fund contribution	Projects description
1	Public Projects LTD	Pop Up Compost	01/09/2017	£4,508	£1,142	Setting up of a pop-up compost. This included expanding existing operations within the larger estate and raising awareness as widely as possible using local volunteers from the community and local students.
2	Factory East Community Project	Boxing for the Community in London	22/09/2017	8,813	£2,283	The organisation were crowdfunding to replace and improve equipment in their gym as a method of engaging local young people in particular who were at risk of ASB. Funds were also used for boxing kits for children and also Level 1 England Boxing Coaching Courses for 4 trainers.
3	Transform UK	Transform Shoreditch: Café and Arts Space	22/09/2017	£150,792	£10,000	The project includes transforming a space provided by Shoreditch Tab church within their brand new building. This includes fitting out a new coffee shop and community cafe, a recording studio, new arts and performance space and a new media training suite.
4	Stairway to Heaven Memorial Trust	Bethnal Green Memorial Projection	14/02/2018	£11,147	£2,889	To commemorate the 75th Anniversary of the Bethnal Green Tube disaster photographs of victims were projected onto the exterior and interior faces of the teak stairway for the period of 1 week from Friday 2nd March - Friday 9th March.
5	Rejuvenate UK CIC	East London Makerspace II	01/03/2018	£55,069	£10,000	The project included changing an unused empty space into East London Makerspace. A creative hub where the local community would be trained in the production & selling of high quality ECO products made from waste.
6	Toynbee Hall	Make Caves in Mile End Park	01/03/2018	£16,332	£8,080	Local students built an indoor cave at Mile End Urban Adventure Base. The cave was designed and constructed entirely by the young people themselves, with expertise provided by local charity Build Up Foundation. Students came together from three different secondary schools to build the cave. After the project, students introduced the cave to local children on an activities day which they led for 360 year 6 students transitioning to secondary school.

7	Betar Bangla	Save Betar Bangla Radio Station!	03/04/2018	£19,161	£9,926	The organisations crowdfunded to tackle an emergency in that their transmission costs had trebled with very little notice.
8	Hep refugees	Choose Love Mural E1	06/06/2018	£4,930	£1,263	Funds were used to create a giant Choose Love mural on Hanbury street. A powerful and positive message for Refugee Week located in the heart of Tower Hamlets.
9	Off the Wall Players CIC	Inside Out - Aldgate Women's Oral History	30/05/2018	£15,167	£3,838	Project included the narratives of women from Aldgate which was collected through a series of community workshops. This culminated in an outdoor performance which coincided with the June 2018 opening of Aldgate Square
		TOTAL		£285,919	£49,421	

ESF Community Grants Programme

- 3.4 At the 1st March 2016 Commissioners Decision Making Meeting in Public, Commissioners agreed to match-fund the European Social Fund (ESF) Community Employment Grants Programme 2016-19. The council's financial commitment is £225,000 per year over 3 years. This funding attracts an equal contribution from the European Social Fund thus making a total scheme budget of £1.350m over the 3-year programme period. It is intended that there will be 3 bidding rounds: one during each year of the programme – Round 1 was launched in December 2017. Voluntary and Community organisations are able to apply for grants of up to £20,000 during each bidding round.
- 3.5 London's ESF Programme is administered by the Greater London Authority (GLA). However, the day-to-day management and administration of the programme will be undertaken by London Councils. Due to delays in finalising the contractual agreement between the GLA and London Councils, the programme was launched in December 2017 and will run until 2020.
- 3.6 The programme falls within Investment Priority 1.4 to address the root causes of poverty which create barriers to work so more people move closer to or into employment.
- 3.7 In Round 1 of the programme, 28 applications were received from local VCS organisations. Applications were assessed by LBTH and London Council's staff. A panel comprising of LBTH officers and colleagues from London Councils were involved with moderating applications with a final report being devised with recommendations for the decision making panel – comprising of senior officers from LBTH, London Council's and the GLA. As a result, 17 organisations were successful in securing funding in Round 1, details of these organisations and amounts awarded are detailed below:

Organisation	Grant Amount
Betar Bangla Ltd	£18,932
Al Isharah	£20,000
City Steps Guided Tours	£12,500
Newark Youth London	£19,703
Weavers Community Forum	£20,000
Bongobir Osmany Trust	£20,000
The Rooted Forum	£20,000
Wapping Bangladesh Association	£14,874
Thames Bengali Association	£12,382
Somali Parent & Children Play Association	£12,316
Olive Tree Education	£19,350
Boundary Community School	£19,952
Tower Hamlets Parents Centre	£19,629
Sylhet Bawl Shangith Ghosti	£12,450
Dorset Community Association	£20,000
WISE Youth Trust	£20,000
Cressy IT Solution CIC	£20,000
Total Round 1 Grant Value	£302,088

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 This report aims to provide an update on the LBTH Innovation Fund and the European Social Fund (ESF). Overall the report also allows opportunity for greater transparency and scrutiny around the Councils grant processes.
- 4.2 The Innovation Fund to date has incurred committed expenditure of £49,421, against a total provision of £120,000. This provides a remaining balance of £70,579 for any future potential projects meeting the required criteria.
- 4.3 Organisations that are a part of the ESF programme achieved a total spend of £302,088. As fifty percent of this cost will be met by the Council the total liability is £151,044 against a current budget provision of £225,000, providing a remaining provision of £73,956.

5. LEGAL COMMENTS

- 5.1 This report is a noting report and is in line with the previous approving report. There are no further legal issues.
- 5.2 Any equalities issues are dealt with in line with the overall equalities assessments undertaken as part of the scheme and as the scheme progresses.

6. ONE TOWER HAMLETS CONSIDERATIONS

- 6.1. The contribution of VCS organisations helping to deliver One Tower Hamlets objectives and priorities are explicitly recognised and articulated within the Council's agreed Voluntary and Community Sector Strategy.
- 6.2 VCS Organisations play a key role in delivering services that address inequality, improve cohesion and increase community leadership. These services are real examples of 'One Tower Hamlets' in practice.

7. BEST VALUE (BV) IMPLICATIONS

- 7.1 The level of awards to organisations was determined by the quality of their individual applications as well as the overall demand for the funds available.
- 7.2 Additionally, the application appraisal process took into consideration the proposed levels of outputs and outcomes to be delivered as well as the organisation's track record and the bid's overall value for money rating.
- 7.3 There will be ongoing performance management of the approved portfolio of projects to ensure that interventions meet the required standards; that the evidencing of project achievements and expenditure are accurately recorded and reported. For the ESF Community Grants Programme, this will be administered by London Council's.

8. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 8.1 All programme beneficiaries be they individuals or local organisations will be encouraged to consider taking appropriate steps to minimise negative impact on the environment when taking up the opportunities offered within the programme and on an ongoing basis.

9. RISK MANAGEMENT IMPLICATIONS

- 9.1 A number of different risks arise from any funding of external organisations. The key risks are:
- The funding may not be fully utilised i.e. allocations remain unspent and outcomes are not maximised
 - The funding may be used for purposes that have not been agreed e.g. in the case of fraud
 - The organisation may not in the event have the capacity to achieve the contracted outputs/outcomes
- 9.2 As part of the ongoing programme management arrangements, support, advice and guidance will be made available projects to ensure that all performance and other risks are minimised.

10. CRIME AND DISORDER REDUCTION IMPLICATIONS

- 10.1 The activities, services and outcomes that are being targeted through these grant programmes support the objectives of reducing crime and disorder.
- 10.2 Throughout the programmes as a whole however, those people involved in, or at risk of involvement in the criminal justice system will be targeted for support.

11. SAFEGUARDING IMPLICATIONS

- 11.1 As part of the initial application process organisations were required to provide details of their safeguarding policy, if appropriate. The Grant Agreements for both funding streams includes requirements in relation to safeguarding.
- 11.2 Organisations providing services to children or vulnerable adults and employing staff or volunteers in a position whose duties include caring for, training, supervising or being responsible in some way for them, are required to fully comply with all necessary safeguarding requirements.

Linked Reports, Appendices and Background Documents

Linked Report:

- None

Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012

- None

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