

<b>MAYOR &amp; CABINET</b>			
<b>Report Title</b>	Mayor of London's Outer London Fund, Rounds 1& 2, June 2011		
<b>Key Decision</b>	Yes		Item No.
<b>Ward</b>			
<b>Contributors</b>	Executive Director for Resources and Regeneration, Head of Law		
<b>Class</b>	Part 1	Date: 15 February 2012	

## **1. Purpose of the report**

To inform the Mayor and Cabinet about the Mayor of London's Outer London Fund, and to seek approval to accept funding offered by the GLA for projects in Catford and Deptford.

## **2. Summary**

An opportunity arose to bid funding from Mayor of London's Outer London Fund, the objective of which is to strengthen the vibrancy and growth of high streets and their environs. LBL submitted 4 bids to Round 1 of the fund in July 2011 and was allocated £125k to support the bid for Catford Broadway. Following feedback from the GLA on the Round 1 bids LBL submitted two further bids for Round 2 of the Fund in November 2011 as well as endorsing two bids prepared by community groups. The Outer London Fund totals £50m and will be distributed throughout the outer London Boroughs and those boroughs not directly benefiting from the 2012 Olympic Games and the Cross Rail Project. Round one, year 2011/12 has allocated resources of £10m for projects that can be delivered by the end of March 2012. Round 2 has a further £40 million which will be available over two financial years from April 2012 to March 2014.

Due to the tight timescale for the bidding process it was not possible to detail the precise initiatives that would be included in the bids and authority was delegated to ED for Resources and ED for Regeneration to agree the projects to be included in the bids.

## **3. Recommendations**

It is recommended that the Mayor:

- 3.1 notes the details of the bids submitted in Round 1, the funding awarded and the feedback given;

- 3.2 notes the details of the bids submitted in Round 2 and the funding awarded, which is subject to confirmation of match funding and completion of a funding agreement;
- 33 gives approval to accept the funding offered by the GLA for projects in Catford and Deptford (subject to confirmation of match funding); and
- 3.3 delegates authority to the Executive Director for Resources and Regeneration, in consultation with the Director for Regeneration & Asset Management and Head of Law, to conclude the funding agreement with the GLA.

#### **4. Policy Context**

- 4.1 Lewisham has been identified as a significant growth area within the Thames Gateway region and has been earmarked for in excess of 10,000 new homes. The projects that will be developed will complement existing regeneration projects and programmes and help Lewisham achieve its targets as set out in the Regeneration Strategy, People Place and Prosperity as well as the Mayors London Plan.
- 4.2 The Council seeks to promote the physical and ecological regeneration of the boroughs parks, open spaces and public realm and to reduce crime and the fear of crime throughout the borough. The Council seeks to work in partnership with other agencies and stakeholders to achieve it's objectives.
- 4.3 As well as meeting the Council's objectives as set out in the North Lewisham Links programme, Deptford Town Centre Programme and the Catford Town Centre programme the projects and improvements meet all the objectives of the:
  - The Sustainable Communities Strategy
  - The Regeneration Strategy

As well as linking in to the open space strategy.

- 4.4 On a regional level the projects help deliver the aspirations for the town centres as set out in the London Plan and in relation to Deptford help deliver the desired outputs for the Mayor Great Spaces Strategy in relation to the North Lewisham Links Route 1 project.
- 4.5 All of the above are fully supported by the existing saved policies within the existing UDP as well as Lewisham's adopted Local Development Framework.

#### **5. Background**

- 5.1 On the 13<sup>th</sup> June 2011 officers within the regeneration directorate were notified by the GLA that Lewisham was being invited to submit a bid to the

Mayor of London Outer London Fund. The fund had a very tight timeline for both submission of bids as well as delivery.

- 5.2 13<sup>th</sup> June 2011 Fund Announced
- 18<sup>th</sup> July 2011 Deadline for submission of bids round 1
- 19<sup>th</sup> July 2011 details of round 2 announced
- Mid August 2011 round 1 projects announced
- Early Sept Round 2 submissions deadline
- Late November 2011 Round 2 projects announced
- April 2012 year two funding starts
- April 2013 year three funding begins
- March 2014 fund ends

- 5.3 The original timetable was extended in August 2011 following the riots that took place. Affected boroughs were asked to develop synergies between their Outer London Fund proposals and the London Regeneration Fund, which was announced in the wake of the riots.

#### 5.4 **Round 1**

- 5.4.1 Four bids were submitted in Round 1. Catford, Deptford and Forest Hill were three geographically focussed bids which drew on work that was already underway and could be worked up to submission standard in the timeframe. In addition a Boroughwide bid was also submitted which featured initiatives that could take place in any other high street area.
- 5.4.2 Catford was the only bid to be funded in Round 1, receiving £125k to develop detailed proposals for the comprehensive refurbishment of Catford Broadway, the shops and the reinvigoration of the street market. The bid received positive feedback because of the steps it proposed to take to minimise disruption from the subsequent redevelopment of the shopping centre, providing a much improved environment for Catford's market in the short term.
- 5.4.3 The bid for Deptford received positive feedback and scored highly in the assessment process but was not awarded funding. The Council was led to believe that Deptford's geographical location and proximity to the East London Line extension may have caused it to miss out on funding.
- 5.4.4 The bid for Forest Hill was commended for its involvement of the local community in the development of the proposals, building as it did on the work of the Forest Hill Assembly. However, the bid was perceived to lack the sort of quantifiable benefits that the funders were looking for.
- 5.4.5 The Boroughwide bid was commended for the innovative projects it contained but the absence of specific geographic locations for each initiative meant that it was hard for the assessors to determine the likely impact of the bid. The Council was encouraged to look at how the

initiatives could be repackaged into geographically specific bids for funding in Round 2.

## 5.5 **Round 2**

- 5.5.1 Following the disturbances that took place in August the feedback from the Round 1 bids was considered in the light of further Outer London Fund guidance issued by the GLA, which sought to encourage a stronger focus on renewing and enhancing those areas that had been affected by the disturbances. The guidance urged boroughs to develop synergies with The London Regeneration Fund, announced in the wake of the riots and totalling £70 million (with £20 million ringfenced for Croydon and Haringey) which was to be made available to those boroughs worst affected.
- 5.5.2 Despite the disappointment of the Round 1 Deptford bid, officers felt the slight change of emphasis meant that a Round 2 bid for the area might be looked upon more favourably following the trouble experienced in the area. Therefore a bid was developed and submitted for improvements to Deptford High Street.
- 5.5.3 As the funding awarded for Catford was entirely for the purpose of developing a detailed scheme for funding in Round 2 a further bid was submitted for this area too.
- 5.5.4 As a result of the mixed feedback on the Forest Hill and Boroughwide bids no Round 2 bids were submitted. However, initiatives from the Boroughwide bid were incorporated into the other Round 2 proposals.
- 5.5.5 Two local community groups, the Friends of Home Park and Sydenham Town Centre Steering Group also worked up proposals for funding which the Borough endorsed and submitted on their behalf.
- 5.5.6 During the assessment process the GLA contacted each authority that had bid for funding requesting that, due to the high demand on the fund, each authority was requested to provide match funding towards the overall project costs. It was later confirmed that match funding to a value of 30% of project costs would be required to secure any GLA funding. Officers looked at options to provide the requested match funding and have put proposals for a funding package together through the Capital Programme that is to be considered by Mayor and Cabinet on 22<sup>nd</sup> February 2012. During this time the GLA also requested that Lewisham made some adjustments to the project funding profile so that they could consider funding both projects, these adjustments were made and are set out below.
- 5.5.7 On 16<sup>th</sup> January 2012 the Council received confirmation that it had been successful in securing a funding offer for both the Catford Broadway and Deptford High Street Project.

5.5.8 Full details of the two projects are provided in the attached documents (appendix 1 and 2) and have been summarised below, along with the revised anticipated budget provision:

## 5.6 The Catford Broadway Bid

Events and Town Centre Renewal Manager - to set up and run a number of events around the town centre area, co-ordinate project initiatives and act as a key link between the traders and the project team.	£65,000
A taste of things to come – a food and arts event based around a series of specialist markets	£70,000
Market Apprentice Scheme - Apprentice scheme for 5 under 25's to train and eventually run a new market stall, funding will cover training, mentoring and business set up costs	£20,500
Market Stalls - Design and the delivery of new prototype market stalls for Catford Market	£40,000
Shop Fronts – a programme of grants and design advice to provide individual shop front improvements and a cohesive streetscape	£196,500
Lighting and Wayfinding – improvements to existing street lighting and better signage and wayfinding for the town centre.	£322,000
Street Design and delivery – improvements to hard and soft landscaping along the Broadway including paving, street furniture, trees as well as addressing issues relating to drainage	£1,371,350
<b>Total</b>	<b>£2,085,350</b>

The GLA have offered funding to a level of £1,490,850 and Lewisham will have to contribute match funding to a level of £594,500. A request for a sum of £589,650 has been included in the Capital Programme Report that will be considered on the 22<sup>nd</sup> February. The remaining match funding of £5,000 is being provided from budgets from the Economic Development Team.

## 5.7 The Deptford High Street Bid

Events and Town Centre Renewal Manager – to set up and run a number of events around the town centre area, co-ordinate project initiatives and act as a key link between the traders and the project team.	£94,000
Market Apprentice Scheme – Apprentice scheme for 5 under 25's to train and eventually run a new market stall, funding will cover training, mentoring and business set up costs	£15,500
Market Stall and Forecourt improvements – assisting market traders in developing and improving the market provision and appearance for anticipated future changes	£9,000
Market stalls – Design and the delivery of new prototype market stalls for Deptford Market	£20,000

Waste Initiative – A study to look at options to reduce the level of waste produced by the market along with options to introduce and encourage a recycling strategy	£35,000
Parking study – a study to look at a number of issues relating to both trader and customer parking issues in and around the High Street area	£82,000
Market Facilities Study – a study to look at future options for a number of facilities required to support the market	£10,000
Street Design and Delivery - continue the delivery of the public realm improvements from Giffin Square south toward the Anchor and the junction with Deptford Broadway	£1,483,250
New Public Square – design and delivery a new public square area at the Anchor end of Deptford High Street	£310,250
Hamilton Street Car park Study – a study to look at future potential usages for the site including its potential to provide future market storage space	£15,000
Arts programme – a programme of community based arts projects and the provision of a pop up exhibition facility	£45,000
<b>Total</b>	<b>£2,119,500</b>

The GLA have provided funding to a level of £1,512,390 and Lewisham will have to contribute match funding to a level of £607,110. A request for a sum of £438,431 has been included in the Capital programme Report that will be considered on the 22<sup>nd</sup> February. The remaining match funding is made up of funding of £5,000 provided from budgets from the Economic Development Team, and officers have identified Section 106 Funds totalling £163,679 that are currently being bid for under delegated powers to the Section 106 Board.

Over the two projects the council contribution will be £1,201,610 and will leverage £3,003,240 of grant funds from the GLA.

## 6. Financial Implications

The two projects along with the project management role that has been identified will be delivered within the budget provisions that have been allocated in the grant agreement along with the identified match funding as set out in the report. All the financial resources will have to be expended during the financial years 2012/13 and 2013/14, except for retention monies that will be held for a period of 12 months following completion of the main projects.

The provisional project budgets are set out below

### Catford Broadway

Events and Town Centre Renewal Manager	£65,000
Food and Arts programme	£70,000
Market Apprentice Scheme	£20,500
Market Stalls	£40,000

Shop Fronts	£196,500
Lighting and Wayfinding	£322,000
Street Design and delivery	£1,371,350
<b>Total</b>	<b>£2,085,350</b>

#### **Deptford High Street**

Events and Town Centre Renewal Manager	£94,000
Market Apprentice Scheme	£15,500
Market Stall and Forecourt improvements	£9,000
Market stalls	£20,000
Waste Initiative	£35,000
Parking study	£82,500
Market Facilities Study	£10,000
Street Design and delivery	£1,483,250
New Public Square	£310,250
Hamilton Street Carpark Study	£15,000
Arts programme	£45,000
<b>Total</b>	<b>£2,119,500</b>

The capital elements of these projects will be added to the Council's 2012/13 and 2013/14 Approved Capital Programme following approval by Mayor and Cabinet.

## **7. Legal implications**

The award of this contract is a key decision under Article 16.2(c) (xxiii) of the Council's Constitution as the external funding values and the match funding exceed £200K and is therefore required to be in the current Forward Plan.

Under paragraph 21 of the Contract Procedure Rules, approval of any application for external funding which exceeds £1 million must be approved by Members. The match funding for the Catford Broadway Bid is £594,500 and for the Deptford High Street Bid is £607,110. Section 6 of this report provides details of where the match funding could be made available from. The total value of the match funding requested by the GLA is £1,201,610.00 and accordingly the decision to commit this sum of match funding requires Members approval.

It should be noted that a further report to M&C (Contracts) is due to be presented on 22<sup>nd</sup> February 2012 for approval of the match funding from the Capital Programme.

The Council will be required to enter into standard funding agreements with the GLA and the advice of the Head of Law should be sought on the same. Where third parties are contracted to provide services/supply for the grant funded projects, it is crucial to ensure that, where applicable, obligations

imposed by the funding agreement are included in the contract between the Council and the third party.

## **8. Crime and Disorder Implications**

The aims of these projects are to design out crime by improving the quality of the landscape be it either green or grey and in particular improving lighting and sight lines. By introducing better landscaping and materials and providing better aesthetics for the area the general feel of the place should improve thus increasing the number of people who feel safer using the area. This in turn should reduce the fear of crime and creates an opportunity for the area to become self –policing.

The principal design aims for these shopping areas in relation to crime and disorder are to:

- Improve the entrances to the area
- Improve lighting to the area
- Improve aesthetics and ecology through the introduction of trees and greenery
- Create an open space with a clear purpose and function
- Improve the area so that on non market days and in the evenings the area still functions and feels safer

These concepts constitute shared objectives for the wider Deptford and Catford Town Centre areas.

## **9. Equalities Implications**

In carrying out the improvements to Catford Broadway and Deptford High Street we are committed to ensuring that the area is open and accessible to all. All works will be designed to take into account the necessary DDA requirements.

The overall aim of the projects is to create places where people will want to linger and shop, improving opportunities for the businesses in the areas and to complement the works that have taken place or are planned in Deptford and Catford.

All contracts for works or services will address matters relating to equalities and sets out Lewisham's standards and requirements and will be let in accordance with Lewisham's standing orders and Financial Regulations.

## **10. Environmental Implications**

In the short term, while the landscaping works are being carried out there is a risk that the project may have a detrimental impact on the environment. To reduce this impact excavated materials will be re-used on site wherever possible and any disposal from site will be carried out in the most environmentally beneficial way possible following a strict waste disposal plan.

Two of the projects will involve the installation of new trees within the area, where possible these trees will be sourced locally and be of a native variety, it should be noted that this may not be possible in all cases as some varieties of native trees are not suitable for a harsh urban environment.

## **11. Risk Assessment**

A full risk assessment will be carried out as part of the standard Lewisham Programme and Project Management Procedures.

## **12. Conclusion**

Officers are confident that this funding offers an excellent opportunity to improve the lives of residents within the borough by providing additional resources that can be used to complement existing regeneration programmes that are already transforming the borough.

## **13. Background documents and originator**

Originator: Gavin Plaskitt, Programme Manager Tel. 020 8314 6398.

Background Doc's:

Appendix 1 Deptford High Street Outer London Fund – Round 2 Bid

<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=2132>

Appendix 2 Catford Broadway Outer London Fund – Round 2 Bid

<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=2132>