



Notice of KEY Executive Decision

Subject Heading:	GLA Bids July 2018
Cabinet Members:	The Leader
SLT Lead:	Jane West Chief Operating Officer
Report Author and contact details:	<i>Jane West, 01708 431994</i> Jane.west@havering.gov.uk
Policy context:	The Bretons Proposal relates to the Places, Communities, Opportunities and Connections strands of the Havering Vision.
Financial summary:	<p>External funding is required in order to progress the regeneration and restoration of the Bretons Manor House, Tudor barn, outbuildings, walled garden, and park. It is necessary to apply to the Greater London Authority (GLA) and European Social Fund (ESF) for external funding in the region of £5m, which is divided into multiple funding pots.</p> <p>In particular, the 'Good Growth Fund' is a regeneration programme delivered through the London Economic Action Partnership. It will provide up to £70m funding from the Local Growth Fund in the form of capital grants.</p> <p>The Fund is currently in Round 2 phase and will award £20m to the successful applicants.</p>

Key Executive Decision

Reason decision is Key	(a) Expenditure or saving (including anticipated income) of £500,000 or more
Date notice given of intended decision:	2 July 2018
Relevant OSC:	Towns & Communities
Is it an urgent decision?	Yes – the deadline are; Monday 9 th July: Young Londoners Friday 13 th July: Good Growth Fund Friday 13 th July: European Social Fund (ESF)
Is this decision exempt from being called-in?	Yes

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 proposals being developed for regeneration of the Bretons Manor House, Tudor barn, outbuildings, walled garden, lake and parks. The application is for funding amounting to £5m to the Greater London Authority, through multiple external funding pots, to assist with the proposed regeneration project for Bretons Manor House, Tudor barns, outbuildings and walled garden;

- A bid for up to £2million to the Good Growth Fund
- A bid for up to £1m to Young Londoners Fund
- A bid for up to £2m to the European Social Fund

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.

Good Growth Fund

The 'Good Growth Fund' is a regeneration programme delivered through the London Economic Action Partnership (LEAP). It will provide up to £70m funding from the Local Growth Fund in the form of capital grants. The Good Growth Fund has been designed to build a broad and balanced programme of innovative and exemplary regeneration activities. The aim is to enhance and complement other Greater London Authority (GLA) and Transport For London (TFL) programme investing in London's housing, transport infrastructure, skills, culture and environment. It also aims to complement regeneration activities by local authorities, the private and third sectors.

The Fund was launched in June 2017 and will run until March 2021. In the first round, 27 projects secured a total of £24.1m funding to deliver locally defined projects. In addition, a further 27 projects were awarded a share of £1.6m development funding to help scope and define future project proposals with a view to securing funding from the Good Growth Fund or other funders. In Round Two, there will be an award £20m to the successful applicants.

Young Londoners Fund

The £45 million Young Londoners Fund will help children and young people to fulfil their potential, particularly those at risk of getting caught up in crime. It will support a range of education, sport, cultural and other activities. The 3-year fund will see £30 million made available for projects in local communities. The remaining £15 million will be invested to expand existing projects funded by City Hall that support young Londoners.

The Young Londoners Fund aims to:

- provide aspirational and positive activities to help support young people to make positive choices and reach their potential
- give new options to children and young people most at risk of taking the wrong path and stop them getting involved in violence and criminal activity
- improve coordination and capacity of London's youth offer so more children and young people can access services

It is considered by officers that the proposed Bretons project would meet the criteria of the

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Good Growth Fund, Young Londoners Fund, Sport United and European Social Fund in partnership with the GLA.

The Bretons bid is to support proposals being developed for the Creative Industries Cluster and the Sports & Leisure Cluster, to be developed and created specifically to provide;

- Innovative and exemplary regeneration
- Multifaceted initiatives in places with deprivation
- Aspirational and inspirational working with, and led by, vulnerable and 'at risk' diverse youth
- High growth potential
- Working with, mentored by, designers as part of Growth by Design strategy
- Creates long term social, environmental and economic sustainability and retains community focus
- Empowers people and is accessible to all
- Creates tools to participate in job market through skills, volunteering, jobs, business
- Improves quality of life
- Creates healthy & pleasant places to work and live
- Builds commercial, cultural, recreational and green space
- Regenerates deteriorating spaces, creates new opportunities
- Growing prosperity through a thriving local economy
- More affordable creative work and artists studio spaces
- Backs small business and social enterprises

The Creative Industries Cluster is part of a much larger proposed project being developed to regenerate the Bretons site. The proposed project encompasses the Bretons Manor House, Tudor Barn, walled garden, lake and parks. A business case is being developed, which is based on a community focused, commercially viable hybrid business model. The business case will require an extensive range of funding and a number of funders are being approached such as the Heritage Lottery Fund, Essex Football Foundation, Veolia, Strategic Investment Pot and local funders. The council's main contribution to the project is the land and buildings at the Bretons site.

It will be proposed that the council will contribute 'partnership funding' towards the overall project where applicable. 'Partnership funding' will be made up of volunteer time, in-kind support, sponsorship, crowdfunding, land, assets, resources and associated staff costs. Cash match funding amounting to 50%, is required for the £2m Good Growth Application. A cash contribution of 50% would need to be met, should the grant go ahead. This could potentially include, but is not restricted to, S.106 funds, the sale of any land receipts as well as a council contribution to meet any shortfall. Any proposal to members to advance the plans for Bretons will include details of how any council contribution could be met should the project develop further.

The business model being developed for consideration is rooted in, and aligns with, the new Vision for Havering as follows:-

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, businesses and families, networks and mentoring will be developed to raise ambition and foster creativity.

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. As well as the creative cluster element, it is proposed there will also be new cultural spaces, learning rooms, arts & crafts studios, creative business spaces, sports facilities, adventure facilities and outdoor play facilities.

Connections - The hybrid community focused, commercially sustainable business model will create connections between children, families, seniors, diverse people, visitors and businesses as well as universities, museums, schools and colleges.

The application deadline is 9th July 2018 for the Young Londoners Fund and 13 July 2018 for the Good Growth Fund. The European Social Fund must be submitted with the Good Growth Fund by Friday 13th July.

Plans for future use and development of Bretons are being developed by officers including a business plan which looks at funding streams. Securing funding from sources such as the GLA will be relevant to any final decision by the Council on those future plans.

The proposal to be put to the GLA 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. The 'Youth Led' Creative Industries Cluster could meet the demand locally for more spaces for creative industries as well as studio space for artists and 'teenpreneurs' and 'mumpreneurs' as well as other female led enterprises. Bretons has the potential to meet this demand. The plans being developed propose means by which 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, Sport & Wellbeing 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 and music 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
- More and improved artist studio spaces and creative designer maker business spaces
- More volunteering, skills and job opportunities
- More day and night time visitors to drive the economy
- More girls and women in sport as part of #ThisGirlCan
- 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

STATEMENT OF THE REASONS FOR THE DECISION

The reason for taking this executive decision is that an application for funding will be submitted to the GLA, which exceeds £500k.

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

OTHER OPTIONS CONSIDERED AND REJECTED

All options for funding are being explored. A number of funding applications have been submitted and are pending decisions. The application for the Good Growth Fund complements the Economic Development Strategy. If successful, the fund may be used for other projects that meet the criteria.

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: Jane West
Designation: Chief Operating Officer

Signature: 

Date: 29 June 2018

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

This report recommends to the Leader that the Council submit funding applications to the GLA:-

- Good Growth Fund
- Young Londoners Fund
- European Social Fund in partnership with the GLA

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.

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.

It has not been possible for the Council to evaluate the options for the maintenance of the Bretons site and make any final decisions before the submission date for these and previous grant applications, as the timescales set by the GLA (and others) are immediate and the availability of funding is required to further evaluate the business model and the viability of the proposals. Accordingly decisions are and have been sought to make such applications for funding but any agreement to enter into grant arrangements, utilise the grants , or provide match funding will be executive decisions to be taken at a later date together with any decision to approve the Bretons business case.

FINANCIAL IMPLICATIONS AND RISKS

This report is seeking formal approval to submit a bid to the GLA seeking £5 million of grant funding from the multiple funding pots to support the development of the Bretons Manor House, Tudor Barns, walled garden, outbuildings, lake and parks.

A business case is being developed to assess the viability of the schemes and produce a business plan for the Bretons development. A viable scheme is predicated on receipt of funding from a number of external parties, including the Strategic Investment Pot. The level of Council funding required to deliver the scheme will be determined by the overall sum of external contributions.

The bid is to be made in advance of the development and approval of a full detailed Business Case, which is scheduled to be presented for October Cabinet. The progression of the scheme or any of its constituent parts will be subject to the viability of the business case.

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It should be noted that by making this bid the Council is not at this stage committing to proceed with any specific elements of the scheme in advance of the business case.

The Medium Term Financial Strategy agreed by Council in February 2018 did not include any specific approved revenue or capital funding for the scheme. 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.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have due regard to:

- (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (ii) the need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) foster good relations between those who have protected characteristics and those who do not.

Note: 'Protected characteristics' are: age, gender, race and disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

There are no risks attached to the funding application.

BACKGROUND PAPERS

None

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



Name: Councillor Damian White, leader of the Council.

Gabinet Portfolio held:

GMT Member title:

Head of Service title

Other manager title:

Date: 9/7/2018

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 9/7/2018.

Signed 

