


<p>Grants Determination (Cabinet) Sub-Committee report</p> <p>Wednesday 9 March 2022</p>	
<p>Report of: Ann Sutcliffe, Corporate Director Place</p>	<p>Classification: Unrestricted</p>
<p>Grant to Toynbee Hall for a 'Memories, Craft and Community Hub' as part of the Petticoat Lane High Street Heritage Action Zone programme</p>	

Lead Member	Councillor Asma Islam, Cabinet Member for Environment & Planning
Originating Officer(s)	Anna Zucchelli, Heritage at Risk Project Officer
Wards affected	Spitalfields & Banglatown
Key Decision?	No
Reason for Key Decision	This report has been reviewed as not meeting the Key Decision criteria.
Forward Plan Notice Published	01/02/22
Exempt information	N/A
Strategic Plan Priority / Outcome	A borough that our residents are proud of and love to live in

Executive Summary

Historic England have provided funding to the Council as part of the Petticoat Lane High Street Heritage Action Zone (HSHAZ) programme for a 'Memories, Craft and Community Hub' in a vacant shop unit to support a series of cultural and community events as part of the programme until March 2024, including the Petticoat Lane Cultural Programme, managed by Toynbee Hall.

A shop unit has been identified on Wentworth Street. It is proposed that Toynbee Hall take on the lease of the shop unit and take responsibility for the space. For this to happen, funding from Historic England for this project will need to be released to Toynbee Hall in the form of a grant. Authorisation will be required from the Grants Determination Sub-Committee for this purpose.

Recommendations:

The Grants Determination Sub-Committee is recommended to:

- Approve a grant of £55,000 to Toynbee Hall for a 'Memories, Craft and Community Hub' as part of the Petticoat Lane High Street Heritage Action Zone programme.
- 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 A 'Memories, Craft and Community Hub' in a vacant shop unit is one of the 8 projects of the Petticoat Lane High Street Heritage Action Zone (HSHAZ) and there is external funding for this.
- 1.2 A Community Hub will provide an opportunity to have a presence in the conservation area to engage with local businesses, residents and visitors about the high street regeneration programme and offer a space for cultural heritage events and community gathering.
- 1.3 The Hub will be used to support other projects within Petticoat Lane HSHAZ, such as the Petticoat Lane Cultural Programme, which is managed by Toynbee Hall.
- 1.4 Toynbee Hall take on the lease of the vacant shop unit for 2 years. Toynbee Hall are already under contract (DRDBC.1520) to manage a Community Hub for the HSHAZ programme.
- 1.5 Toynbee Hall are a charity and therefore can get charitable rates relief, which makes the space more affordable on a limited budget.

2 ALTERNATIVE OPTIONS

- 2.1 The Council takes on the lease of the vacant shop unit, however this could present a risk to the Council if the space is not managed by the Council and there are not the resources for this to happen.
- 2.2 Other options have been investigated, such as a space on Goulston Street as

part of the university complex, other local community centres and hiring space at Toynbee Hall. These were not found to be suitable because a space directly on the high street would meet more of the objectives of the regeneration programme and would allow for increased engagement with local business owners, residents, and visitors.

3 DETAILS OF THE REPORT

Petticoat Lane High Street Heritage Action Zone

- 3.1 The High Street Heritage Action Zone (HSHAZ) scheme is a nationwide initiative designed to secure lasting improvements to 68 historic high streets for the communities who use them. Tower Hamlets Council has been awarded £800,000 for a programme of high street improvements in the Wentworth Street Conservation Area between April 2020 and March 2024, under the name Petticoat Lane High Street Heritage Action Zone. The programme contains 8 projects.
- 3.2 The HSHAZ funding contributes towards the cost of capital works projects within the Middlesex Street Regeneration Programme, being delivered by the High Streets & Town Centres team - shopfront improvements on Wentworth Street and the repair and redevelopment of the Leyden Street Victorian public conveniences.
- 3.3 The HSHAZ funding also contributes towards the cost of an updated Conservation Area Appraisal and Management Plan (CAAMP) for Wentworth Street, being delivered by the Place Shaping team with support on community engagement from Toynbee Hall, and a borough-wide shopfront guidance
- 3.4 Further cultural and community engagement projects include the Petticoat Lane Cultural Programme, being delivered by Toynbee Hall, as well as a heritage trail and building maintenance workshops, being delivered by the London Historic Buildings Trust.
- 3.5 There is, in addition, HSHAZ funding for a 'Memories, Craft and Community Hub' in a vacant shop unit within the HSHAZ area. This space would be used to support the HSHAZ projects by providing a space for:
 - Revolving exhibitions on the cultural heritage of the area, e.g., photography, artwork
 - Space for community meetings related to the HSHAZ programme
 - Participatory activities and workshops
 - Building maintenance and crafts workshops
 - Consultation events

Grant to Toynbee Hall

- 3.6 It is proposed that Toynbee Hall would take the lease out on and take responsibility the shop unit as the 'Memories, Craft and Community Hub' for two years until March 2024. For this to happen, £55,000 of the HSHAZ funding will need to be transferred to Toynbee Hall and authorisation is required from the Grants Determination Sub-Committee.
- 3.7 Toynbee Hall are already in receipt of three other grants relating to the HSHAZ programme. All four grants are described below:

	Grant purpose	GDSC approval
1	To manage the Petticoat Lane Cultural Programme and to support community engagement on HSHAZ projects, such as the Hub.	February 2021: £93,000, paid in instalments from April 2021 – March 2024
2	For a wide range of participatory community activities, cultural events, and training events within the Petticoat Lane HSHAZ Cultural Programme.	September 2021: £90,000, paid in instalments from September 2021 – March 2024
3	To support the production of an updated Appraisal & Management Plan for Wentworth Street Conservation Area with the local community.	January 2022: £40,000, paid in instalments from January 2022 to March 2022
4	To cover the set-up costs, lease and running costs of the 'Memories, Craft and Community Hub'.	March 2022: £55,000, one lump sum in March 2022

- 3.8 The funding for the grant comes from the High Street Heritage Action Zone programme, managed by Historic England and therefore there will be no cost to the Council. The grant will be administered by a Council officer, whose post is also funded by the High Street Heritage Action Zone programme.

4 EQUALITIES IMPLICATIONS

- 4.1 Toynbee Hall is a grassroots community-led organisation with extensive community engagement and outreach experience. They have excellent connections and existing networks with the local community around Wentworth Street and therefore can enable a wide range of participants in the project, including those hard to reach and BAME.

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
The Council have discussed the project with Toynbee Hall who have agreed to take on the lease of the shop unit for the HSHAZ programme.
- Environmental (including air quality),
- Risk Management,
- Crime Reduction,
- Safeguarding.
- Data Protection / Privacy Impact Assessment.

6 COMMENTS OF THE CHIEF FINANCE OFFICER

6.1 The Council has been awarded grant funding of c£800k from Historic England as part of the High Street Heritage Action Zone grant funding scheme. This funding contributes towards the cost of shop front improvements, community engagement activities, cultural programmes and a programme manager at Wentworth Street as part of the Middlesex Street regeneration programme.

6.2 The grant is a combination of revenue and capital funding, with the capital element contributing towards the cost of the wider Middlesex Street regeneration for which there is separate budgetary provision within the three-year capital programme.

6.3 The grant covers a period of four years from April 2020 to March 2024. This report is seeking approval to enter into the grant agreement and to use £55,000 of the revenue element of this grant with Toynbee Hall to meet the set-up costs, lease and running costs of the 'Memories, Craft and Community Hub'. There is sufficient grant funding available to meet this cost in full.

6.4 Grant funding will be paid as a lump sum in advance in March 2022 and therefore will have no cashflow or general fund revenue budget implications for the Council.

6.5 There are no other budget implications from entering into this grant agreement. The activity and spend will be managed and monitored by a part time post paid for from the grant

7 COMMENTS OF LEGAL SERVICES

7.1 The Council has the legal power to make the grant referred to 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 main grant application with Historic England to ensure compliance with the funder's conditions.
- 7.3 Also, ensuring the grant is used in accordance with the grant agreement will assist the Council to demonstrate Best Value in line with the law.
-

Linked Reports, Appendices and Background Documents

Linked Report

- NONE

Appendices

- NONE

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

- NONE

Officer contact details for documents:

N/A