

# Grants Determination (Cabinet) Sub-Committee



Wednesday, 27 October 2021 at 1.30 p.m.

Committee Room One - Town Hall Mulberry Place

## Agenda

### Chair

Councillor Candida Ronald  
(Cabinet Member for Resources and the Voluntary Sector)

### Members

Mayor John Biggs	(Executive Mayor)
Councillor Asma Begum	(Deputy Mayor and Cabinet Member for Children, Youth Services, Education and Equalities (Statutory Deputy Mayor))
Councillor Sirajul Islam	(Cabinet Member for Community Safety)

### Substitutes

Councillor Sabina Akhtar	(Cabinet Member for Culture, Arts and Sports)
Councillor Rachel Blake	(Deputy Mayor and Cabinet Member for Adults, Health and Wellbeing)
Councillor Kahar Chowdhury	Cabinet Member for Highways and Public Realm – (Job Share post as part of Social Inclusion and Public Realm portfolio)
Councillor Mufeedah Bustin	Cabinet Member for Social Inclusion – (Job Share post as part of Social Inclusion and Public Realm portfolio)
Councillor Danny Hassell	(Cabinet Member for Housing)
Councillor Asma Islam	(Cabinet Member for Environment and Planning)
Councillor Motin Uz-Zaman	(Deputy Mayor and Cabinet Member for Work, Economic Growth and Faith)

[The quorum for the Sub - Committee is 3 Members]

### Further Information

Reports for consideration, meeting contact details, public participation and more information on decision-making is available on the following pages.



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### Contact for further enquiries:

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## Grants Determination (Cabinet) Sub-Committee

Wednesday, 27 October 2021

1.30 p.m.

### 1. APOLOGIES FOR ABSENCE

### 2. DECLARATIONS OF INTERESTS (Pages 5 - 6)

Members are reminded to consider the categories of interest in the Code of Conduct for Members to determine whether they have an interest in any agenda item and any action they should take. For further details, please see the attached note from the Monitoring Officer.

Members are reminded to declare the nature of the interest and the agenda item it relates to. Please note that ultimately it's the Members' responsibility to declare any interests form and to update their register of interest form as required by the Code.

If in doubt as to the nature of your interest, you are advised to seek advice prior to the meeting by contacting the Monitoring Officer or Democratic Services

### 3. UNRESTRICTED MINUTES (Pages 7 - 12)

To confirm as a correct record of the proceedings the unrestricted minutes of the meeting held on 1<sup>st</sup> September 2021.

### 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. REPORTS FOR CONSIDERATION

- |     |   |         |                           |
|-----|---|---------|---------------------------|
| 6.1 | Historic Buildings Grant to 57 Brick Lane for historic shopfront improvements | 13 - 32 | Spitalfields & Banglatown |
|-----|---|---------|---------------------------|



- |      |  |                |                                      |
|------|--|----------------|--------------------------------------|
| 6 .2 | <b>Shopfront Improvements Grants – Middlesex Street Regeneration Programme</b> | <b>33 - 56</b> | <b>Spitalfields &amp; Banglatown</b> |
| 6 .3 | <b>VCS Funding Awarded Under Delegated Authority</b>                           | <b>57 - 86</b> | <b>All Wards</b>                     |
| 7.   | <b>ANY OTHER UNRESTRICTED BUSINESS CONSIDERED TO BE URGENT</b>                 |                |                                      |



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**Tower Hamlets Council**  
Town Hall  
Mulberry Place  
5 Clove Crescent  
E14 2BG

# Agenda Item 2.

## **DECLARATIONS OF INTERESTS AT MEETINGS– NOTE FROM THE MONITORING OFFICER**

This note is for guidance only. For further details please consult the Code of Conduct for Members at Part C, Section 31 of the Council's Constitution

### **(i) Disclosable Pecuniary Interests (DPI)**

You have a DPI in any item of business on the agenda where it relates to the categories listed in **Appendix A** to this guidance. Please note that a DPI includes: (i) Your own relevant interests; (ii) Those of your spouse or civil partner; (iii) A person with whom the Member is living as husband/wife/civil partners. Other individuals, e.g. Children, siblings and flatmates do not need to be considered. Failure to disclose or register a DPI (within 28 days) is a criminal offence.

Members with a DPI, (unless granted a dispensation) must not seek to improperly influence the decision, must declare the nature of the interest and leave the meeting room (including the public gallery) during the consideration and decision on the item – unless exercising their right to address the Committee.

**DPI Dispensations and Sensitive Interests.** In certain circumstances, Members may make a request to the Monitoring Officer for a dispensation or for an interest to be treated as sensitive.

### **(ii) Non - DPI Interests that the Council has decided should be registered – (Non - DPIs)**

You will have 'Non DPI Interest' in any item on the agenda, where it relates to (i) the offer of gifts or hospitality, (with an estimated value of at least £25) (ii) Council Appointments or nominations to bodies (iii) Membership of any body exercising a function of a public nature, a charitable purpose or aimed at influencing public opinion.

Members must declare the nature of the interest, but may stay in the meeting room and participate in the consideration of the matter and vote on it **unless:**

- A reasonable person would think that your interest is so significant that it would be likely to impair your judgement of the public interest. **If so, you must withdraw and take no part in the consideration or discussion of the matter.**

### **(iii) Declarations of Interests not included in the Register of Members' Interest.**

Occasions may arise where a matter under consideration would, or would be likely to, **affect the wellbeing of you, your family, or close associate(s) more than it would anyone else living in the local area** but which is not required to be included in the Register of Members' Interests. In such matters, Members must consider the information set out in paragraph (ii) above regarding Non DPI - interests and apply the test, set out in this paragraph.

### **Guidance on Predetermination and Bias**

Member's attention is drawn to the guidance on predetermination and bias, particularly the need to consider the merits of the case with an open mind, as set out in the Planning and Licensing Codes of Conduct, (Part C, Section 34 and 35 of the Constitution). For further advice on the possibility of bias or predetermination, you are advised to seek advice prior to the meeting.

### **Section 106 of the Local Government Finance Act, 1992 - Declarations which restrict Members in Council Tax arrears, for at least a two months from voting**

In such circumstances the member may not vote on any reports and motions with respect to the matter.

**Further Advice** contact: Janet Fasan, Divisional Director, Legal and Monitoring Officer, Tel: 0207 364 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	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. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	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— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
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	Any tenancy where (to the Member's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to the Member's knowledge) has a place of business or land in the area of the relevant authority; and (b) either—  (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or  (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.

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE GRANTS DETERMINATION (CABINET) SUB-COMMITTEE**

**HELD AT 5.35 P.M. ON WEDNESDAY, 1 SEPTEMBER 2021**

**COMMITTEE ROOM ONE - TOWN HALL, MULBERRY PLACE, 5 CLOVE  
CRESCENT, LONDON, E14 2BG**

**Members Present:**

Councillor Candida Ronald (Chair)	(Cabinet Member for Resources and the Voluntary Sector)
Mayor John Biggs	(Executive Mayor)
Councillor Asma Begum	Deputy Mayor for Children, Youth Services, Education and Equalities (Statutory Deputy Mayor)
Councillor Sabina Akhtar (Substitute for Councillor Sirajul Islam)	Cabinet Member for Culture, Arts and Sports

**Other Councillors Present:**

None

**Officers Present:**

Awo Ahmed	(Programme Assessment and Monitoring Officer, Corporate Strategy & Policy, Communities Team, Governance)
Emily Fieran-Reed (on - line)	(Senior Strategy and Policy Manager, Corporate Strategy & Policy, Communities Team, Governance)
Jonathan Fox	(Principal Contracts Lawyer, Legal Services Governance)
Michael Ritchie	(Place Shaping Team Leader, Strategic Planning, Place)
Judith St John	(Director, Commissioning and Culture, Children's Services)
Zoe Folley	(Democratic Services Officer, Committees, Governance)

**1. APOLOGIES FOR ABSENCE**

Councillor Sirajul Islam – Councillor Sabina Akhtar was deputising

Councillor Leema Qureshi - Scrutiny Lead Resources

## **2. DECLARATIONS OF INTERESTS**

Councillor Sabina Akhtar, declared a Non Disclosable Pecuniary Interest in agenda item 6.3, One-off Restart Small Grants for Community Languages Providers as the Cabinet Member for the subject area. (Cabinet Member for Culture, Arts and Brexit)

## **3. UNRESTRICTED MINUTES**

### **RESOLVED:**

1. The minutes of the meeting of the Sub – Committee held on 21<sup>st</sup> April 2021 be approved as a correct record of the proceedings.

The notes of the informal discussion of the Sub – Committee held on the 23<sup>rd</sup> June 2021 were also noted

## **4. CONSIDERATION OF PUBLIC SUBMISSIONS**

There were none

## **5. EXERCISE OF MAYORAL DISCRETIONS**

None reported.

## **6. REPORTS FOR CONSIDERATION**

### **6.1 TERMS OF REFERENCE REPORT**

#### **RESOLVED:**

1. To note the Sub – Committee's Terms of Reference, Quorum, Membership and Dates of meetings for the Municipal Year 2021/22 as set out in Appendices 1, 2 and 3 to this report

### **6.2 Grant offer of £90,000 to Toynbee Hall for the Petticoat Lane Cultural Programme**

Michael Ritchie (Place Shaping Team Leader, Strategic Planning, Place) presented the report. This related to the allocation of funding to the Toynbee Hall in relation to the Historic England's High Streets Heritage Action Zone (HSHAZ).

It sought authority for LBTH (the lead partner for HSHAZ) to grant Toynbee Hall (who were the local Cultural Consortium lead) funding for the Petticoat Lane Cultural Programme.

The programme would be for a three year period to deliver a range of activities as part of a wider HSHAZ programme. The delivery of activities would be collectively decided by the Community Decision-Making Group', and

Toynbee Hall will ensure that the funds are spent by the Group according to agreed parameters and checks.

The Sub – Committee noted the scrutiny questions circulated on the items. It was also noted that the Committee worked with Toynbee Hall in relation to the administration of other grants such as the grant awarded to the organisation by the Committee in February 2021, as part of the HSHAZ programme. This new grant was a separate grant, which HE had made additional funding available for. It was therefore felt that since the Council already worked with Toynbee Hall, that this addressed the issues raised by the scrutiny questions about the effectiveness of the community decision making and value of money. The Sub – Committee welcomed the initiative.

**RESOLVED:**

1. Authorise the Corporate Director of Place to issue a third-party HSHAZ Local Cultural Programme agreement of £90,000 between LBTH and Toynbee Hall as the Cultural Consortium lead.
2. Authorise the Corporate Director Place to enter into the grant agreement and any such other agreements required to affect the grant and the use of the grant as detailed in paragraph 1.

**6.3 One-off Restart Small Grants for Community Languages Providers**

Judith St John (Director, Commissioning and Culture, Children and Culture) presented the report

The Committee were advised of the background to this report – resulting from a Cabinet decision in December 2019 regarding Community Language Services. Due to which, it was resolved that following the closure of the service, this one off grant be made to help organisations deliver community language classes. Due to the impact of Covid 19 and the closure of classes, it has only recently been possible to bring forward this programme.

The following issues were noted.

- The proposal seeks authority for the East End Community Foundation - EECF (who already run the small grants programmes on behalf of LBTH) to manage this small grants programme of approximately £120,000.
- The aim of which was to support voluntary sector providers of community languages classes (mother tongue classes) with a one-off small restart grant, focused around 4 themes which were noted.
- The EECF has an excellent track record of working with the Council and administering Grants on behalf of the Council.
- There were around 35 - 40 provider organisations in Tower Hamlets that would be eligible for this funding.
- This would be a closed application process with a maximum grant of £3,000 per grant.

- There would be an additional fee of 8% fee to EECF for the administration of the funds.
- The Council had put in place criteria, ensuring the delivery of value for money amongst other key issues.
- If successful, it was proposed that the application process start in early September and run until early October 2021, with the intention of providing the organisations with a decision on their application by the end of November 2021. LBTH has representation on the EECF Board .

The Sub – Committee noted the scrutiny questions circulated on the items. Regarding the first question about organisations that had previously changed their name, it was confirmed that the existing community language providers would still be able to apply if they met the criteria. Regarding the question on match funding – it was noted that this was a one off grant and that there is no plans to provide or require any match funding.

The Committee discussed a number of issues as set out below:

- The Sub – Committee noted the need for the applicants to provide a viable business plans and the requirements around this
- That the fee charge was in addition to the £120,000 grant funding to be provided to organisations.
- The proposal to set a limit of £3k per award per organisation.
- Members requested that in the event of any surplus in the grant money available to organisation following the evaluation process, this is evenly distributed between the successful applicants.
- It was also noted that since organisations may have changed their name, that more than 35 providers may apply for a grant so this needed to be taken into account.
- The organisations who had previously received support, (as defined in the criteria) would be contacted and also offered help in applying for the funding by EECF.
- Regarding the application timetable, this has been guided by EECF and their requirements. Officers felt that this should offer them sufficient time to carry out the process given organisations may need support in applying.
- Members commented that the community language organisations provided valuable services. They welcomed that this proposal should help them to continue on a viable basis.

**RESOLVED:**

1. Approve the provision of a small grants programme of £120,000 for voluntary sector providers who wish to restart community language (mother tongue) classes.
2. To approve the East End Community Foundation (EECF) to administer this programme on behalf of the council. The cost of this will be 8% of the total fund or £9,600

3. To authorise the Director of Commissioning and Culture to approve the grants, following EECF's evaluation of the applications received and a report with recommendations presented to the EECF board.
4. If in the event of any surplus in the grant money available to organisations following the evaluation of applications received, this is evenly distributed between the successful applicants.

#### **6.4 VCS Funding Awarded Under Delegated Authority**

Awo Ahmed (Programme Assessment and Monitoring Officer, Corporate Strategy & Policy, Communities Team, Governance), presented the report

This report provides an update on funding awarded to voluntary and community sector organisations under delegated authority since the last meeting of the Sub - Committee.

This also sought agreement, for changes to the eligibility criteria in respect of the new theme of the Small Grants Programme, Recovery from Covid-19 Loneliness and Isolation. It also sought agreement to approve an extension of the grant variation for the Infrastructure and Capacity Building Grants Programme

Members welcome the update. It was felt that it provided a welcomed overview of the Council's grants programme and the work that is carried out in this regard.

#### **RESOLVED:**

1. Note the update on funding awarded to voluntary and community sector (VCS) organisations under delegated authority since their last meeting.
2. Note the grant funding agreed through Individual Mayoral decision and cabinet from the Mayor's Covid Recovery Fund.
3. Note the new theme of the Small Grants Programme, Recovery from Covid-19 Loneliness and Isolation. And agree, for this theme only, the eligibility criterion for applications, relating to turnover not exceeding £250,000 per annum be waived.
4. Approve the extension of the grant variation for the Infrastructure and Capacity Building Grants Programme that was approved at Cabinet on 21<sup>st</sup> October 2020 for a further 12 months, from October 2021 to September 2022.

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

None

The meeting ended at 6.10 p.m.

Chair, Councillor Candida Ronald  
Grants Determination (Cabinet) Sub-Committee

<p><b>Grants Determination (Cabinet) Sub-Committee report</b></p> <p>27 October 2021</p>	 <p><b>TOWER HAMLETS</b></p>
<p><b>Report of Anna Zucchelli</b></p>	<p><b>Classification:</b> Unrestricted</p>
<p><b>Historic Buildings Grant to 57 Brick Lane for shopfront improvements</b></p>	

<b>Lead Member</b>	Councillor Asma Islam (Environment & Planning)
<b>Originating Officer(s)</b>	Anna Zucchelli - Heritage at Risk Project Officer Michael Ritchie – Place Shaping Team Leader
<b>Wards affected</b>	Spitalfields & Banglatown
<b>Key Decision?</b>	No
<b>Forward Plan Notice Published</b>	28 September 2021
<b>Reason for Key Decision</b>	Impact on Wards
<b>Strategic Plan Priority / Outcome</b>	A borough that our residents are proud of and love to live in

### Executive Summary

Authorisation is sought from the Grants Determination Sub-Committee to offer a Historic Buildings Grant of £10,000 to Rajmahal Sweets, 57 Brick Lane. The grant will contribute towards the restoration of the historic shopfront and associated architectural features on the Fournier Street elevation.

The works are an opportunity to restore a significant Georgian Grade II listed shopfront in a prominent corner location next to the Grade II\* Brick Lane Mosque and to enhance the appearance and historic character of the Brick Lane & Fournier Street Conservation Area.

### Recommendations:

The Grants Determination Sub-Committee is recommended to:

1. Authorise the Corporate Director Place to issue a formal offer of Historic

Buildings Grant, subject to conditions, of £10,000 to Rajmahal Sweets, 57 Brick Lane, towards the cost of shopfront improvements on the Fournier Street elevation.

2. Authorise the Corporate Director Place to enter into the grant agreement and any such other agreements required to affect the grant and the use of the grant as detailed in paragraph 1.

## **1 REASONS FOR THE DECISIONS**

- 1.1 The shopfront on the Fournier Street elevation is in a poor condition, with severe timber decay on the stallriser and doorway surround, as well as broken glazing. These are considered harmful to the special character of the grade II listed building in a prominent location within the Brick Lane & Fournier Street Conservation Area.
- 1.2 The proposed works will improve the condition of the shopfront and reinstate or repair architectural features. The works will improve the shopfront's integrity for the coming years. The works will enhance the historic character of a listed building in a prominent and highly visible location on the corner of Brick Lane and Fournier Street, opposite the grade II\* listed Brick Lane Mosque.
- 1.3 The restoration or repair of missing/ damaged architectural features on shopfronts are supported by the Historic Buildings Grant as they are recognised as generally expensive and of little practical benefit to the owner but help to enhance the character and appearance of the historic building and conservation area.
- 1.4 Most of the cost of the works will be met by a shopfront improvement grant as part of the Brick Lane Regeneration Programme, which requires a percentage contribution from the business owner. Because the building has a large shopfront area and is a listed building, the cost of the works is relatively high and beyond the financial means of tenant. It is for this reason that a Historic Buildings Grant of £10,000 is requested.
- 1.5 Whilst the shopfront improvement works will support the business by making the premises more attractive for customers, the works are targeted to achieve maximum visual benefit to the general community.

## **2 ALTERNATIVE OPTIONS**

- 2.1 The shopfront restoration works are not carried out. This would mean the condition of the shopfront and ground floor would continue to decline, resulting in a loss of irreplaceable historic fabric. The building would continue to blight the conservation area and could attract anti-social behaviour. The owner and/or tenant could be subject to an enforcement action, e.g., through a section 215 or a Listed Building Enforcement Notice.
- 2.2 The scope of the restoration works is reduced. This would be considered a lost opportunity to enhance the historic character of an important listed building in a highly visible location in a conservation area. If quality materials are not used to carry out the repair, then this could limit the longevity of the repair. Whilst Listed Building Consent has been granted for the works, the associated conditions have not yet been discharged - these require the detailed design to be of a high conservation standard.

### **3 DETAILS OF THE REPORT**

#### Historic Buildings Grant scheme

- 3.1 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.
- 3.2 With over 50 conservation areas and approximately 2,000 listed buildings, demand in the borough for grant-aided assistance in meeting the costs of buildings repair is high. The terms of the grant scheme require funded works to have maximum public benefit.
- 3.3 Grants are considered for specific works of external repair, which the Council considers necessary to protect the specific interest of the building and to maintain or restore its structural or architectural integrity. This includes grants for small-scale visible improvements to listed buildings or buildings with conservation areas, including the restoration or replacement of missing architectural/ ornamental features, to include shopfronts, doors and doors surrounds, balustrades, cornices and railings.
- 3.4 Grants are also targeted to assist in the regeneration of the urban environment, with preference given to buildings and structures on the national

Heritage at Risk register or are considered “vulnerable” (i.e., they could be added to the list if their condition worsened). These buildings blight the local environment and inhibit regeneration.

#### Rajmahal Sweets, 57 Brick Lane

- 3.5 Rajmahal Sweets sells a range of Indian, Bengali and other sweets and savoury snacks, such as samosas, paneer rolls, jalebi and gulab jamun. The business owner has been in this location for around 20 years and has a long lease (125 years).
- 3.6 Rajmahal Sweets is located in a prominent corner position, facing Brick Lane on one elevation and Fournier Street on the second elevation, and is opposite the grade II\* Brick Lane Mosque. The building has three storeys of brown brick and a slate mansard roof. It is grade II listed, built by the builder Worrall in 1728; the shopfront is later and dates 1815-25. Dan Cruickshank describes it as “potentially one of the best Georgian shopfronts in Spitalfields” – an inventive and slightly abstract early 19th century design, a little in the manner of Soane, containing Doric columns with attenuated plain square shafts and capitals topped with an abacus and unusual cylindrical echinus. The entrance to the residential upper floors is via a doorway, no. 30 Fournier Street, flanked either side by columns with round shafts and capital.



Historic photograph, taken 1955 (London Picture Archive)

- 3.7 The shopfront has been altered over time and its condition, on the Fournier Street elevation, especially, has deteriorated in the last couple of years. The condition of the timber in the stallriser and columns of the doorway surround are suffering from decay due to water ingress and what appeared to be malicious damage. Some of the glazing is also broken. Because of the urgency of the situation, the tenant carried out some emergency repairs to the shopfront in spring 2021.



Fournier Street elevation, March 2021



2021

Fournier Street elevation, September

- 3.8 The shopfront was highlighted with the shopfront enhancement scheme as part of the Brick Lane Regeneration Programme in 2019, which offers grants to owners to make improvements to their shopfronts, with a percentage contribution from business owners.

- 3.9 Jan Kattein Architects were appointed by the Council in 2019 to carry out a detailed design, planning and costing for the shopfront to cover
- Reinstatement or repair of hardwood shopfront and associated architectural features, including signage, with laminated security glass on the Fournier Street elevation
  - Minor structural repairs at ground floor level



Design ambitions for 57 Brick Lane (Brick Lane and Fournier Street elevations)

- 3.10 Listed Building Consent was granted for works in 2019 with conditions, which have not yet been discharged.
- 3.11 In 2019, the work was quoted at £50,000. The condition of the shopfront, however, has deteriorated since the initial listed building consent application, which means that the architects need to revise the tender drawings and specification and may be reflected in a higher cost of the works. Structural cracking has also been observed to the upper floors and a structural engineer has been appointed to carry out a structural survey in November 2021.
- 3.12 Because 57 Brick Lane is statutorily listed and has a large shopfront area, the cost of the work is higher than for many other shops on the street and beyond the financial means of the business owner, even with a shopfront grant from the Brick Lane Regeneration Programme. It is for this reason that a request for £10,000 for a Historic Buildings Grant has been made.
- 3.13 The architect will provide a maintenance manual to the business owner providing guidance on future maintenance and minor repairs. This will hopefully prolong the longevity of the proposed repairs, therefore offering better value for money

### Offer of a Historic Buildings Grant

- 3.14 Each year the Council makes £25,000 available for its Historic Buildings Grant scheme. The money is allocated from the Planning & Building Control budget. Funds are now rolled over from previous years where they have not been allocated to specific projects.
- 3.15 The current Historic Buildings Grant budget is £67,000. Of this, £12,000 is reserved for Greenlight Youth Club (GDSC decision on 21 April 2021) and £10,000 to Colombia Market School (GDSC decision on 23 June 2021). This leaves a remaining budget of £45,000, so there are sufficient funds available should the Grants Committee approve the current grant application. This will leave £35,000 in the Historic Buildings Grant budget in 2021/22. There are currently no further applications for Historic Buildings Grant.
- 3.16 The application meets the grant criteria to be less than 60% of the overall cost of the works. 57 Brick Lane is considered a vulnerable building and if works are not carried out to the building soon, there is a chance that the condition of the building will decline, and Historic England may decide to place it on the Heritage at Risk register.
- 3.17 As a condition of the offer of grant, three comparable quotes along with clear drawings/ photographs of the proposed works are required. These are inspected and approved by the Conservation Officer or Heritage at Risk Project Officer.
- 3.18 A sign will be displayed on the building during the course of the works, indicating that the Council has made a Historic Buildings Grant.
- 3.19 Payment of the grant is conditional on the inspection, by the Conservation Officer or Heritage at Risk Projects Officer, of the work contained within the application to ensure it has been carried out satisfactorily to a good conservation standard. An annotated photographic report will be prepared and kept on file.

## **4 EQUALITIES IMPLICATIONS**

- 4.1 An offer of Historic Buildings Grant to Rajmahal Sweets, 57 Brick Lane, will have no adverse impact upon any of the protected characteristics as identified within the Equality Act 2010.

## **5 OTHER STATUTORY IMPLICATIONS**

5.1 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.
- Data Protection / Privacy Impact Assessment.

## **6 COMMENTS OF THE CHIEF FINANCE OFFICER**

6.1 LBTH receives grant funding of £25k per annum for use on Historic Buildings. This grant is ringfenced and cannot be used for other purposes. Where the grant is not spent in full during the year, it is moved to reserves for use on future projects. The balance on the reserve at the 31<sup>st</sup> March 2021 is £43k.

6.2 The Council has received a further grant of £25k in 2021/22, giving total funding of £67k for use on projects meeting the grant conditions. There are commitments against this funding totalling £22k as detailed in para. 3.15 of this report, reducing the available balance to £45k.

6.3 This report is seeking approval to allocate £10k of historic buildings grant funding to 57 Brick Lane for shopfront improvements. There are sufficient funds available to meet this cost, which if approved would reduce the funding available for other schemes to £35k.

## **7 COMMENTS OF LEGAL SERVICES**

7.1 The Council has the legal power to make the grant described in this report.

7.2 The evaluation of the grant application was made in compliance with the Historic Building Grant scheme criteria and the Council will constantly monitor the grant to ensure that such criteria are always met, and funding distributed fairly.

7.3 The grant monitoring will be supported by appropriate agreement terms. The agreement will ensure that the funding is used in compliance with the purposes stated in the grant application and the conditions highlighted in this report. This will assist the Council achieving Best Value in line with the law. A condition of the grant is that the Council must review the specification/ method statement, drawings/ photographs relating to the works and comparable quotes from three contractors and must be satisfied that these are compliant with the grant criteria. This to confirm that the cost of the works represents Best Value.

7.4 There are no immediate legal equality issues arising from this report. However, the grant monitoring process will assess any equalities issues that may arise and ensure that these are dealt with appropriately.

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## **Linked Reports, Appendices and Background Documents**

### **Linked Report**

- NONE

### **Appendices**

- Historic Buildings Grant application- 57 Brick Lane

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

- NONE

### **Officer contact details for documents:**

Anna Zucchelli [anna.zucchelli@towerhamlets.gov.uk](mailto:anna.zucchelli@towerhamlets.gov.uk)

**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.

Rajmahal sweets, 57 Brick Lane, London, E1 6PU

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

Yes / ~~No~~

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

Grade II

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1.c Is the building within a Conservation Area?

Yes / ~~No~~

Brick Lane and Fournier Street Conservation Area

1.d Is the building a "Locally Listed" building?

~~Yes~~ / No

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

Agent:  
Miss. Heloise. Desaissement @ Jan Kattein Architects  
277 New North road  
London, N1 7AA,  
020 7704 0604

---

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

~~Yes~~ / No

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.

For this application the agent is acting on behalf of the leaseholder – all future upkeep responsibility falls to the leaseholder.

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

Asian sweet shop

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4.b What is the proposed use after repair? (If different from 4a)

It will remain an Asian sweet shop

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- 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).

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Part of the London Borough of Tower Hamlets' Shopfront Enhancement Scheme.

Shopfront refurbishment & repairs at 57 Brick Lane ground floor level [Grade II listed building] including :

- reinstating historical feature & hardwood shopfront with laminated security glass on Fournier Street elevation
- repairing existing hardwood shopfront and signboards
- minor structural repairs at Ground floor level

- 
- 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).

---

The property is in serious disrepair – the timber shopfront is rotten, and the glazing on Fournier street recently collapsed due to water ingress. The proposed new materials will improve the lifespan of the corner shopfront, while reinstating the historical features.

---

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.

£49, 802.71 (including VAT)

Please note this quote is from Aug. 2019, and the revised tender quotes may vary considerably as the shopfront has degraded in the 2 x years, also the quote excludes the structural repairs.

The architects are working with an SE to revise the tender drawings and specification. Quotes from 3 x contractors will be available in Sep 2021.

We are requesting 50% contribution to the construction costs.

7. When do you expect work to start?

The programme est. start date in Nov 2021, however the business does not want works to interfere with Christmas trade. This may push the start date back to the Jan 2022.

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**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 / No

If yes, please give details

---

Yes – 50% construction contribution will be funded by the shopfront grant scheme under the Brick Lane Regen. Programme. The shopfront has degraded significantly since the initial planning application and tender, this has affected the businesses income – as the Fournier st façade was closed. In the past 2 years the business owner has also made improvements (at personal cost) to the façade – however this in breach of planning and the business has no remaining funds to rebuild to a standard complicit to the LBC and Planning approval. In this instance only the Brick Lane Regen. Programme will support the business, to ensure a borough’s historic asset is safeguarded.

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9. Can you reclaim VAT on eligible work?

Yes / No

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

Yes / No

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And percentage(s) to be charged

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

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n/a

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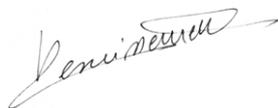
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I declare that I have read the guidance notes on Tower Hamlets Historic Buildings Grants and that the information given above is true and accurate to the best of my knowledge and belief.

Signature



Print Name      Heloise Desaissement  
Address         Jan Kattein Architects 277 New North N1 7AA London  
Date              30 06 2021

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**

**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 an Historic Buildings Grant Application you will need to provide the following information:-

- 1\* A professional specification of the proposed works
- 2\* 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.
- 3\* 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.
1. 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/
1. Should the costs exceed the anticipated costs there is no provision for increase of the grant sum offered.
1. 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.
1. **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.**
1. 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.
1. **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), P O 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.

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<b>Grants Determination (Cabinet) Sub-Committee report</b>  27 <sup>th</sup> October 2021	 <b>TOWER HAMLETS</b>
<b>Report of:</b> Ann Sutcliffe, Corporate Director Place	<b>Classification:</b> Unrestricted
<b>Middlesex Street Area property improvement grant programme</b>	

<b>Lead Member</b>	<b>Councillor Motin Uz-Zaman</b> <b>Councillor Asma Islam (Environment &amp; Planning)</b>
<b>Originating Officer(s)</b>	Ross Hughes – Programme Manager High Streets Anna Zucchelli – Petticoat Lane High Street Heritage Action Zone Project Officer
<b>Wards affected</b>	Spitalfields & Banglatown
<b>Key Decision?</b>	No
<b>Reason for Key Decision</b>	N/A
<b>Forward Plan Notice Published</b>	28 <sup>th</sup> September 2021
<b>Strategic Plan Priority / Outcome</b>	A borough that our residents are proud of and love to live in

## 1. Executive Summary

- 1.1 This report seeks approval to set-up a grant scheme under the Middlesex Street Regeneration Programme to carry out shopfront and façade improvements to high street properties in the Middlesex Street area.
- 1.2 The grant scheme cost is estimated at £705,000 (inc. design fees and contingency). This is to be financed as follows: £405,000 from the Middlesex Street Regeneration programme, £240,000 grant received from the High Street Heritage Action Zone funding programme, and £60,000 contribution by the businesses participating in the scheme, this figure has been calculated at 10% of the construction fee less the design fee at £104,000.
- 1.3 Previously the Council set a 50% contribution towards the Brick Lane Shopfront Improvement Scheme. However, setting contributions this high has proven difficult due to increasing costs in schemes through design stage and affects from Covid-19 lockdowns. It is also worth noting that Brick Lane is a world established visitor area and the Middlesex Street area is suffering from decreased footfall and businesses in this area require additional help from the Council. 10% is now a set standard for other Shopfront Improvement Schemes, including the Roman Road Regeneration Scheme.

- 1.4 The delivery of the grant scheme will be completed by March 31<sup>st</sup>, 2023.
- 1.5 The scope of improvements under the grant scheme includes replacing solid metal security shutters with open grills, oversized and broken signage with a more appropriate design and reinstate architectural heritage features to shop units and upper floors.
- 1.6 The aim of this grant scheme is to give an 'open for business' and improved visual appeal to high streets in this area, protecting and enhancing the appearance of the conservation area and in-turn help promoting footfall and business recovery.
- 1.7 Most of the properties in this area are in private ownership and therefore are unlikely to be any in council ownership. Some properties are owned by East End Homes who have been in positive engagements with the High Streets team regarding this and other projects within the Middlesex Street Regeneration programme.
- 1.8 The businesses taking part in the grant scheme will be require sign a Grant Agreement setting out the scope of works, budget, their contribution and committing to manage the upkeep of the property and improvements once work is completed.

### **Recommendations:**

The Grants Determination Sub-Committee is recommended to:

1. Approve the shopfront improvement grant scheme for the Middlesex Street area.
2. To approve the cost and funding of the project.
3. To note the specific equalities considerations as set out in Paragraph 4.

## **1 REASONS FOR THE DECISIONS**

- 1.1 The Middlesex Street Regeneration Programme was approved in September 2019, in which one of the agreed schemes in this programme is to improve shopfronts, changing solid metal shutters into open grills to lift the look of the high street and improving its appeal, mitigating acts of graffiti by taking away solid forms of metal to vandalise, produce more light onto the street through the open grills, create a place of interest to visitors & inspire neighbouring businesses.
- 1.2 The selected shopfronts sit within a conservation area with high public interest

and historic appeal; improving the condition of these shopfronts and upper floor building facades will improve and repair key landmarks in the Tower Hamlets ward. The works are an opportunity to enhance the historic character, condition and appearance of key properties in the Wentworth Street Conservation Area.

- 1.3 Wentworth Street Conservation Area is on Historic England's Heritage at Risk register due to loss of historic details and inappropriate change, including lack of maintenance. These threaten the special historic character of the conservation and put it at risk of losing its designation. Improving the condition of buildings and reinstating or repairing historic architectural features should lead to the removal of the conservation area from the Heritage at Risk register.
- 1.4 Following the last 18 months, local businesses have struggled due to the outbreak of coronavirus causing lockdowns across the country, this work will be helping key local businesses to this area such as African Fabric trade and long-standing local businesses who have had to close due national restrictions. The investment will help drive visitors back into the area and showcase an improved Middlesex Street area.

## **2 ALTERNATIVE OPTIONS**

- 2.1 Option 1 - Leaseholders or businesses renting shops from the Council in the Middlesex Street high street area pay for the shopfront improvements. This option is rejected as high street businesses said they could not afford the cost of the work and leaseholders are not required to improve the units.
- 2.2 Option 2 – Do not carry out this work. This option is rejected as many shops in the Middlesex Street area have solid metal shutters and most of them have graffiti, which detracts from the appeal of the high street and gives a defensive and unwelcoming impression to visitors. Without the shopfront scheme it is very unlikely that shops would carry out this work themselves. If there is no match funding available from the Council, funding from Historic England will be withheld. The conservation area would remain on the Heritage at Risk register.

## **3 DETAILS OF THE REPORT**

### **Background**

- 3.1 The Middlesex Street area shopfront improvement scheme is part of the Middlesex Street Regeneration Programme and supports the Mayor's commitment to continue to invest in local high streets and town centres and delivery of the High Streets & Town Centres Strategy (2017–2022).
- 3.2 The regeneration programme consists of improvements to the area that will help improve footfall to the area, improve the overall physical quality of the

area, and invest unused assets that will benefit the local community and visitors.

- 3.3 These improvements include Public realm improvements, Leyden Street toilet refurbishment, Petticoat Lane Market improvements and the Shopfront Improvement scheme.
- 3.4 The Middlesex Street area shopfront improvement scheme will help address weaknesses in the town centre, particularly the prevalence of solid metal shutters that are targets for graffiti and detract from the appeal of the overall public realm. Works are focussed on Wentworth Street, within the conservation area.
- 3.5 The contribution from the High Street Heritage Action Zone (HSHAZ) funding will focus on the repair and/ or reinstatement of historic shopfronts and associated architectural elements, such as corbels, pilasters, cornices and replace fascia signage with hand-written signage. The funding will also address the treatment and restoration of selected upper floor building facades which are in a poor condition.
- 3.6 The Middlesex Street area has mainly independent family-run businesses including a cluster of African fabric shops, cafes, hairdressers and fashion shops that have had little investment from the landlords to make improvements to their frontages and are unable to fully fund the improvements themselves. The shopfront improvement project provides an opportunity to repair and/or reinstate architectural features to the shopfront and to improve fascia signage, which will enhance the historic character of the conservation area. In addition, it will mean that a terrace of shopfronts can be improved, which would not usually be possible with multiple tenants and owners but would create a significant positive impact on Wentworth Street.
- 3.7 Other improvements for Middlesex Street Regeneration Programme include public realm improvements to the subsidiary streets and few open spaces within the Petticoat Lane Market Area, redevelopment of the Leyden Street Toilets to provide a new space for a commercial tenant and accessible public toilet, wayfinding & signage, banners along Wentworth Street and providing new uniformed market stalls for Petticoat Lane Market traders.
- 3.8 Other projects as part of the High Street Heritage Action Zone (HSHAZ) scheme include an updated Conservation Area Appraisal and Management Plan for Wentworth Street, a borough-wide shopfront guidance, building maintenance workshops and a community-led cultural programme managed by Toynbee Hall.

### Budget

- 3.9 At the time the Middlesex Street Regeneration Programme was approved, the budget estimate for the shopfront improvement scheme was based on an indicative cost of £10,000 per shopfront for 20 shopfronts and £50,000 for design fees. This figure was based on costs from other shopfront

improvement schemes, however the costing exercise at feasibility stage for the Middlesex Street area indicated that the figure per shopfront would need to be higher to meet conservation standards. As a result, the budget has increased and includes additional external funding as part of the High Street Heritage Action Zone (HSHAZ).

3.10 The shopfront improvement scheme will be delivered from two separate budgets:

- Budget 1, £405,000: The Middlesex Street Regeneration Programme will be focusing on the delivery of ground floor shopfront improvements.
- Budget 2, £240,000: The High Street Heritage Action Zone Programme will be providing additional funding, with a conservation focus, for ground floor shopfronts, as well as and building upper façade improvements, where required

3.11 Royffe Flynn Architects provided an indicative cost of £495,000 for shopfront improvements, which include a few selected upper floor building facade improvements, carried out by a costings exercise of selected shopfronts and different levels of intervention. £104,000 is allocated for design fees.

3.12 Royffe Flynn Architects used the building information of the selected properties based on an assumed average shopfront size of 4000m wide x 3500mm high. In reality each shopfront differs in size and condition and designs and pricing will need be generated on a case-by-case basis. A measured survey will be carried out to obtain accurate measurements. All prices have been sourced from local suppliers and are based on a supply and install basis.

3.13 The list of businesses we have identified through the feasibility study are:

	<b>Business Name</b>	<b>Address</b>	<b>Type of work required</b>
1	Majestic London	1 Wentworth Street	Shopfront and upper facades
2	Sanger Textiles	74 Middlesex Street	Shopfront and upper facades
3	Novo Fashions	19 Wentworth Street	Shopfront only
4	Healthcare	21 Wentworth Street	Shopfront only
5	Master Barber's	23 Wentworth Street	Shopfront only
6	Bina Shoes	27 Wentworth Street	Shopfront and upper facades
7	Discount Suit Company	29 Wentworth Street	Shopfront and upper facades
8	Elegant Textiles	72 Middlesex Street	Shopfront only
9	Honey Textiles	6 Wentworth Street	Shopfront only
10	Exclusive Textiles	8 Wentworth Street	Shopfront only
11	Garden of Eden	10 Wentworth Street	Shopfront only
12	Beauty Store & Solutions	12 Wentworth Street	Shopfront only
13	Sizzles	14 Wentworth Street	Shopfront only

14	Mary Shoes	16 Wentworth Street	Shopfront only
15	Tayo Fashions	18 Wentworth Street	Shopfront only
16	No Name	20 Wentworth Street	Shopfront only
17	Nida Shoes	22 Wentworth Street	Shopfront only
18	Primo Ready	24 Wentworth Street	Shopfront only
19	Rumours	24a Wentworth Street	Shopfront only
20	Javi Cycle Repairs	26 Wentworth Street	Shopfront only
21	Fola Textiles	28 Wentworth Street	Shopfront only
22	No Name	13 New Goulston Street	Shopfront only



72 Middlesex Street – 28 Wentworth Street



21 Wentworth Street – 29 Wentworth Street

- 3.14 22 properties have been identified, but the exact number of properties will depend on who signs up to the scheme and the final costs, as part of the detailed design work to be carried out by Royffe Flynn. We have acquired a high assurance of costs due to this being carried out at feasibility stage.
- 3.15 We will seek a contribution from businesses taking part in the scheme and aim for a contribution of up to 10%. In circumstances where a business can't pay upfront, we will seek monthly instalments.
- 3.16 Following discussion with Legal Services, we have been advised that the decision to spend funding in this way would be considered a discretionary grant and therefore approval would need to be sought from the Grants Determination (Cabinet) Sub-Committee.



1 Wentworth Street – indicative images before and after improvement works

3.17 The High Streets team appointed Royffe Flynn on the 22<sup>nd</sup> September 2021 as the detailed design architects and will now undertake asset evaluation and begin early survey work of the properties (inc. archaeological, measured, topographical).

#### 4 **EQUALITIES IMPLICATIONS**

4.1 The Middlesex Street Regeneration Programme Shopfront Improvement Scheme will have no adverse impact upon any of the protected characteristics as identified within the Equality Act 2010.

#### 5 **OTHER STATUTORY IMPLICATIONS**

5.1 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.
- Data Protection / Privacy Impact Assessment.

5.2 Royffe Flynn Architects have previous experience in the design and analysis of high street shopfronts. They are well versed in the current market and have engaged with local institutions in the Spitalfields area to understand the context and historical significance of the area. At the feasibility stage, we undertook a costings exercise with Royffe Flynn Architects to ensure best

value for money as well as setting out the priority shopfronts that would get best value, including best value for heritage and would benefit most from the improvement works.

- 5.3 As part of their tender submission as detailed design architect, they have appointed a quantity surveyor as part of the project team. They are also experienced in grant-aided Council-led heritage townscape improvement schemes.

## **6 COMMENTS OF THE CHIEF FINANCE OFFICER**

- 6.1 This report seeks approval to set-up a grant scheme under the Middlesex Street Regeneration Programme to carry out shopfront and façade improvements to high street properties in the Middlesex Street area.
- 6.2 The cost of the scheme is estimated at £705k. £405k of the cost is already included in the existing council approved capital Middlesex Street Regeneration Programme (£2.4m). The total programme is being financed through a mixture of S106 (£1.9m) and CIL (£0.5m) monies.
- 6.3 £300k of the estimated scheme costs are currently not included within the existing council approved capital programme. Approving this scheme will lead to an increase in the council approved capital programme of £300k. This will be financed through £240k grant awarded by High Street Heritage Action zone, which will be claimed upon completion of the project, and the balance of £60k will be from contributions from businesses that participate in the scheme
- 6.4 The service must ensure that they assess the capability of the businesses to pay their 10% contribution via an agreed arrangement.

## **7 COMMENTS OF LEGAL SERVICES**

- 7.1 The Council has the legal power to implement the grant scheme described in this report.
- 7.2 Monitoring of the use of the grant will be supported by appropriate agreement terms. The agreement will ensure that the funding is used in compliance with the purposes stated in the grant application and the conditions highlighted in this report. This will assist the Council achieving Best Value in line with the law.
- 7.3 The Council has the legal power to recover the cost of the provision of non-mandatory statutory functions from the beneficiaries of such functions. Therefore, the Council is entitled to recover a contribution from beneficiaries of this grant scheme up to the full cost of the scheme to the Council. It therefore follows that the Council is entitled to set a level of recovery that is less than the full amount if it so wishes.
- 7.4 There are no immediate legal equality issues arising from this report.

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## **Linked Reports, Appendices and Background Documents**

### **Linked Report**

- None.

### **Appendices**

- Royffe Flynn Shopfront Improvement Feasibility Study
- Royffe Flynn Feasibility Stage Estimated Works and Costings -Upper-level Improvement Works

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

- None.

### **Officer contact details for documents:**

N/A

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Middlesex Street Area Shopfront Improvements  
**Feasibility Stage Estimated Works and Costings -  
Upper level Improvement Works**

Issue: Feasibility V1  
Date: 19.10.2020

# Upper level Improvement Works - Feasibility Stage Indicative Works and Pricing

## 1.0 Proposed Works

### 1.1 Suggested buildings for upgrade works

This plan highlights several buildings in need of upper level improvement works.

If upgraded along with the shopfronts at ground level, these buildings could have a large impact on the character, identity and experience of the area.

This plan also highlights the priority shopfronts which require upgrade works, to differing degrees - minor, medium and major.



### Key

- Streets included in this study remit
- Shopfronts shortlisted for improvement works
- Buildings selected for upgrade works to upper levels
- Suggested focus areas for traditional corbel and awning repair / replacement
- Borough boundary line

Ten key buildings have been identified as in need of upper level improvements. These selected buildings vary in number of facade area, scale, style and condition.

A row of terraces - Nos.7-19 Wentworth Street - have also be selected for works to facade drainage only.

This results in a shortlist of 15 buildings in total for upper level works.



A. No.1 Wentworth Street  
Majestic London



B. No.13 Wentworth Street  
Dry Cleaners Tailors



C. No.19 Wentworth Street  
Novo Fashions (Swiss Voile)

Nos.7-19 Wentworth Street - Facade drainage only



D. No.1 Leyden Street  
Unknown / vacant



E. No.27-27a Wentworth Street  
Bina Shoes



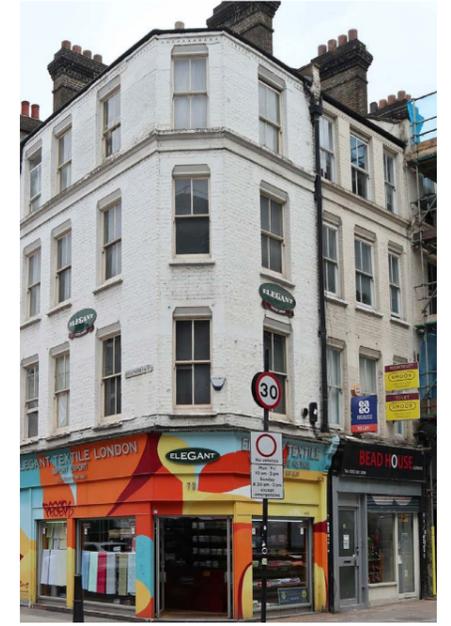
F. No.29 Wentworth Street  
City Wear



G. No. 1 Bell Lane  
Unknown / vacant



H. No. 7 Bell Lane  
House of Hair



I+J. No. 72 Middlesex Street  
Elegant Textile London & No. 70  
Middlesex Street  
Bead House

## Upper level Improvement Works - Feasibility Stage Indicative Works and Pricing

### 1.0 Proposed Works

#### 1.2 Existing rainwater drainage

As uses and ownership have changed over the years, some facade drainage has become untidy and unsafe. Some specific points to consider:

- Clutter: Drainage runs are excessive untidy and inconsistent, often with poor quality systems and fixings.
- Safety: Some surface water downpipes currently drain directly onto the pavement which poses a risk to pedestrians. If works are to include changes to these downpipes we will have to ensure safe connection to below grounds surface water drainage.
- Building regulations: For some buildings it appears that there is no surface water and foul water separation required by building regulations. There may be some exception for this possible for heritage buildings or those in conservation areas. This needs to be investigated further.



No.1 Leyden Street  
Rainwater pipe from building above drains into large foul pipe



Nos.5-7 Leyden Street  
Inconsistent drainage layout - in front of corbel on the left and behind on the right



No.17 Wentworth Street  
Inconsistent in drainage layout - left side draining directly onto pavement, right side draining to below ground drain.

#### 1.3 Historical rainwater drainage

Historical photographs and other local buildings reveal traditional drainage arrangements

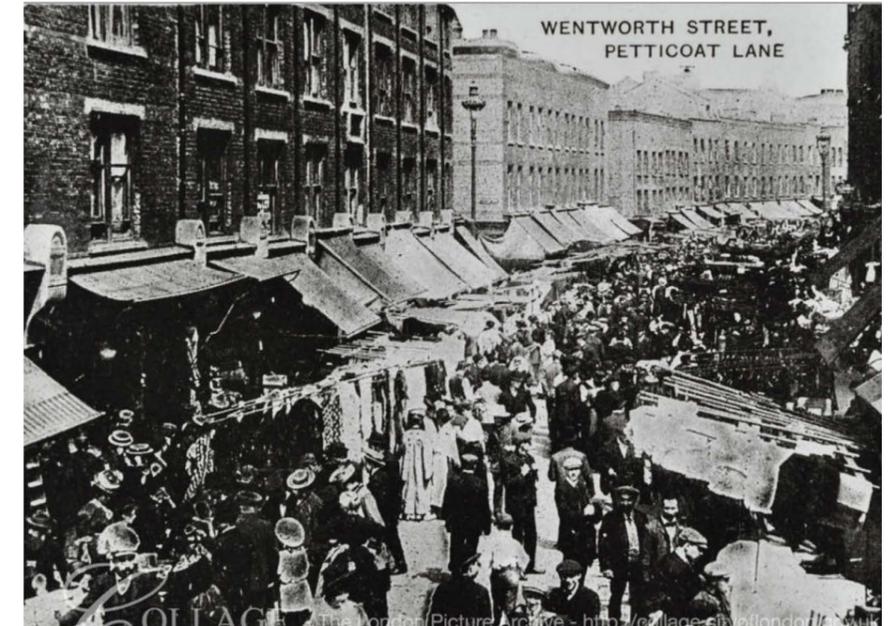
Traditionally downpipes appear to have passed behind the corbels and then internally so they are not visible at shopfront level. It is likely that changes in building regulations, and ownership meant this was no longer possible.



The Bell PH  
Downpipe draining behind shopfront



80 Middlesex Street  
Downpipe running inside building at first floor level



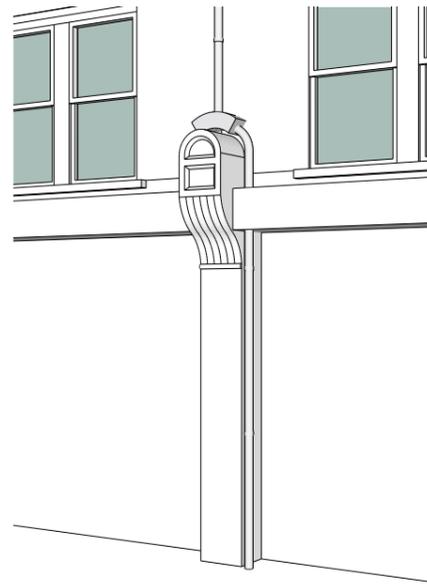
Nos.1-19 Wentworth Street  
Historic photograph from 1900s showing traditional position of downpipes, running along party wall between each building

**1.4 Proposed downpipe approach**

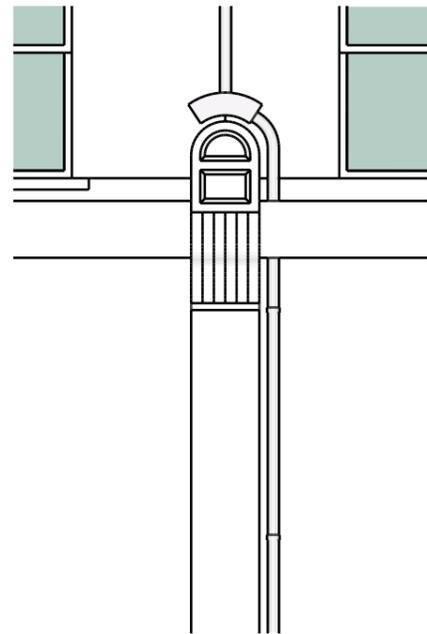
While traditionally drainage ran behind the corbels of each shopfront and was concealed from view, reinstating drainage in this position could require complex and expensive works.

The drawings, right, show a proposed strategy for surface the mounted drainage. This includes:

- Introducing a rationalised, repeated arrangement of drainage routes across the cluster of buildings, simplifying the street elevation.
- A bespoke hopper that aligns with the proportions and form of the traditional shopfront corbels, yet sits subservient to the architectural feature.
- A second bespoke hopper in a similar style, that is used elsewhere on the facade to unify the drainage routes.



Sketch 1: Proposed bespoke hopper above shopfront corbel



Sketch 2: Proposed bespoke hopper above shopfront corbel



Nos.7-19 Wentworth Street  
Existing condition of facade drainage



Nos.7-19 Wentworth Street  
Sketch of proposed facade drainage across building elevations

## Upper level Improvement Works - Feasibility Stage Indicative Works and Pricing

### 1.0 Proposed Works

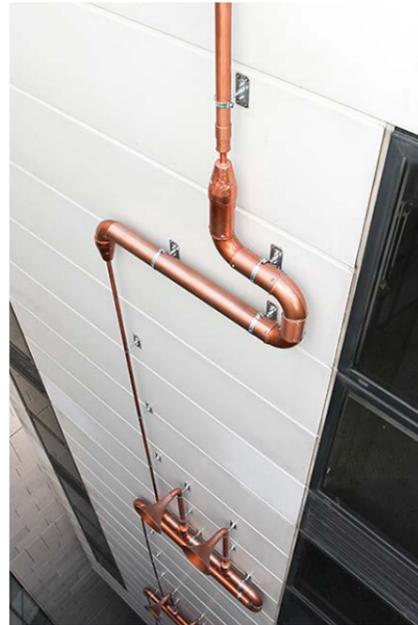
#### 1.5 Rainwater drainage references

Upgrading clusters of buildings provides an opportunity to simplify and unify rainwater drainage on the street elevation.

Rather than trying to disguise or conceal the drainage, there is an opportunity make it a feature of the street elevation.

Drainage features to consider:

- Position and layout of pipework and hoppers across facades
- Colour / finish of rainwater goods.
- Bespoke and non standard rainwater hoppers.
- Bespoke and non standard fixings back to facade.



Pipework as a decorative feature  
Studio Weave, The Lullaby Factory



Hexagonal copper downpipe and bracket



Victorian rainwater heads



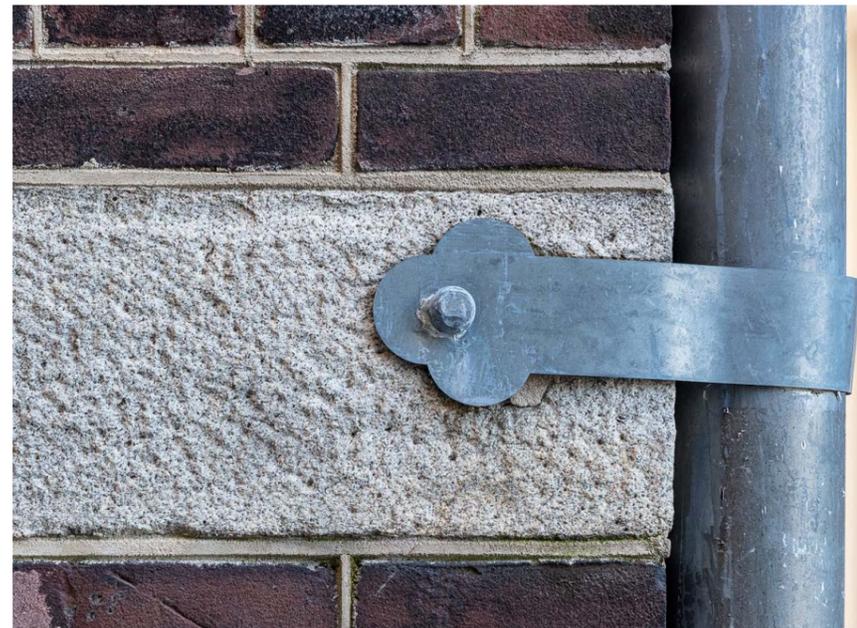
Decorative cast iron rainwater head / hopper



Decorative brackets rebated into brickwork



Unified decoration on hopper and wall brackets



Decorative downpipe bracket



Decorative bespoke fixing brackets to rainwater hopper

**1.6 Elevation Studies - 1 Leyden Street**

We have prepared an example building elevation showing proposed improvement works.

**Existing Condition**

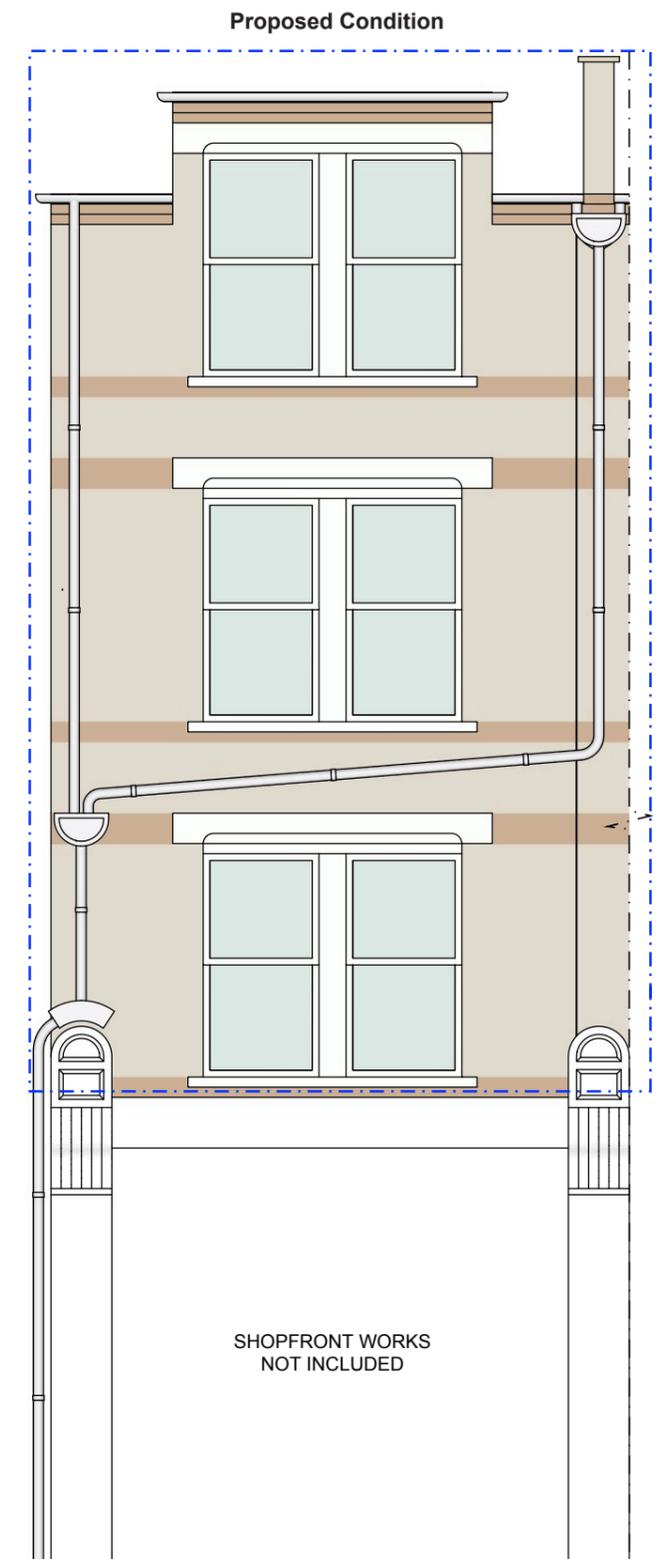
- Architectural details damaged, loss of traditional corbels.
- Loose and peeling paintwork to entire elevation.
- Damaged windows.
- Untidy drainage across elevation, brackets unevenly spaced and multiple hoppers.
- Vegetation growing in gutters.
- Untidy cables.
- Redundant signage and fittings.

**Proposed Condition**

- Redundant signage removed.
- Masonry cleaned and repaired to reveal existing brick detailing.
- Architectural details such as lintels repaired.
- Existing sash windows repaired and repainted.
- New rainwater goods in simplified design, including bespoke hoppers around reinstated corbels.
- Necessary cables fixed back to elevation in neat vertical lines.
- Corbels reinstated.



Note: Corbels removed since 2014 (Google street view)



## Upper level Improvement Works - Feasibility Stage Indicative Works and Pricing

### 1.0 Proposed Works

#### 1.7 Facade signage

Four of the buildings selected currently have facade signage of some kind. These signs vary in condition and legibility but are an important feature of this commercial area.

As most building upgrade works will require signage to be removed it is an opportunity to upgrade and restore this building signage.



Redundant neon signage in high level bands and lower boards, No.1 Wentworth Street



Facade signage for Elegant Textiles, No.72 Middlesex Street



High level sign at Bina Shoes, No.27-27a Wentworth Street



Cut out lettering and advertising banners at City Wear, No.29 Wentworth Street



Redundant neon signage, No.1 Wentworth Street



Metal sheet signage for Elegant Textiles, No.72 Middlesex Street



Hanging sign at Bina Shoes, No.27-27a Wentworth Street



Cut out lettering and advertising banners at City Wear, No.29 Wentworth Street

**1.8 Facade signage references**

The following references show some approaches to facade signage and lettering.



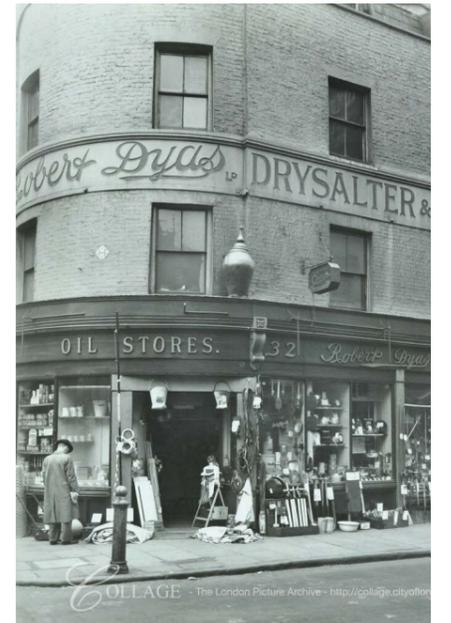
Hand painted signage on masonry  
Chris Dyson Architects, Commercial St



Historic photograph of painted signage to  
Wentworth Dwellings, Wentworth Street



Contrasting band of signage on masonry building  
Location: unknown



Painted signage on London shopfront  
Source: London Metropolitan Archive



Historic photograph of wall mounted  
signage illuminated from above, Goulston  
Street



Painted signage on London shopfront  
Source: London Metropolitan Archive



Painted signage on London shopfront  
Source: London Metropolitan Archive



Painted lettering on masonry and render

## Upper level Improvement Works - Feasibility Stage Indicative Works and Pricing

### 2.0 Indicative Works and Pricing

#### 2.1 Indicative Pricing Overview

Initial quotes from suppliers have been obtained to generate a standard list of works with estimated pricings.

Please refer to the following extracts from excel sheet "050MSS\_RF\_Works Summary and Indicative Pricing by Package - Upper level improvement works", extract right.

#### IMPORTANT NOTE:

This document contains indicative pricing and works based on feasibility stage design information, done without contractor input to assist the Local Authority in the application of grant funding. It should not be relied upon as a construction budget for works. This information is based on typical cost rates from contractors and suppliers and approximate dimensions calculated from photographs. In reality each building differs in size and condition and designs and pricing will need to be generated on a case-by-case basis. A measured survey will be required to obtain accurate measurements.

Pricing does not include:

- Potential discounts delivered through volume
- Statutory fees

Accurate pricing should be undertaken by a QS or a main contractor following Detailed Design.

TABLE 1 Indicative example pricing by rate or unit item								
	Ref.	Item	Supplier	Main contact	Unit	Est. Unit Cost (EX. VAT)	Notes	Alternative Suppliers
1.0 FABRIC	1.1	Supply and install scaffolding.	Main contractor	Mitre Construction	per m2	£35.00	Provisional Sum. Cost does not include alarms, lighting, gantry. To be reviewed on a case by case basis.	<a href="#">LGC decorators</a> - quoted £4000 per building
	1.1.1	Licence Fee	Main contractor	Mitre Construction	1	£400.00	Licences typically additional £400 per building.	-
	1.2	Facade declutter.	Main contractor	Mitre Construction	1	£500.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis. Declutter: Strip redundant signage and services, fill small holes. Tidy loose cables and fix back to elevation.	<a href="#">LGC decorators</a> -
	1.3	Facade clean and and prepare for painting.	Sub-contractor	<a href="#">LGC Decorators</a>	per m2	£25.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-
	1.4	Facade paint removed.	Main contractor	Mitre Construction	per m2	£85.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis. Includes Stonehealth DOFF superheated water cleaning only.	-
	1.5	Facade render removed.	Main contractor	Mitre Construction	per m2	£23.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-
	1.6	Masonry repaired and repointed.	Main contractor	Mitre Construction	per m2	£65.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-
	1.7	Architectural details cleaned and repaired.	Main contractor	Mitre Construction	1	£1,500.00	Provisional Sum per facade, subject to existing condition. To be reviewed on a case by case basis. Includes: Decorative window cills, lintels, corncing and other details.	-
	1.8	Rebuild corbel to match existing traditional style.	Main contractor	Mitre Construction	1	£3,000.00	Provisional sum per corbel, subject to existing condition. To be reviewed on a case by case basis.	-
	1.9	Building facade repainted. Including architectural details.	Sub-contractor	Mitre Construction	per m2	£50.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-
2.0 WINDOWS	2.1	Repair existing sash windows	Sub-contractor	<a href="#">London Box Sash</a>	1	£395.00	Cost of standard 'MOT service' to windows. Includes changing the brushes and beads and making sure it glides up and down.	<a href="#">Core Sash</a> <a href="#">Enfield Windows</a>
	2.2	Prepare and paint existing windows.	Sub-contractor	<a href="#">LGC decorators</a>	1	£300.00	Provisional Sum per window. Based on quote from LGC decorators.	-
	2.3	Replace glazing in existing windows.	Main contractor	Mitre Construction	1	£60.00		-
	2.4	Supply and install new double glazed timber sash window	Main contractor	Mitre Construction	1	£1,500.00	Provisional Sum, to be reviewed on a case by case basis. Includes: Double glazed sash window.	-
3.0 DRAINAGE	3.1	Clean and repair existing rainwater goods.	Main contractor	Mitre Construction	1	£350.00	Provisional Sum based on typical elevation. Includes: Clearing gutters and downpipes, repairing any leaks and ensuring safe discharge of rainwater from roof to below grounds drain.	-
	3.2	Replace rainwater goods with new black steel guttering, downpipes, brackets and connecting items.	Main contractor	Mitre Construction	1	£1,500.00	Provisional Sum based on typical elevation. Includes: Clearing gutters and downpipes, repairing any leaks and ensuring safe discharge of rainwater from roof to below grounds drain.	-
	3.3	Bespoke aluminum hopper	Sub-contractor	<a href="#">Angel Plastics Ltd</a>	1	£500.00	Provisional Sum, based on typical elevation only. Includes 2mm aluminium folded, cut and welded.	-
4.0 SIGNAGE	4.1	Bespoke hand painted signage onto building facade	Sub-contractor	Luminor Sign Co Ged Palmer 020 7033 7934 contact@luminorsignco.com	1	£950.00	Provisional Sum based on typical elevation. Allows for design and painting of signage, including providing two options for review.	<a href="#">Grover works</a> <a href="#">Alpha Signwriting</a>
5.0 SHOPFRONT	5.1	Shopfront replace (timber frame)	<a href="#">Huxley &amp; Co</a>	Zak Iqbal 07935 277 477 info@huxleyandco.co.uk	1.00	£10,000.00 – £15,000.00	Supply and Install. Provisional Sum. (Approx 4000w x 3500h) Bespoke timber framed shopfront. Inc. Fascia Board.	-

## 2.2 Individual Cost Estimates

We have undertaken three example cost estimates for upper level works.

Estimations vary considerably due to the ranges of facade area.

TABLE 2		Example A. 1 Wentworth Street						
Image	Ref.	Item	No.	Est. Cost (Exc. VAT)	Notes	Alternative Suppliers		
	1.1	Supply and install scaffolding.	65m2	£2,275.00	Provisional Sum. Cost does not include alarms, lighting, gantry. To be reviewed on a case by case basis.	LGC decorators quoted £4000 per building	-	
	1.1.1	Licence Fee	1	£400.00	Licences typically additional £400 per building.	-	-	
	1.2	Facade declutter.	1	£500.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis. Declutter: Strip redundant signage and services, fill small holes. Tidy loose cables and fix back to elevation.	<a href="#">LGC decorators</a>	-	
	1.5	Facade render removed.	65m2	£1,495.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-	-	
	1.6	Masonry repaired and repointed.	65m2	£4,225.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-	-	
	1.7	Architectural details cleaned and repaired.	2	£3,000.00	Provisional Sum per facade, subject to existing condition. To be reviewed on a case by case basis. Includes: Decorative window cills, lintels, cornicing and other details.	-	-	
	2.1	Repair existing sash windows	5	£1,975.00	Cost of standard 'MOT service' to windows. Includes changing the brushes and beads and making sure it glides up and down.	<a href="#">Core Sash</a>	<a href="#">Enfield Windows</a>	
	2.2	Prepare and paint existing windows.	5	£1,500.00	Provisional Sum per window. Based on quote from LGC decorators.	-	-	
	2.4	Supply and install new double glazed timber sash window	2	£3,000.00	Provisional Sum, to be reviewed on a case by case basis. Includes: Double glazed sash window.	-	-	
	3.1	Clean and repair existing rainwater goods.	1	£350.00	Provisional Sum based on typical elevation. Includes: Clearing gutters and downpipes, repairing any leaks and ensuring safe discharge of rainwater from roof to below grounds drain.	-	-	
	4.1	Bespoke hand painted signage onto building facade	2	£950.00	Provisional Sum based on typical elevation. Allows for design and painting of signage, including providing two options for review.	<a href="#">Grover works</a>	<a href="#">Alpha Signwriting</a>	
	Approx facade area (m2): 65							
<b>Total Construction cost (ex VAT)</b>				<b>£19,670.00</b>				
Contractor overheads and profit @ 10%				£1,967.00				
Architectural fees D&B @ 10%				£1,967.00				
<b>Total cost (ex VAT, statutory fees)</b>				<b>£23,604.00</b>				

Upper level Improvement Works - Feasibility Stage Indicative Works and Pricing

2.0 Indicative Works and Pricing

TABLE 3		Example B. 1 Leyden Street						
Image	Ref.	Item	No.	Est. Cost (Exc. VAT)	Notes	Alternative Suppliers		
	1.1	Supply and install scaffolding.	25m2	£875.00	Provisional Sum. Cost does not include alarms, lighting, gantry. To be reviewed on a case by case basis.	LGC decorators quoted £4000 per building	-	
	1.1.1	Licence Fee	1	£400.00	Licences typically additional £400 per building.	-	-	
	1.2	Facade declutter.	0.5	£250.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.  Declutter: Strip redundant signage and services, fill small holes. Tidy loose cables and fix back to elevation.	<a href="#">LGC decorators</a>	-	
	1.4	Facade paint removed.	25m2	£2,125.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.  Includes Stonehealth DOFF superheated water cleaning only.	-	-	
	1.6	Masonry repaired and repointed.	25m2	£1,625.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-	-	
	1.7	Architectural details cleaned and repaired.	1	£1,500.00	Provisional Sum per facade, subject to existing condition. To be reviewed on a case by case basis.  Includes: Decorative window cills, lintels, cornicing and other details.	-	-	
	1.8	Rebuild corbel to match existing traditional style.	2	£6,000.00	Provisional sum per corbel, subject to existing condition. To be reviewed on a case by case basis.	-	-	
	2.1	Repair existing sash windows	6	£2,370.00	Cost of standard 'MOT service' to windows.  Includes changing the brushes and beads and making sure it glides up and down.	<a href="#">Core Sash</a>	<a href="#">Enfield Windows</a>	
	2.2	Prepare and paint existing windows.	6	£1,800.00	Provisional Sum per window. Based on quote from LGC decorators.	-	-	
	3.2	Replace rainwater goods with new black steel guttering, downpipes, brackets and connecting items.	1	£1,500.00	Provisional Sum based on typical elevation. Includes: Clearing gutters and downpipes, repairing any leaks and ensuring safe discharge of rainwater from roof to below grounds drain.	-	-	
	3.3	Bespoke aluminum hopper	3	£1,500.00	Provisional Sum, based on typical elevation only.  Includes 2mm aluminium folded, cut and welded.	-	-	
	Approx facade area (m2): 25							
	<b>Total Construction cost (ex VAT)</b>					<b>£18,445.00</b>		
Contractor overheads and profit @ 10%					£1,844.50			
Architectural fees D&B @ 10%					£1,844.50			
<b>Total cost (ex VAT, statutory fees)</b>					<b>£22,134.00</b>			

TABLE 4		Example C. 7 Bell Lane						
Image	Ref.	Item	Unit	Est. Cost (Exc. VAT)	Notes	Alternative Suppliers		
	1.1	Supply and install scaffolding.	20m2	£700.00	Provisional Sum. Cost does not include alarms, lighting, gantry. To be reviewed on a case by case basis.	LGC decorators quoted £4000 per building	-	
	1.1.1	Licence Fee	1	£400.00	Licences typically additional £400 per building.	-	-	
	1.2	Facade declutter.	0.5	£250.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.  Declutter: Strip redundant signage and services, fill small holes. Tidy loose cables and fix back to elevation.	<a href="#">LGC decorators</a>	-	
	1.5	Facade render removed.	20m2	£460.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-	-	
	1.6	Masonry repaired and repointed.	20m2	£1,300.00	Provisional Sum, subject to existing condition. To be reviewed on a case by case basis.	-	-	
	1.7	Architectural details cleaned and repaired.	1	£1,500.00	Provisional Sum per facade, subject to existing condition. To be reviewed on a case by case basis.  Includes: Decorative window cills, lintels, cornicing and other details.	-	-	
	2.1	Repair existing sash windows	4	£1,580.00	Cost of standard 'MOT service' to windows.  Includes changing the brushes and beads and making sure it glides up and down.	<a href="#">Core Sash</a>	<a href="#">Enfield Windows</a>	
	2.2	Prepare and paint existing windows.	4	£1,200.00	Provisional Sum per window. Based on quote from LGC decorators.	-	-	
	3.1	Clean and repair existing rainwater goods.	1	£350.00	Provisional Sum based on typical elevation. Includes: Clearing gutters and downpipes, repairing any leaks and ensuring safe discharge of rainwater from roof to below grounds drain.	-	-	
	Approx facade area (m2): 20							
<b>Total Construction cost (ex VAT)</b>					<b>£7,740.00</b>			
Contractor overheads and profit @ 10%					£774.00			
Architectural fees D&B @ 10%					£774.00			
<b>Total cost (ex VAT, statutory fees)</b>					<b>£9,288.00</b>			

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<b>Grants Determination Cabinet Sub-Committee</b>  27 October 2021	 <b>TOWER HAMLETS</b>
<b>Report of:</b> Sharon Godman, Divisional Director Strategy, Policy and Performance	<b>Classification:</b> Unrestricted
<b>VCS Funding Awarded Under Delegated Authority</b>	

<b>Lead Member</b>	<b>John Biggs, the Mayor</b> <b>Councillor Candida Ronald, Cabinet Member for Resources and the Voluntary Sector</b>
<b>Originating Officer(s)</b>	Awo Ahmed, Programme Assessment & Monitoring Officer Emily Fieran-Reed, Senior Strategy and Policy Manager Robert Mee, Programme Analysis and Review Officer
<b>Wards affected</b>	All wards
<b>Key Decision?</b>	No
<b>Forward Plan Notice Published</b>	
<b>Reason for Key Decision</b>	
<b>Strategic Plan Priority / Outcome</b>	<b>All</b>

### Executive Summary

This report provides an update on funding awarded to Voluntary and Community Sector (VCS) organisations under delegated authority since the last meeting of the Sub-Committee.

### Recommendations:

The Sub-Committee is recommended to:

1. Note the update on funding awarded to Voluntary and Community Sector (VCS) organisations under delegated authority since their last meeting.

## **1 REASONS FOR THE DECISIONS**

- 1.1 There are a number of funding programmes to support Voluntary and Community Sector (VCS) organisations in the borough where decisions are made under delegated authority by officers. These decisions are presented to the Sub-Committee for noting.

## **2 ALTERNATIVE OPTIONS**

- 2.1 The council could decide not to provide funding to VCS organisations through its various programmes. However, to do this would be contrary to the agreed policy to support VCS activities in the borough, as set out in the VCS Strategy 2020-2024.

## **3 DETAILS OF THE REPORT**

### **Small Grants Programme**

- 3.1 The Small Grants Programme was established to ensure that local people and community groups will continue to be able to get funding from the council to support community initiatives – people getting together to get things done. The programme is intended to make funds available to support grass roots activity in local communities that will help make life better in Tower Hamlets and achieve the changes set out in the Tower Hamlets Plan and the council's Strategic Plan. By establishing a single grants programme with different themes or activities to be funded, the council is trying to make sure local groups seeking funds will have a one stop shop to get to the funds best suited to their needs.
- 3.2 The small grants programme has five themes that constitute the main programme and three that are focussed themes as detailed below.

### **Main themes**

1. **Innovation** - to encourage innovation or pilot something new, especially where there is a gap.
2. **Prevention** - to promote grass roots activity to reduce the need for statutory services.
3. **Neighbourhood action** - to promote local neighbourhood initiatives
4. **Community cohesion** - to develop community resilience, promote cultural opportunities and reduce social isolation.
5. **Partnership working** - making the sector more effective through closer partnership working within the sector and across sectors.

### **Focussed Themes**

6. **Community Support Services for Older People** – to combat social isolation of older people through the provision of community-based support services.
7. **Access and Participation** – establishing access and participation schemes to provide referral gateways for people from BAME communities.
8. **Loneliness** – Reducing the impact of loneliness and isolation.

3.3 Details of the second round of small grant awards for 2021 are set out in Appendix A.

3.4 A geographical map of all small grants awards for 2021 (both rounds) are set out in Appendix B

### **Older Peoples Services Year 2**

3.5 For this theme of the small grants programme, Older Peoples Services projects across year 1 2020/21 all had the opportunity to continue funding for an additional year.

3.6 There were eight organisations awarded funding under this theme. Six of the awarded projects have completed delivery and reported back on year 1. All six have been awarded funding for year 2 delivery.

3.7 One further organisation has completed delivery of year 1 since the last GDSC meeting, this is set out in Appendix C.

3.8 The remaining project has yet to complete delivery of year 1, once this is achieved it is anticipated that they will request year 2 funding.

<b>Small Grants Financial Summary</b>					
<b>Theme</b>	<b>2021-22 Budget</b>	<b>Brought Forward Balance</b>	<b>Available for Grant Making</b>	<b>Grant Awards</b>	<b>Remaining Budget</b>
Small Grants Fund Themes 1-5	180,000	950	180,950	121,200	59,750
Access & Participation	50,000	25,087	75,087	34,654	40,433
Loneliness Fund	50,000	270	50,270	50,270	0
Older Peoples Services Fund	100,000	0	100,000	89,872	10,128
Cohesion Events Fund*	45,000	0	45,000	27,286	17,714
Additional Cohesion Fund*	45,000	0	45,000	0	45,000
<b>Totals</b>	<b>470,000</b>	<b>26,307</b>	<b>496,307</b>	<b>323,282</b>	<b>173,025</b>

\*£50k Cohesion Events Fund approved 17 June IMD includes £5,000 admin costs, £50k Additional Cohesion Fund approved 30 June Cabinet includes £5,000 admin costs

## **Innovation Fund**

- 3.9 The council is keen to encourage and support innovation in the sector and acknowledged that this would require some funding to enable the sector to pilot new initiatives and approaches to service delivery and support.
- 3.10 At the Commissioners Decision Making Meeting on the 12th April 2016 the creation of the Innovation Fund was agreed.
- 3.11 The Innovation Fund supports VCS organisations to "test and learn" new ways of working, new initiatives and new delivery models that if successful could be scaled up and commissioned more formally.
- 3.12 Decisions are made by the Divisional Director, Strategy, Policy and Performance in consultation with the Chair of this Sub-Committee based on recommendations of an advisory panel which consists of the Chief Executive of the East End Community Foundation, the Head of Corporate Strategy and Policy and officers from within that service.
- 3.13 The Council has an agreement with the crowdfunding portal, Spacehive, to support local VCS organisations to crowdfund for projects and the Innovation Fund budget is £180,000. Total awards to date are £142,230.25 with a remaining balance of £37,769.75
- 3.14 VCS organisations that crowdfund through the Our Tower Hamlets page of the Spacehive portal will have an opportunity to pitch for up to £10,000 (or a maximum of 50 per cent of an organisation's crowdfunding target) in match funding for their projects.
- 3.15 Further details can be found on the [Space Hive Tower Hamlets](#) and the [Innovation Fund](#) pages with more information available in the [factsheet](#).
- 3.16 Since the last meeting of the Sub-Committee there has been no further funding awarded under delegated authority for the Innovation Fund.

## **Contingency Fund**

- 3.17 The Contingency Fund was set up by the Sub-Committee to extend the existing Emergency Fund from being purely a fund to support organisations facing 'life and limb' emergencies to a fund that may also support organisations facing the impact of a significant loss of council funding.
- 3.18 At the meeting held on 29 July 2020, Cabinet agreed to close the transition element of the Contingency Fund and extend the Fund further to include support for organisations affected by Covid 19. The Covid Community fund opened for applications on the 5<sup>th</sup> Nov 2020. For a limited period, Voluntary and Community Sector (VCS) organisations in Tower Hamlets will be able to access funding and organisational support.

- 3.19 Awards are made from this Fund by the Divisional Director, Strategy, Policy and Performance in consultation with the Chair of this Sub-Committee.

### **Covid Community Fund**

- 3.20 The Covid Community Fund Budget is £100,000, A further three organisations have been awarded funding since the last Grants Determination Sub Committee Meeting totalling £14,000.
- 3.21 To date nine organisations have been awarded funding totalling £42,928. The remaining balance is £57,072.
- 3.22 Details of awards agreed by officers under delegated authority from the Covid Community Fund since the last meeting of the Sub-Committee are set out in Appendix D

### **Emergency Funding**

- 3.23 The Emergency Funding budget is £50,000 and the remaining balance is £43,153.
- 3.24 Since the last meeting of the Sub-Committee there has been no further funding awarded under delegated authority for Emergency Funding.

### **Community Benefit Rent Reduction**

- 3.25 The Community Benefit Rent Reduction (CBRR) scheme was set up by the council to acknowledge the value of the work carried out by voluntary and community organisations leasing its premises through a reduction in the rent payable. The council charges an appropriate 'market' level rent for its premises and organisations can apply for up to 80% of this as a rent reduction.
- 3.26 CBRR is only available for short leases of three to five years. To qualify, organisations need to meet a number of criteria relating to governance, management and quality standards. Full details of the scheme are set out on the council's website at the [CBRR page](#).
- 3.27 Decisions are made by the Divisional Director, Strategy, Policy and Performance in consultation with the Chair of the Sub-Committee based on recommendations of an advisory panel which consists of the Head of Revenues (Chair), Head of Corporate Strategy and Policy and the Chief Executive of Tower Hamlets Council for Voluntary Service.

3.28

<b>CBRR Financial Summary</b>				
	<b>Total payable pa</b>	<b>rent</b>	<b>CBRR (80%) Grant per annum</b>	<b>Organisation contribution pa</b>
<b>Applications approved</b>	£316,652		£253,321.60	£63,330.40
<b>Leases completed and CBRR payable</b>	£23,000		£18,400	£4,600

3.29 Community Benefit Rent Reduction has been approved to 12 Voluntary and Community Sector organisations and the funding is subject to the completion of their leases and an annual review. The approved organisations are set out in Appendix E

#### **4 EQUALITIES IMPLICATIONS**

4.1 All grants awarded need to demonstrate how they meet the needs of our diverse communities and support the council's Public Sector Equality Duty. Equalities data is collected as part of the monitoring process and this will be reported as part of the annual reporting process.

#### **5 OTHER STATUTORY IMPLICATIONS**

##### 5.1 Best Value

Recent legislation, particularly the Localism Act 2010, has emphasised the role of communities working in partnership with local authorities to help achieve more effective and less costly services to local people. The process of co-production of services delivered by local voluntary and community organisations is a tool now widely recognised as a means to achieving this outcome.

##### 5.2 Risk Management

There is a risk that, by not publishing details of funding awarded to VCS organisations, the council could leave itself open to challenge that it is not fulfilling previous commitments to openness and transparency. This report is one of a series that will provide updates on funding decisions made under delegated authority and the VCS Annual Report will provide more detailed analysis.

##### 5.3 Crime Reduction

There are no specific crime reduction considerations arising from this report.

##### 5.4 Safeguarding

There are no specific safeguarding implications arising from this report. However, ensuring appropriate consideration is given to safeguarding will be addressed in the development of the Small Grants Programme, both through governance requirements and in the capacity building programme for the sector.

## **6. COMMENTS OF THE CHIEF FINANCE OFFICER**

- 6.1 This report notes the update on funding awarded to voluntary and community (VCS) organisations under delegated authority. The total of grants awarded and agreed rent reductions are contained within approved budgets.

## **7. COMMENTS OF LEGAL SERVICES**

- 7.1 The Council has the legal power to undertake the activities noted in this report. Also, awards of grants and other activities appear to conform to the relevant delegations under which such awards and activities have been taken.
- 7.2 The Council will continue to monitor the use of the funds under the terms of the relevant grant agreements to ensure that the money is used for the purposes for which it was awarded. This will assist the Council in demonstrating compliance with the statutory Best Value Duty
- 7.3 The Council will continue to monitor the needs of the people who benefit from the grants in terms of protected characteristics in order to ensure that the Council complies with its duties under the Equality Act 2010

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### **Linked Reports, Appendices and Background Documents**

#### **Linked Report**

NONE

#### **Appendices**

- Appendix A Small Grants Programme
- Appendix B Map of small grants awards
- Appendix C Older People's Services Fund
- Appendix D Contingency Fund – Covid Community Fund
- Appendix E CBBR

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

- NONE

**Officer contact details for documents:**

East End Community Foundation  
**Tower Hamlets Council Small Grants Fund - Themes 1-5**  
 September 2021

No	Organisation	Project Name	Theme	Project Description	No. of Beneficiaries	Amount Requested	Proposed Grant
<b>Theme 2: Prevention</b>							
1	Singing for Breathing RLH	Singing for Breathing RLH	Prevention	Singing for Breathing is looking for funding to cover the salary costs of the singing leader to provide weekly sessions for one year, and up to 6 outreach sessions. The project aims to improve the health and wellbeing of individuals suffering from chronic lung conditions, and who as a result, struggle with breathlessness, isolation and lack of confidence. The project was set up as a resource to be used as part of social prescribing and has successfully improved the physical and mental health and wellbeing of individuals who have accessed the service so far. Most of the organisation's participants are older adults (>60). Participants learn exercises that help them manage their breathlessness, which enables them to stay active. These skills are gained through formal teaching of the exercises but also by applying them to the singing. Songs are agreed by the group and requests welcomed.	25	5,000	<b>5,000</b>
2	The Yoga for Life Project CIC	Long Covid - Holistic Well Being Support to Heal Health Inequalities	Prevention	This funding request is to build on the success of their Long Covid Wellbeing classes, currently consisting of 3 weekly free specialist online yoga classes, each attended by 25+ people. They would like to extend these with a further 4 classes a week to reach and support more people with Long Covid in Tower Hamlets. Their yoga teachers will team up with mental health professionals to deliver these sessions, which will include gentle movement, meditation, breathing exercises and psychological support. They will target BAME communities who have suffered particularly from Covid. Sessions are designed to tackle Long Covid symptoms: breathing difficulties, chronic fatigue and pain and poor mental health. Each session will close with group therapy guided by a psychotherapist for participants to share their experiences, reflect on the tools offered and provide peer support. The annual delivery costs are £64,500. This funding request is for £5,000 to go towards staff costs of seven therapeutic yoga teachers and seven occupational therapists.	500	5,000	<b>5,000</b>
3	East India Over 50's Consortium	The Wild Women Collective - 'Wild Connect, Wild Talk' (WCWT)	Prevention	The organisation is looking to deliver 9 x 1.5 hr weekly onsite support group activities e.g. mindfulness for 10 women, in addition to the provision of 1:1 support, a WhatsApp group and 3 x 1.5 hr wellbeing workshops. The aim of the project is to improve the mental and physical health and wellbeing of the participants. The project was initially created as a pilot in response to conversations with women throughout the pandemic. To understand more deeply the need and gaps in provision, the organisation researched statistics, spoke with 40 women, health and community professionals. From the subsequent pilot, the organisation learned that rather than open forum/drop-in sessions, women wanted and benefitted from a support group open to a small number of women attending on a regular basis, with additional 1-1 assistance/signposting. The organisation believes that the format of combined free flow sharing, interwoven with information and wellbeing techniques allows women to bond and for deeper conversations emerge.	60	4,998	<b>4,510</b>
4	Sketch Appeal	Social Sketchclub	Prevention	Sketch Appeal is looking to resume its East London Social Sketch Club in-person through the delivery of fortnightly social sketching workshops to Tower Hamlets residents. There will be 12 x 2 hr workshops designed to support people with mental health issues to improve their health and wellbeing. Referrals will come via social prescribers and GPs but the project is open to all residents. The sessions particularly aim to help those suffering with anxiety, depression and other mental health challenges.	100	4,860	<b>4,860</b>
5	East India Over 50's Consortium	Burcham Street Gardens 'Renewal'	Prevention	The project will provide weekly gardening, arts and social activities to connect people with multiple complex needs over a period of 12 weeks. There will be weekly 2.5 hr Saturday gardening sessions, weekly mid-week zoom and social night sessions, support and signposting throughout the week, a Whatsapp group and a monthly newsletter. The organisation will receive referrals via local health and community providers and will also refer out to other services, when required. The project will provide 1-1 guidance, signposting and assistance.	20	4,975	<b>4,975</b>

6	True You Today CIC	Workshops for Survivors	Prevention	This project is for workshops for survivors starting November 2021 – March 2022 taking place in Bow. Their user-led programme focusses on safe ways for survivors to learn how to connect with their body. It will consist of dance workshops, aerial workshops, and a photoshoots along with confidence coaching taking place weekly. Participants will be referred from their network of domestic abuse and sexual violence services and homeless shelters. Participation will be free but participants can make a donation. This funding request is for £4,915 with a total project cost of £7,251. Most of the request is for staff costs of the teachers and photographer and operational costs such as studio hire, software, DBS renewal	80	4,915	4,915
7	Stepney Community Trust (SCT)	“Healthy in Mind & Body” [Post-COVID Mental Wellbeing Programme]	Prevention	Stepney Community Trust aims to provide 2 community gatherings weekly (2 hrs per session) to address mental wellbeing issues through the delivery of workshops. The workshops aim to raise awareness of mental health issues, and will provide participants with the information needed to develop coping mechanisms. The organisation will also refer out to other services e.g. counselling services. The project will enable individuals from all backgrounds to come together (the majority of participants will be from BAME communities). The programme will bring people together, facilitating a range of activities e.g. befriending, face-to-face and virtual support and assistance to participate inclusively, such as guidance to utilise IT and connect on-line or via social media. In overview, this is a programme dedicated to engaging all people post-COVID to come together and help each other to return to the community safely whilst promoting awareness around mental health and wellbeing.	60	4,960	2,931
<b>Theme 3: Neighbourhood Action</b>							
8	Nags Head Tenants Association	Launch Party and Consultation	Community Cohesion	This is for a Launch Party and Consultation in December 2021 in the courtyard of Nags Head Estate. The association formed in 2020 and due to the pandemic, they have not been able to meet formally in person yet or hold anything on the estate. This event will be a launch party to connect everyone on the estate and introduce them to the association. Activities will be appropriate for children, adults, and families. Activities will include face painting, games, an art and writing table, where everyone will be invited to submit ideas for local activities. There will be an open-mic and they will invite older people living on the estate to share some of their memories. They will look for a local hall or community centre to host the event if too cold on the courtyard.	250	1,000	1,000
<b>Theme 4: Community Cohesion</b>							
9	Grand Union Music Theatre Ltd	Protest and Resistance	Community Cohesion	Running from October to December 2021, this project is to run two public performances in Tower Hamlets to commemorate four key events in Tower Hamlets history. This funding will be used to involve their network of local musicians and community groups to get involved and run workshops in their own spaces to reach various participants in the borough. The events they wish to commemorate through public performances are: 100th anniversary of the Poplar Rates Rebellion, 85th of the Battle of Cable Street, 50th of the publication of Stepney Woods and 50th anniversary of the Bangladesh War of Independence. These will be held at St. John on Bethnal Green church and Brady Arts Centre. The events will be filmed for future use and will contribute towards their programmes advocating social justice for minority ethnic citizens. The budget requested is £5,000 of a project totalling just over £10,000. Most of the request is for staff costs running the youth orchestra and for composition, arranging and rehearsals with the other musicians etc.	200	5,000	4,500
10	THAT Network London	Reflect - Reconnect - Renew	Community Cohesion	This project is to create an exhibition for 10 days during Feb-March 2022 at the Art Pavilion Mile End Park. It will exhibit artwork produced by students (and teachers) during the pandemic period and specifically from 14 different schools/organisations. They will invite participants to create a piece of art reflecting on their experiences in the current Covid Climate. They intend to deliver workshops at their member schools to enable art students and their teachers to learn new skills with a focus on subjects not taught in the curriculum such as photo lithography, dry point etching and screen printing. The workshops will be facilitated by local artists with support from partner universities. To complement the exhibition, they will create a Covid Climates room within the gallery space, participants will have the option to live record and or write/draw reflections/memories of lockdown. They aim to donate these reflections to the Tower Hamlets archive. The amount requested is £5,000 with the total project cost of over £18,000. The majority of the cost is for the workshops, planning, their online exhibition/presence and equipment.	400	5,000	5,000

11	Tredegar & Sabella TA	Christmas Party & Eid Party	Community Cohesion	This funding is for a Christmas Party & Eid Party at Tredegar Community Centre (333 Morville Street). Specifically for music, food, decorations, sundries and a children's entertainer.	80	1,000	<b>1,000</b>
12	Friends of Tower Hamlets Cemetery Park	All-ability Volunteering with the Friends	Community Cohesion	This project is for a volunteer programme focused on gentler activities that are all-ability welcome, specifically to deliver 10 sessions over a year (starting in December 2021). It will offer participants a chance to meet new people and volunteer on the park such as with memorial recording, light planting/weeding, and historical research. The focus is on all-ability volunteering and nature-based, with a focus on recruiting volunteers who need more gentle volunteer activities than their usual volunteer provision, targeting older people and those with disabilities. The group will recruit through their partner network including Poplar HARCA, East End Homes, and Roman Road Trust. All ages and abilities are welcome to join as well. The majority of the project cost is for staff time and the cost of the adapted tools (such as two-wheeled wheelbarrow and adapted trowel).	150	4,984	<b>3,984</b>
13	St Patricks Church	Pensioners Christmas Party	Community Cohesion	This request is for their Pensioners Christmas Party. Every Christmas they hold a lunch for the pensioners of Wapping and provide a hot cooked Christmas dinner with refreshments and entertainment which is usually a DJ. They also ask English Martyrs school to come and sing carols and there is a gift provide for all who attend.	50	1,000	<b>1,000</b>
						<b>52,692</b>	<b>48,675</b>
						-	<b>48,675</b>

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East End Community Foundation  
**Tower Hamlets Council Small Grants Fund - Access & Participation**  
 September 2021

No	Organisation	Project Name	Theme	Project Description	No. of Beneficiaries	Amount Requested	Proposed Grant	
1	REFEO (Refugee Education For Equal Employment Opportunities)	Increasing Access to Local Services Digitally for Refugees and Asylum seekers	Access and Participation	This project is to set up a virtual forum from November 2021 – October 2022 for Tower Hamlets refugees and asylum seekers to share experiences and access information on local services. They would recruit referrals from refugee organisations including RENAISSI, REUK, Praxis, the British Red Cross, CARAS and more. They plan to promote the project further to social prescribers through the E1-Breakfast network and will invite three local service providers to engage with all participants and present the services they offer. They aim for their online platform to gain at least 5 new clients per month through referrals with a total of 60 clients. They will hire a seasonal Data Analyst who is/was a Tower Hamlets refugee to set up the online forum and platform. In January 2022, they will bring everyone who has used the platform together to feedback and improve and develop the forum. The platform will link people to housing services, healthcare, and employment support. The total project cost £7,186 with £2,403 raised so far. This request of £4,783 is for a data specialist to collect data for referrals, and develop the online platform, liability insurance, operational costs like website and advertisements.	60	4,784	<b>4,784</b>	
							<b>4,784</b>	
							<b>Total Amount Availa</b>	<b>20,217</b>
							<b>Remaining Balanc</b>	<b>15,433</b>

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**Tower Hamlets Council Small Grants Fund - Loneliness**

September 2021

No	Organisation	Project Name	Theme	Project Description	No. of beneficiaries	Amount Requested	Proposed Grant
1	Supporting Humanity Ltd	Love through the Letterbox	Loneliness	This project is to conduct a "Love through the letterbox" event. Supporting Humanity will work with schools across Tower Hamlets to write handwritten letters to residents of care homes as a means to connect and help with their loneliness and express their struggles. They plan to approach care homes and schools across Tower Hamlets and promote the service through press, social media, multilingual posters and leaflets. They plan to reach out to at least 30 schools and 10 care homes across and pledge 700 written letters.	400	1,000	1,000
2	The Glamis Estate Tenants and Residents Association	Bingo + Coffee Morning	Loneliness	A 93-year-old lady runs a weekly coffee morning on Wednesdays at 10 o'clock and bingo sessions for elderly residents. Funding will cover the costs of rent, bingo books and refreshments. Funding has also been used previously on a Christmas party for attendees.	30	500	500
3	Babel Theatre	The Orpheus Project	Loneliness	Following the success of its pilot project, Babel Theatre wishes to develop the pilot into a full community arts programme tackling the stigma of mental health in young men, in partnership with Rich Mix and Poplar Union. The organisation plans to deliver 6 workshops over 4 months, in addition to 6 satellite sessions which will be open to the public. The project will finish with an open event, with curated conversation, success stories, group exercises and performances at Rich Mix curated by Babel and Poplar Union. The project will also include subsidised trips to arts events at Tower Hamlets venues. The project aims to get young men talking about feelings of isolation and loneliness, lack of peer support etc. whilst engaging them in creative activities where they can come together, and socialise as well.	500	5,000	4,194
4	Blossom Project	Blossom Together Year Two	Loneliness	The organisation is seeking continuation funding to continue delivering outreach to 40 socially isolated residents. The project aims to reduce the impact of isolation and loneliness on adults living in the borough through activities such as intergenerational conversational English discussions, a walking club, urban gardening, arts and crafts activities and 2 trips. The project will provide local residents with access to a safe place to meet, to have a cup of tea or coffee with some breakfast and connect and converse with others. The activities will also help to encourage healthy lifestyles e.g. through the walking club, light exercise, day trips and healthy eating conversations. Blossom Together will target social housing residents through door knocking and face to face interaction to encourage local isolated residents to attend the centre, and will also engage GPs, Social Care teams, local community groups and cultural centres with a view to set up referral systems.	40	4,985	4,193
5	Eastside Centre Ltd	Reminiscence Moments	Loneliness	The project will include twice weekly sessions over 48 weeks. The sessions will enable individuals of all ages and from all backgrounds to come together and share their life stories and experiences. Each session will support 15 people. They will work together with the participants to prepare the sessions basing it on what they have enjoyed previously, or using a set-theme, such as their childhood memories, growing up, holidays, a local landmark or an anniversary. Each session will finish with some light refreshments and music. During the sessions, they will chat or play instruments, clapping and moving to a song, before a 10-minute debrief with staff and each other. The organisation will be able to refer out to other organisations and provide advice on how to handle these issues.	40	5,000	4,194
6	Island House Community Centre	Time to Play and Craft Club	Loneliness	Island House Community Centre is looking for funding to deliver a social/arts & crafts club for elderly residents as well as a Time to Play group for new parents and babies. The organisation has identified that the elderly and new parents are two groups of people that have been severely affected by the pandemic and aims to improve their mental and physical wellbeing through these programmes. The Play Worker will be running the Time to Play group for 2 hours each week, and the arts & crafts club requires limited supervision and will be delivered by a facilitator.	30	5,000	4,194

21,485

18,275

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Total Awarded	18,275
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No.	Name of Organisation	Round of Funding	Ward	Area of Benefit Postcode
1	Bags of Taste	Jul-21	Across Tower Hamlets	
2	BlindAid	Jul-21	Across Tower Hamlets	
3	Grand Union Music Theatre Ltd	Jul-21	Bethnal Green	E2 9PA
4	Grand Union Music Theatre Ltd	Sep-21	Bethnal Green	E2 9PA
5	The Oitij-jo Collective	Jul-21	Blackwall & Cubitt Town	E14 2BE
6	Isle of Dogs Bangladeshi Association & Cultural Centre	Jul-21	Blackwall & Cubitt Town	E14 3HG
7	Island House Community Centre	Sep-21	Blackwall & Cubitt Town	E14 3PG
8	Cycle Sisters	Jul-21	Bow East	E3 5ED
9	True You Today CIC	Sep-21	Bow East	E3 2NR
10	Tredegar and Sabella TA	Sep-21	Bow East	E3 2DZ
11	Sketch Appeal	Sep-21	Bow West	E3 5TA
12	THAT Network London	Sep-21	Bow West	E3 4QY
13	BluePrint Arts	Jul-21	Bromley South	E3 3PS
14	Trapped in Zone One	Jul-21	Canary Wharf	E14 9RP
15	Olive Tree Education (OTE)	Jul-21	Canary Wharf	E14 8PJ
16	Tower Hamlets Volunteer Police Cadets	Jul-21	Island Gardens	E14 3BN
17	True Cadence CIC	Jul-21	Lansbury	E14 6RN
18	Wapping Youth FC	Jul-21	Lansbury	E14 6QD
19	East India Over 50s Consortium	Sep-21	Lansbury	E14 ONU
20	Blossom Project	Sep-21	Lansbury	E14 6FF
21	Reach Aid Trust	Jul-21	Mile End	E3 4JN
22	Friends of Tower Hamlets Cemetery Park	Sep-21	Mile End	E3 4PX
23	REFEO (Refugee Education for Equal Employment Opportunities)	Sep-21	Mile End	E3 4AJ
24	Purple Moon Drama	Sep-21	Mile End	E14 6TL
25	Neighbours in Poplar	Jul-21	Poplar	E14 OAE
26	East India Over 50s Consortium	Sep-21	Poplar	E14 ODZ
27	The Glamis Estate Tenants and Residents Association	Sep-21	Shadwell	E1 OAF
28	Eastside Centre Ltd	Sep-21	Shadwell	E1 OHR
29	Trapped in Zone One	Sep-21	Shadwell	E1 OBW

30	Udichi Shilpi Gosthi	Jul-21	Spitalfields & Banglatown	E1 5HU
31	Brick Lane Women and Girls Project	Jul-21	Spitalfields & Banglatown	E1 6QR
32	Emmott Close Senior Citizens Club	Jul-21	St Dunstan's	E1 4QN
33	Wapping Bangladesh Association	Jul-21	St Katherine's & Wapping	E1W 2QD
34	Wapping Bangladesh Association	Jul-21	St Katherine's & Wapping	E1W 2QD
35	St Patrick's Church	Sep-21	St Katherine's & Wapping	E1W 2PH
36	East London Cares	Jul-21	St Peter's	E2 9PL
37	Tower Hamlets Friends and Neighbours	Jul-21	St Peter's	E2 9PL
38	The Yoga for Life Project CIC	Sep-21	St Peter's	E2 6HG
39	Kayd Somali Arts and Culture	Sep-21	St Peter's	E2 6HG
40	Coaching for Unpaid Carers CIC	Jul-21	Stepney Green	E1 0SG
41	Nags Head Tenants Association	Sep-21	Weavers	E2 7SW
42	Somali Senior Citizens	Sep-21	Weavers	E2 6DT
43	Babel Theatre	Sep-21	Weavers	E1 6LA
44	Bangladeshi Mental Health Forum	Jul-21	Whitechapel	E1 1HL
45	The Bangladesh Youth Movement	Jul-21	Whitechapel	E1 1HL
46	The Ensign Youth Club	Jul-21	Whitechapel	E1 8HY
47	Singing for Breathing RLH	Sep-21	Whitechapel	E1 1FR
48	Stepney Community Trust (SCT)	Sep-21	Whitechapel	E1 1HL
49	Supporting Humanity Ltd	Sep-21	Whitechapel	E1 1JU

Wards by Colour Code:

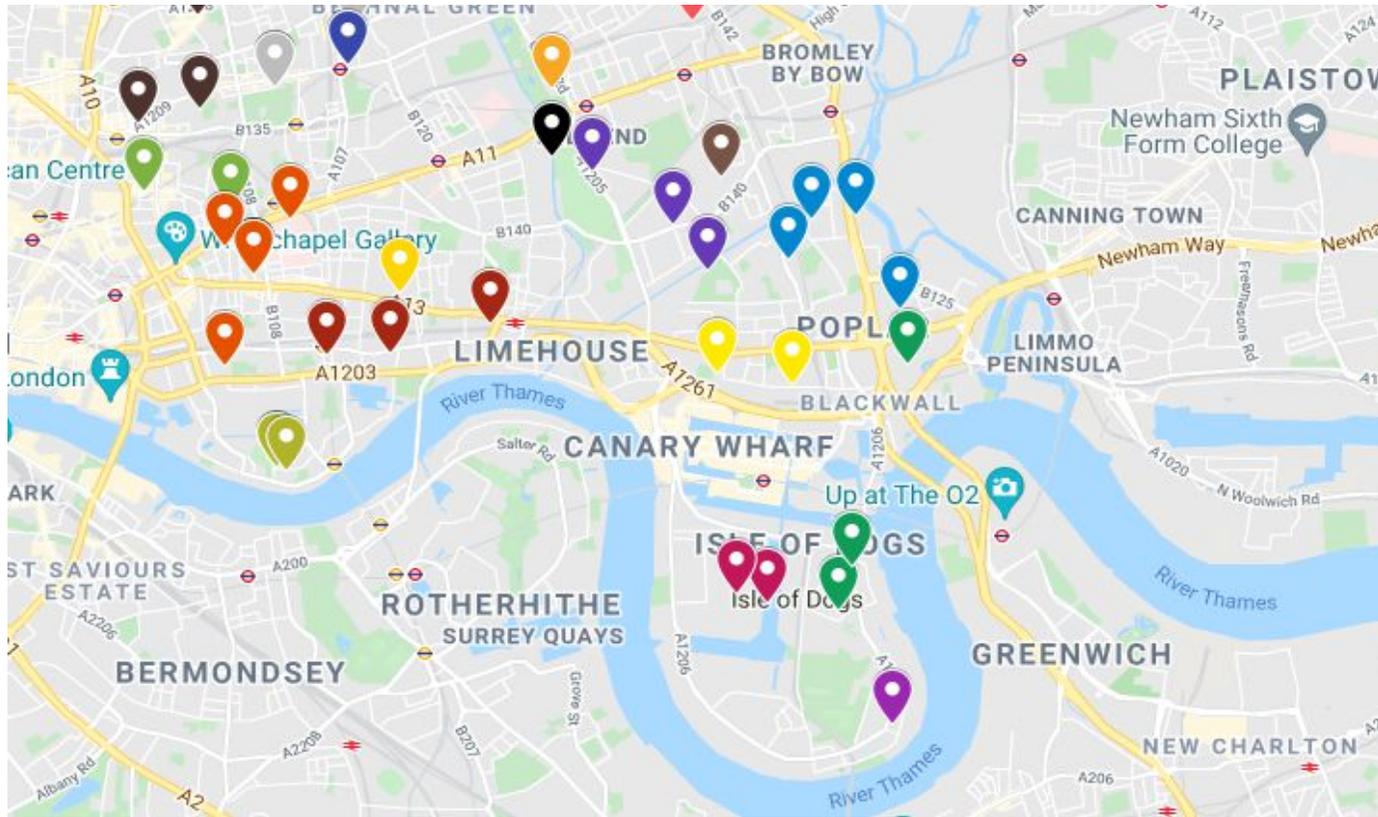
- 1) Lansbury - 
- 2) Blackwall & Cubitt Town - 
- 3) Stepney Green - 
- 4) Island Gardens - 
- 5) Bow East - 
- 6) Bow West - 
- 7) Spitalfields & Banglatown - 
- 8) Bethnal Green - 
- 9) St Peter's - 
- 10) Canary Wharf - 
- 11) Bromley South - 
- 12) Whitechapel - 
- 13) Mile End - 
- 14) St Katherine's & Wapping - 
- 15) St Dunstan's - 
- 16) Poplar - 
- 17) Weavers - 
- 18) Shadwell - 

NOTE: Where projects are taking place at the same location, only one pin will be shown on the map. Bags of Taste and BlindAid are not included on the map.

Link to Google Map:

<https://www.google.com/maps/d,17SGjApC8wdHwRFRbp177KAOxnsp=sharing>







## Wadajir Somali Community Centre

### Wadajir's Elderly Lunch Club

**£14,872**

**Organisation Type:**

Registered Charity

**Area of Benefit:**

Teviot Community Hall,  
E14 0QZ

**Number of Project**

**Beneficiaries:**

20

**Primary Beneficiary:**

Older People

**Primary Ethnicity:**

African

**Primary Age Group:**

Seniors (65+)

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#### Organisation's Aims & Objectives

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Wadajir Somali Community Centre was founded in 2003 out of a need to help newly arrived Somali community integrate into wider society and access available services.

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#### Project Details

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This funding request is to continue the group's lunch club with older Somali women for 12 months starting in October 2021. Similar to their original plan for last year prior to Covid-19, sessions will take place Monday to Thursday from 10am to 2pm in Teviot Community Hall.

Approximately 15-20 women will attend the lunch club daily, each of them will pay £2.00 towards their meal. The group has reduced the number of service users to 20 to ensure to project takes place in a Covid-19 safe environment. Each day, beneficiaries will be provided with freshly cooked, healthy, halal meals. On Wednesday and Thursday an advice worker will be present to give general advice on issues such as utilities, rent, finances and to answer any queries.

This funding request is for £14,872 with a total project cost of £30,232. This request is a contribution towards staff costs for the project manager, advice worker and cleaner for the 12 months. The remainder of the project is covered through in-kind venue support and service users paying £2.00 for meals.

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#### Year 1 Outcomes

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Last year, £12,770 was awarded towards this project. Sessions were to take place Monday to Thursday at Teviot Community Hall to provide a chance to socialise, gain access to support services, learn healthy recipes and take part in traditional Somali dance classes. Additionally, an advice worker employed at the centre was to give advice on issues such as benefits, rent and utilities. Due to the pandemic, the lunch club was moved online. The group organised activities via Zoom and Whatsapp and reach out/support from advice workers.

**In Year 1:**

- 46 people directly benefited from their services, 26 of which were new to the organisation
  - Moving services online enabled the group to safely support a greater number of participants and referrals, with an initial goal of 20 people, they surpassed that with their reach of 46
  - 208 activity sessions were held totaling 832 hours of activity

delivered with the funding through Zoom and Whatsapp

- Advice workers helped people to access services, book appointments and helped with queries relating to a range of issues, from housing to debt relief.
- Online sessions and forums educated service users about the pandemic, providing them with weekly Covid-19 safety updates and online exercise classes for differing abilities. One-on-one calls and socially distanced check-ins from advice workers were made including running errands and food distribution to service users

With this funding, the group was able to facilitate socialising with isolated older adults during the pandemic. The group states that many of their participants felt extreme loneliness before joining the service and that all participants provided feedback of reduced amounts of anxiety and loneliness.

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### Assessor's Comments

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Wadajir Somali Community Centre is a user-led voluntary organisation aimed at supporting social integration and improving economic opportunities for their service users. Their lunch club is stated to be the only one in Tower Hamlets that specifically targets elderly women from the Somali community. During the lockdowns in 2020, the women the group reached out to were not contacted by any other groups or organisations and had no other access to services.

Need is further demonstrated indicating that elderly Somali women are said to be one of the most isolated segments of society, with the majority being illiterate, with very limited English language skills. The 2011 Tower Hamlets census found that 70% of older Somali-born residents living in the borough (aged 65 and over) have a limiting health condition. The group states that many of their Somali members attend the Centre because it is one of the few places that they can communicate their needs in their mother tongue.

With the return to the Centre and in-person activities this year, outcomes for Year 2 are for service users to regain independence and confidence through socialising in-person and strengthening their social network and improve the mental and physical health of participants. The weekly Somali dance lessons aim to contribute to a positive physical activity experience. To measure results, feedback will be collected throughout the project. The final feedback session will take place at the end of the 12-month project to reflect on successes and areas for improvement.

During the past year and a half, the desire for a return to in-person meetings has been expressed by the group's service users. The purpose of the club is to provide a safe space for women over 55 years old to relax, socialise, gain knowledge and access services in the borough. The project is aligned with this theme and has demonstrated positive outcomes in Year 1 and consultation with beneficiaries. The project's contingency plan for the second year is to follow with the same Covid-19 amendments from Year 1 if needed and following government guidelines.

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**Recommendation (conditions if applicable)**

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Recommended for a grant of £12,500 in line with budget available.



## Contingency Funding Covid Community Fund – 2021



### Walk East

Total award - £4,500

**Funding Category:**  
Covid-19 Organisational  
Support - major

**Amount requested:**  
£4,500

**Recommendation:**  
£4,500

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#### Recommendation

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Walk East is a not-for-profit social enterprise set up in 2010 to promote the pleasures and benefits of walking – for health and wellbeing, discovery, and community – with Tower Hamlets residents.

Activities include;

- Tower Hamlets weekly health walks programme (seven community-based walk groups).
- Two workplace walk groups
- Walk leader training sessions, articles written for Our East End on self-guided walks.
- A Taste of Watney Market: working with 24 Shadwell residents to create Bangladeshi recipe cards, and then a cookbook including articles on local food-growing projects, and a 10-week projects to help 44 local residents develop skills in archive research and creating booklets on Bethnal Green housing heritage, the East End's brewing heritage, and Victorian Footprints (with Oxford House).

#### Covid-19 impact

Group walks and face-to-face community projects had to be suspended for much of the past year in line with public health guidance: suspended Mar-Aug 2020, limited activity Sept-Dec 2020, suspended again Dec 2020 – Mar 2021, and re-started from Apr 2021.

Funding for managing the health walks programme in Tower Hamlets – usually around £5-6,000 per annum from LBTH (sourced from Transport for London LIP funding) – was not renewed for 2020-21 due to shortfalls in LIP funding, leading to a substantial shortfall in Walk East's income.

Grant funding for community heritage and journalism projects was suspended by most foundations.

#### To help mitigate impact of covid

The organisation continued small pieces of work to sustain income during lockdown - Writing a quarterly walk feature for Our East End (£1,000 per annum) and a Zoom-based 'History on the Doorstep' project in Feb-Mar 2021. This application provides specific clear details about what is to be put in place with our funding. It uses the organisations experiences and local knowledge to demonstrate the need for the funding now and how it will contribute to the protection of future services. It clearly meets our priorities for residents as

well as supporting a thriving voluntary sector.  
Equalities considerations can be seen within answered.

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## Funding Award Details

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Walk East would like to undertake two projects to help become more financially resilient and to pivot activities to reach new audiences online, completely re-designing the organisations website to become a 'hub' of East End walking routes and resources for Tower Hamlets residents, together with an online shop and associated social media work to extend reach towards more people living in the borough. publishing a book (for sale) of 10-12 self-guided walks 'East End Footprints' – aimed primarily at Tower Hamlets residents.



## Emmott Close Senior Citizen Club

**Total award - £4,500**

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### Recommendation

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**Funding Category:**  
Covid-19 Organisational  
Support - major

**Amount requested:**  
£4,500

**Recommendation:**  
£4,500

Emmott Close Senior Citizen Club have applied for £4,500 of the Covid Community Fund to fully reopen its doors to the local community and start delivering services. The organisation is in itself is located in a purpose built setting for older residents and have been delivering in the community for the last 50 years as set out in their application. They further state in their application that the Centre remained closed from March 2020 to meet covid19 restrictions.

Once the organisation safely fully reopen then they will commence their programme of outreach activities to the local community and the funds will be used for the following;

- Weekly social activities to re-start for local older people.
- Advice on welfare and other related enquires, signposting
- To pay for equipment, electric, gas, insurance.

Outreach work to ensure we are reaching all elders and other vulnerable local people, including providing sign posting and direct support. 20 weeks x £15 per hr x 2hrs per weeks. £600

Keep providing hot meals and continued support for these residents who can't get out and about. Food, containers and delivery costs.

Food and equipment £135 per week x 20 weeks, £2,700, workers time including engaging with residents, cooking, shopping and delivery £15 x 4 hrs per week x 20 weeks £1,200.

Covid has had a significant impact on the organisation and their ability to

deliver services as well as the human impact of losing members due to covid. The remaining members of the senior citizens club would like normal services and activities to resume as soon as possible allowing them to partake in coffee mornings, bingo, luncheon clubs as soon as possible.

The organisation is applying to the Covid Community Fund because there is a need to continue to provide additional service responding the needs of local vulnerable elders and others in the community as they have detailed in their application form.

This is the only facility in ocean area that provide help and support to older residents and the council recently refurbished the centre costing over £40k.

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## Funding Award Details

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It is clear this proposal will continue to support several very vulnerable older people. Funding these Covid related activities into the winter, when we could see an increase in transmission of the virus alongside the flu, will result in better outcomes for those that receive the services. It will give the organisation time to find further funding to continue activities in the new year. This community group is a small front-line provider.



## Grand Union Music Theatre Ltd

**Total award - £5,000**

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## Recommendation

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**Funding Category:**

Organisational  
Support - major

**Amount requested:**

£5,000

**Recommendation:**

£5,000

By its nature, the Grand Union's work depends very much on face to face communication, word of mouth and patient leg-work; on the other hand, the nature of the pandemic and how the Government has been handling it, has made this approach more or less impossible over the last year or so.

Due to covid and the social distancing measures introduced to ensure continuation of service in a safe covid reliant way. GU have implemented a range of social distancing measures in place as detailed below and the covid community fund will help the organisation deliver their upcoming programme safely to residents.

Moreover, with over a year of events being cancelled or postponed they have lost a vital revenue stream through ticket sales and fees which amounts to about £25,000. These additional costs of implementing covid safety measures have all had an impact on the organisation's finances.

The organisation is requesting funding for:

**Covid Impact**

- last 18 months the organisation had to cancel or delay long-planned Youth Orchestra workshops based at Rich Mix, training sessions for emerging artists at Poplar Union, specialist projects for the Bengali community, and a large-scale participatory project at St John on Bethnal Green.
- Continued to deliver scaled down service online by streaming events

and regular contact via social media - which involved purchasing new digital, sound and video equipment – and recasting work in a number of imaginative ways.

- This Fund will help us through a difficult short period of transition, until we can resume developing and delivering cost-effective creative work again, already set up for later in the autumn. This support is vital for us to be able to produce and deliver projects to replace those cancelled or postponed, or adapt them to the current climate, and keep the company running to ensure it continues to provide decades of service to the citizens of Tower Hamlets.

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## Funding Award Details

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Due to covid and the social distancing measures introduced to ensure continuation of service in a safe covid reliant way. GU have implemented a range of social distancing measures in place as detailed below and the covid community fund will help the organisation deliver their upcoming programme safely to residents.

Moreover, with over a year of events being cancelled or postponed they have lost a vital revenue stream through ticket sales and fees which amounts to about £25,000. These additional costs of implementing covid safety measures have all had an impact on the organisation's finances.

The organisation is requesting funding for costs associated with organisational repurposing due to covid -19

Appendix E – Community Benefit Rent Reduction

CBRR Panel Date No.	Organisation & Address	Proposed Annual Rental Charge	CBRR Grant amount & Charge to organisation	Current position
6 <sup>th</sup> Feb 2019	<b>Black Women's Health &amp; Family Support</b> 1st Floor, 82 Russia Lane, E2 9LU	<b>£36,000</b>	Withdrawn - £28,800 (80%) £7,200 (20%)	Offer withdrawn as organisation has wound up.
6 <sup>th</sup> Feb 2019	<b>Stifford Centre</b> 2-6 Cressy Place, E1 3JG	<b>£32,900</b>	£26,320 (80%) £6,580 (20%)	Awaiting completion of new lease
6 <sup>th</sup> Feb 2019	<b>Wapping Bangladeshi Association</b> 1 <sup>st</sup> Floor, Wapping Youth Centre, Tench Street, E1W 2QD	<b>£40,990</b>	£32,792 (80%) £8,198 (20%)	Awaiting completion of new lease
3 <sup>rd</sup> July 2019	<b>Age UK</b> 2nd Floor, 82 Russian Lane, E2 6AB	<b>£36,000</b>	£28,800 (80%) £7,200 (20%)	Awaiting completion of new lease
3 <sup>rd</sup> July 2019	<b>Bethnal Green Weightlifting Club</b> 229 Bethnal Green Road, E2 6AB	<b>£26,500</b>	£21,200 (80%) £5,300 (20%)	Awaiting completion of lease
3 <sup>rd</sup> July 2019	<b>Legal Advice Centre</b> 104 Roman Road, E2 0RN	<b>£23,000</b>	£18,400 (80%) £4,600 (20%)	Lease completed
3 <sup>rd</sup> July 2019	<b>SPLASH</b> - The registered address - 1 Wigram House, Wades Place, E14 0DA CBRR applies to - St Vincent's Portacabin, Limehouse Causeway, E14 8BN	<b>£11,300</b>	£9,040 (80%) £2,260 (20%)	Lease completed
5 <sup>th</sup> December 2019	<b>BowHaven</b> Bow Community Hall, William Place, E3 5ED	<b>£19,450</b>	£15,560 (80%) £3,890 (20%)	Offer withdrawn as organisation is winding up.
11 December 2019	<b>Dorset Community Association</b> Diss Street, E2 7XQ	<b>n£24,816</b>	£19,853 (80%) £4,963 (20%)	Lease completed
11 December 2019	<b>Weavers Community Forum</b> Weavers Community Centre, 10 Shacklewell Street, E2 7EG	<b>£7,840</b>	£6,272 (80%) £1,568 (20%)	Lease completed
21 January 2020	<b>Breakthrough (Deaf-Hearing Integration)</b> The Chapel Trinity Green Key Close, E1 4HG	<b>£19,600</b>	£15,680 (80%) £3,920 (20%)	Awaiting completion of new lease
23 June 2021	<b>Women's Inclusive Team (WIT)</b> Mayfield House, Cambridge Heath Road, E2 9LJ	<b>£38,256</b>	£30,605 (80%) £7,651 (20%)	Awaiting completion of lease

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