



Havering
LONDON BOROUGH

18/33 +
Appendix
DECISION
NOW MADE

EXEMPT FROM
CALL-IN

Notice of KEY Executive Decision

Subject Heading:	Bretons Manor House, Tudor barns, outbuildings and walled garden. (Application for £4m to Heritage Lottery Funding for 'Heritage Grants' and 'Heritage Enterprise Grants').
Cabinet Member:	Councillor Melvin Wallace
SLT Lead:	Jane West Chief Operating Officer
Report Author and contact details:	Reedah El-Saie, 07957 361 378 reedah.el-saie@havering.gov.uk
Policy context:	The Bretons proposal relates to the Places, Communities, Opportunities and Connections strands of the Havering Vision.
Financial summary:	In order to progress the regeneration and restoration of the Bretons Manor House, Tudor barn, outbuildings and walled garden, it is necessary to apply to Heritage Lottery Funding for external funding in the region of £4m. A draft Cultural Strategy will be submitted as an appendix to the application to demonstrate Havering's approach to Culture and Heritage in the borough which includes Bretons. The full borough wide Cultural Strategy will be developed at a later stage.
Reason decision is Key	(a) Expenditure or saving (including anticipated income) of £500,000 or more
Date notice given of intended decision:	10 th April 2018

Key Executive Decision

Relevant OSC:	Towns & Communities
Is it an urgent decision?	Yes
Is this decision exempt from being called-in?	Yes – to be completed subject to exemption from Councillor Ford

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

The Leader of the Council is asked to approve an application for funding in excess of £500k to support the regeneration of the Bretons Manor House, Tudor barn, outbuildings and walled garden. The application is for funding amounting to £4m to Heritage Lottery Funding (approximately £2m for 'Heritage Grants' and for £2m for 'Heritage Enterprise Grants') to assist with the proposed regeneration project for Bretons Manor House, Tudor barns, outbuildings and walled garden.

Officers seek approval to submit an application for £2m to Heritage Lottery Funding under the 'Heritage Grants' category and a separate application to submit an application for £2m to Heritage Lottery Funding under the category of 'Heritage Enterprise'.

The Heritage Lottery Funding grants programme is aimed at projects that relate to the national, regional or local heritage in the UK. It is considered by officers that the proposed Bretons Manor House project would meet the criteria.

The Heritage Enterprise grant programme is for the cost of repairing a neglected historic building or derelict historic places by giving them productive new uses and making them commercially viable to generate economic growth, create jobs and opportunities in those places that need it the most.

The Council is not required to solely contribute cash match funding. The Council will contribute 'partnership funding' towards the project. 'Partnership funding' will be made up of volunteer time, in-kind support, sponsorship, crowdfunding, resources and associated staff costs all of which are considered as part of the contribution towards the project. The application process is in two rounds.

A draft Cultural Strategy will be submitted with the HLF application. A full borough wide Cultural Strategy will be developed at a later stage. A draft of the Cultural Strategy is appended to this report.

The proposed Bretons Manor House, Tudor barn, walled garden and parks project consists of a hybrid business case based on a community focused, commercial viable model. The Bretons business model is rooted in, and aligns with, the new Vision for Havering.

Communities;

It nurtures and connects intergenerational communities, users and activities across the business, creative, leisure and sports sectors.

Places:

Restoration of Bretons will regenerate culture venues across the 67 acre site and introduce new places for people to visit, work and enjoy. These venues will include cultural spaces, learning rooms, arts & crafts studios, creative business spaces, sports facilities, adventure and outdoor play.

Connections;

The zonal hybrid community focused, commercially sustainable business model will create connections between communities including children, families, seniors and diverse people as well as universities, museums, schools, colleges and SMEs. In addition, it will enhance transport connections across the Borough.

Opportunities;

Bretons will create wider access, educational and learning opportunities, diverse skills and training across culture, heritage, sports, leisure and creative industries. By connecting with local students, residents, SMEs, businesses and families, networks and mentoring will be

Key Executive Decision

developed to raise ambition and foster creativity.

Part of the Breton Manor House, Tudor barns, outbuildings, walled garden and parks are on the 'At Risk' register with English Heritage and are in need of restoration. The site has been deteriorating for the last 2-3 decades with over 1000 people on average using the site per week with poor facilities and limited facilities for girls and women.

The proposal to be put to the Heritage Lottery Fund is that the Manor House will be restored to provide a high end wedding venue and increase capacity to meet demand in the borough. As part of the proposed plan, the Tudor barn and outbuildings could be restored to provide much needed visual and performing arts space and a museum to capture and preserve the heritage of the site and surrounding communities. There is a demand locally for more spaces for creative industries as well as studio space for artists. Bretons has the potential to meet this demand. There is a need to restore and regenerate the site for future generations to come, adopting a community focused and commercially sustainable business model. In line with the refreshed Cultural Strategy, Bretons has the potential to become the heart of Havering's culture and heritage programme, which would drive the day and night time economy, increase visitors to the site, enhance the variety of facilities and activities for local businesses and residents in the area. By restoring parts of Rainham Road, the Borough will widen participation with less focus on being Romford centric.

The impact and outcomes of the Bretons project include, but are not restricted to;

- Restored heritage site, House, barns, walled garden
- Commercial income generated to fund facilities and cultural programme
- New and improved large scale events venue in Havering
- More diverse wedding venues and related business services on offer
- Improved and purpose built facilities for both men and women
- Community focused business model providing sustainable commercial income for future generations to continue to enjoy the site
- More and improved artist studio spaces
- More and improved creative designer maker business spaces
- More volunteering opportunities
- More job opportunities
- More day and night time visitors to drive the economy
- More girls and women in sport as part of #ThisGirlCan
- Purpose built craft and studio facilities for seniors and disabled
- Diverse cultural programmes accessible and appealing to all residents and businesses
- More diverse users engaging in culture, heritage, sports and leisure activities
- Improved health and wellbeing of residents and visitors

AUTHORITY UNDER WHICH DECISION IS MADE

In accordance with Part 3 Responsibility for Functions, Section 2 Executive Functions, the Leader has exercised his authority in relation to Part 3, Section 2.1(q) – to approve applications for the submission of bids from grants and other financial assistance which require the provision of additional finance or match funding or are likely to lead to residual costs or implications for the Council or where the amount of the grant application exceeds £500,000

Key Executive Decision

STATEMENT OF THE REASONS FOR THE DECISION

The reason for taking this executive decision is that an application for funding will be submitted to Heritage Lottery Funding which exceeds £500k.

- a) **Expenditure or saving (including anticipated income) of £500,000 or more**

OTHER OPTIONS CONSIDERED AND REJECTED

There are no other options but to apply for the funding to Heritage Lottery Funding.

PRE-DECISION CONSULTATION

The relevant officers, councillors, business partners and key stakeholders have been consulted included SLT, corporate diversity officer, legal and finance business partners.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Reedah El-Saie

Designation: Commercial Development Project Manager

Signature:



Date: 18 April 2018

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

This report recommends to the Leader that the Council submit two separate funding applications to Heritage Lottery Funding Foundation. One application for £2m to Heritage Lottery Funding under the 'Heritage Grants' category and a separate application to Heritage Lottery Funding for £2m under the category of 'Heritage Enterprise'. One of the application criteria for applications to Heritage Lottery Foundation is the provision of partnership funding.

The Heritage Lottery Funding Heritage grants programme is aimed at projects that relate to the national, regional or local heritage in the UK. It is considered that the Bretons Manor House project meets the criteria. The Heritage Enterprise grant programme is aimed at projects to repair neglected historic building or derelict historic places by giving them productive new uses and making them commercially viable to generate economic growth, create jobs and opportunities in those places that need it the most.

Approvals of grant applications of over £0.5 million is a function of Cabinet under the Council Constitution. Additionally this report requests that the Leader approves an exemption to the call-in procedures under the General Exception powers, Section 18 of the Overview & Scrutiny Procedure Rules in Part 4 of the Constitution.

The decision is urgent because the Bretons project has developed a viable business model after several decades. External funding is required to realise the project and Heritage Lottery Funding is the most likely source of funding to preserve the heritage of the Manor House, barns and walled garden. The next HLF funding deadline is 8 June 2018. There are impending elections and there is no Overview and Scrutiny Board meeting until mid to late June, which will be too late for the decision as the HLF deadline will have passed.

A draft Cultural Strategy will be submitted as an appendix to the HLF applications to demonstrate Havering's approach to Culture and Heritage in the borough, which includes Bretons. The full borough wide Cultural Strategy will be developed at a later stage.

The Leader is requested to delegate the authority to submit the applications to the Heritage Lottery Foundation to the Chief Executive. The Council has legal powers to apply for such funds under section 111 of the Local Government Act 1972, namely powers incidental to any primary powers or duties concerning particular projects.

There are a range of legal powers available to participate in the provision of maintenance of sites and powers incidental to those functions under s111 of the Local Government Act 1972 which enable partnership working and financial contributions. Specific advice will be provided during the course of the applications to consider the various options including on obtaining appropriate approvals and licences.

It has not been possible to evaluate the options for the maintenance of the Bretons site and make any final recommendations for two reasons, firstly the timescales set by the Lottery Heritage Foundation and the funding is required to further evaluate expenditure and particular project details. Accordingly it is recommended that the Leader delegate authority to the Chief Executive to explore the options available to secure the management and maintenance of the Bretons site, including the facilitation of required funding streams.

Officers seek approval to submit an application for £2m to Heritage Lottery Funding under the 'Heritage Grants' category and a separate application to Heritage Lottery Funding for £2m

Key Executive Decision

under the category of 'Heritage Enterprise'.

The Council has powers under section 1 of the Localism Act 2011 under its general power of competence to make an application and accept grant funding. The terms of the grant arrangement including any claw back provisions are not detailed within this report and should be reviewed by Legal Services.

FINANCIAL IMPLICATIONS AND RISKS

If successful, an application for Heritage Lottery Funding would generate £2-£4 million of external funding. The Council will need to do further work to provide a business case in support of any contribution it would need to make (whether match funding or otherwise), which is currently unquantified. The Medium Term Financial Strategy agreed by Council in February 2018 did not include any (revenue or) capital funding for the project. So should the business case subsequently identify a need for further Council funding, a further report to Cabinet would be required.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no human resources implications and risks at this stage as the first round of the application process involved an application for the delivery grant and if needed a development grant request to develop the second round application if round one is successful.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The application to Heritage Lottery Funding and indeed the wider Bretons project will engage diverse communities through culture and heritage and provide open access for all residents in Havering. The Bretons programme and draft Cultural Strategy is in full compliance with the Equalities Act and the London Borough of Havering's Community Cohesion Strategy. Disability access will be an integral consideration regarding this matter.

There are no risks attached to the funding application.

BACKGROUND PAPERS

None

Key Executive Decision

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Delete as applicable

Proposal NOT agreed because

Details of decision maker

Signed

Rob Ramse

Name:

Robert Ramsey

Cabinet Portfolio held:
CMT Member title:
Head of Service title:
Other manager title:

LEADER

Date: *26/4/18*

Lodging this notice

The signed decision notice must be delivered to the proper officer, Debra Marlow, Principal Democratic Services Officer in Democratic Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on *26/4/2018*

Signed *J.J. [Signature]*