

COMMISSIONERS' DECISION MAKING MEETING

2nd SUPPLEMENTARY AGENDA

Tuesday, 24 May 2016 at 6.30 p.m.

C1, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London,
E14 2BG

The meeting is open to the public to attend.

Members:

Sir Ken Knight (Chair)	(Commissioner)
Chris Allison (Member)	(Commissioner)
Max Caller (Member)	(Commissioner)
Alan Wood (Member)	(Commissioner)

Public Information:

The public are welcome to attend these meetings.

Contact for further enquiries:

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Public Information

Attendance at meetings.

The public are welcome to attend the Commissioners decision making meetings. However seating is limited and offered on a first come first served basis.

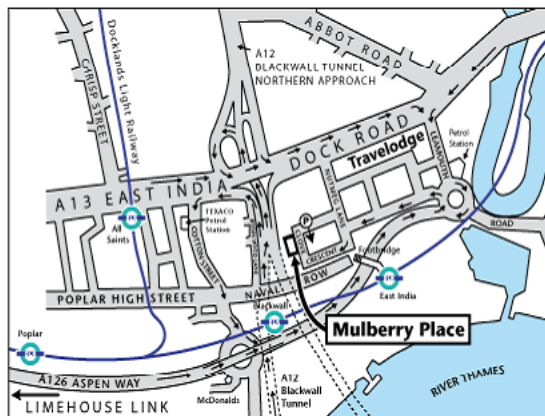
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If the fire alarm sounds please leave the building immediately by the nearest available fire exit without deviating to collect belongings. Fire wardens will direct you to the exits and fire assembly point. If you are unable to use the stairs, a member of staff will direct you to a safe area. The meeting will reconvene if it is safe to do so, or else it will stand adjourned.

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A Guide to Commissioner Decision Making

Commissioner Decision Making at Tower Hamlets

As directed by the Secretary of State for Communities and Local Government, the above Commissioners have been directed to take decision making responsibility for specific areas of work. These include examples such as the disposal of properties, awarding of grants and certain officer employment functions. This decision making body has been set up to enable the Commissioners to take their decisions in public in a similar manner to existing processes.

Key Decisions

Executive decisions are all decisions that are not specifically reserved for other bodies (such as Development or Licensing Committees). Most, but not all, of the decisions to be taken by the Commissioners are Executive decisions. Certain important Executive decisions are classified as **Key Decisions**.

The constitution describes Key Decisions as an executive decision which is likely

- a) to result in the local authority incurring expenditure which is, or the making of savings which are, significant having regard to the local authority's budget for the service or function to which the decision relates; or
- b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the borough.

Upcoming Key Decisions are published on the website on the 'Forthcoming Decisions' page through www.towerhamlets.gov.uk/committee. The Commissioners have chosen to broadly follow the Council's definition in classifying their determinations.

Published Decisions

After the meeting, any decisions taken will be published on the Council's website.

- The decisions for this meeting will be published on: **Friday, 27 May 2016**

LONDON BOROUGH OF TOWER HAMLETS
COMMISSIONERS' DECISION MAKING MEETING

TUESDAY, 24 MAY 2016

6.30 p.m.

3. CONSIDERATION OF PUBLIC SUBMISSIONS (Pages 1 - 2)

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]

A submission has been received from Omani Trust relating to agenda item 5.5
(Commissioners have agreed to accept this late submission)

From: Shafiur Rahman
Sent: 24 May 2016 13:28
To: Commissioners
Subject: Osmani Centre Lease and withheld Mainstream Grant Payments – Osmani Trust

Dear LBTH Commissioners

Osmani Centre lease and withheld Mainstream Grant payments – Osmani Trust

Osmani Trust is a youth and community organisation based in Tower Hamlets. The Trust offers a wide range of youth, community, health and sporting initiatives tailored to the needs of local communities. It aims to provide a holistic service, which helps people, particularly those living in disadvantaged urban communities to re-engage with mainstream society and improve their quality of life. Osmani Trust has had a rich history of serving the local community spanning 40 years.

Osmani Trust has also been delivering a number of LBTH grant funded services for over 20 years and last year (2015) was awarded 3 Mainstream Grants (MSG). As you know one of the new pre-conditions added to MSG was the requirement that MSG recipients operating from a council building to have a signed lease/agreement in place.

A draft (unsigned) lease for the Osmani Centre at 58 Underwood RD E1 has been in circulation between both our legal teams since 2010/11. The draft had not been finalised to minor technical amendments proposed by our solicitors as well Osmani Trust requesting a more affordable third sector community rent instead of the market value rent proposed in the lease. Some progress was made on these discussions up to 2014 however recently they were stalled.

On 27th January 2016 Mr Aman Dalvi (Corporate Director, Development & Renewal, LBTH) informed us that Commissioners (yourselves) have approved for the first quarter of the MSG (Sept – Dec 2015) to be released on the condition we sign the lease by 28th February 2016.

To my knowledge this was not fully paid. In a further letter dated 1st April 2016 along with implied threats of cancelling MSG and reviewing Osmani Trust's position in the building Mr Dalvi stated that the lease would be issued shortly and that we must sign it; however our solicitors are yet to receive a copy of the final draft of the lease.

In the meantime other significant developments emerged that impacts our situation along with all third sector organisations renting Council community premises. LBTH agreed a draft Community Buildings: Allocation and Charging Policy around Dec 2015. It is clear in the draft policy that community organisation should receive discount on rents due to 'community benefits' although the details have yet to be determined. Since then several meetings have been held by the voluntary sector including the THCVS premises forum of which we are also a member of.

The THCVS premises forum has called for lease negotiations to be halted until LBTH undertakes further consultations with the sector around rents to be charged to community buildings. It is also our understanding that a consultant has been employed to work with the council and the third sector through THCVS to produce recommendations as a way forward for determining how rents will be set for community organisations in council buildings and other aspects of leases.

In light of the delay in signing a lease being due to final draft of lease not being issued yet by LBTH and the above significant developments related to LBTH community buildings and its foreseeable impact on all LBTH community building leases we kindly request if Mainstream Grant payments could be released in the meantime to enable vital services to be continued from the Osmani Trust.

Furthermore as reassurance the following facts are pertinent

- 1) We have been running and fully maintaining the Osmani Centre since 2011
- 2) We have a draft lease in place which we have been negotiating terms since 2011
- 3) We have a secure premise from which to deliver our services from for duration of the MSG Grant
- 4) We have been delivering Council grant funded services for over 20 years
- 5) The delay in completing the lease is out of our hands as LBTH legal team are updating the lease and are communicating with our solicitors we intend to sign the lease as soon as terms are agreed and reflect any sector wide policy changes.
- 6) We have full intentions to regulate our occupation of the Osmani centre by means of a signed lease.

We have been forward funding the three MSG funded services for the past 9 months now to the tune of approx. £40k. All three of our projects have a RAG status of green. We cannot afford to carry on indefinitely in this manner. On the other hand if MSG was withdrawn and services stopped hundreds of local vulnerable young people/children and their families would immediately suffer from loss of vital services.

I would appreciate your support and attention to this matter. If any of your team would like to meet or require any further clarification on any of the issues raised above please contact me.

Thank you

Kind Regards

Shafiur Rahman

Executive Director

Osmani Trust

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W: www.osmanitrust.org

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