

CABINET

6TH OCTOBER 2010

AGENDA ITEM 4. DEPUTATIONS & PETITIONS

STATEMENT FROM STIFFORD Tjrs TRA COMMUNITY CENTRE

Deputation By:

Salman Alam, Centre Manager

Joynul Hoque, Project Development Officer

Introduction

Stifford has been delivering key services IN **HEALTH, EDUCATION, ADULT TRAINING, AND ADVISING THE VULNERABLE** in Tower Hamlets for over 10 years. The Centre has an excellent proven track record as highlighted in the cabinet report:

“Stifford has consistently demonstrated its ability to manage effectively, deliver results and adequately demonstrate and evidence its achievements.”

Centre’s Redevelopment:

With the current facility, it is difficult to meet the ever increasing service demands of the local community. As a result, a decision was taken to redevelop the centre into a community hub. The new centre will meet the additional and demanding needs of the community whilst creating local employment and business opportunities.

For this redevelopment we require £4.5 million. We have secured £2 million from Communitybuilders. But this money is subject to securing a 99 year lease.

Our request:

Based on the above facts, we would like to request the Cabinet members to help us in the following key areas:

1. LONG LEASE

Our funder's requirement is a 99 years lease.

- We therefore request the cabinet to grant Stifford a 99 year lease without any pre-conditions;
- We have been negotiating about the lease for the last 2 years with various council departments and we believe further delays may result in our funders pulling out;
- All issues with regards to sustainability have been identified in our business plan submitted to both Community Builders and the council.

2. MARKET VALUE AND PREMIUM

- We request a **substantial** discount on the market value of the property with an option to pay in instalments over a long period. This is because:
- We are Non- profit making organisation and depend on external funding. Therefore, any extra financial burden or additional costs may jeopardise our services and put a strain on our growth.
- Most importantly, given the deprivation level in Tower Hamlets, a discount will allow us 6000 local users per annum to continue to access our community services who would otherwise not be able to access these services

3. MATCHFUNDING

While external parties such as Community builders and Community Matters have come forward with the bulk of funding, our own council who stands to benefit the most from this redevelopment has not given us any financial assistance.

We therefore request the Cabinet to give any directions to help us match fund the project from either

- section 106 funds; or
- any other funding sources that may be available;