

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD304

Title: London Legacy Development Corporation grant assistance to Groundwork London for creation of a Temporary Mobile Garden at Chobham Manor

Executive Summary:

This decision seeks consent, under Section 213 of the Localism Act 2011, and Paragraph 3.2 of the London Legacy Development Corporation Governance Direction 2013 (approved by MD1227), to the Legacy Corporation's decision to provide grant assistance of £269,000 (made up of £200,000 capital and £69,000 revenue), to Groundwork London in 2015/16 and 2016/17 for the creation of a temporary mobile community garden at Chobham Manor on Queen Elizabeth Olympic Park (QEOP). The grant will be funded from within the LLDC's capital and revenue budgets, and is included in the Legacy Corporation's Ten-Year Business Plan, which was approved by the Mayor on 31 March 2015 under MD1492.

Mayoral consent is required because the value of the grant exceeds the Legacy Corporation's delegation level for giving financial assistance by grant, as approved by DD1245. The decision is taken by the Head of Governance and Resilience in the GLA's Corporate Management Directorate, under delegated authority from the Mayor in accordance with the Mayoral Scheme of Delegations (approved by MD1276).

Decision:

That the Head of Governance and Resilience consents, under delegated authority from the Mayor, to the London Legacy Development Corporation's decision to provide grant assistance of £269,000 to Groundwork London in the years 2015-16 and 2016-17, for creation of a temporary mobile community garden at Chobham Manor on Queen Elizabeth Olympic Park.

AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT:

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

Name: Tom Middleton

Position: Head of Governance and Resilience

Signature:



Date:

17.04.15

PART I - NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1 This decision seeks consent, under Section 213 of the Localism Act 2011, and Paragraph 3.2 of the London Legacy Development Corporation Governance Direction 2013 (approved by MD1227), to the Legacy Corporation's decision to provide grant assistance of £269,000 (made up of £200,000 capital and £69,000 revenue), to Groundwork London in 2015/16 and 2016/17 for the creation of a temporary mobile community garden at Chobham Manor on Queen Elizabeth Olympic Park (QEOP).
- 1.2 Section 213 of the Localism Act 2011 requires that the Mayor consents to the giving of financial assistance by LLDC. The LLDC General Financial Assistance (Grant) Consent 2014 approved by DD1245 gives a general consent for the Legacy Corporation to give financial assistance by way of grant under certain defined circumstances, and where the total lifetime value of the grant is up to a threshold of £150,000. The value of the grant proposed in this decision exceeds this threshold. The LLDC Governance Direction, approved under MD1227, states at Paragraph 3.2 that Mayoral consent must be obtained under the Direction to any LLDC decision to provide financial assistance by way of grant that does not fall within the scope of the General Grant Consent 2012. The General Grant Consent 2012 has been superseded by the LLDC General Financial Assistance (Grant) Consent 2014.
- 1.3 The proposed mobile garden is a temporary community-led project undertaken by Groundwork London to be located on site PDZ6 Chobham Manor on the corner of Temple Mills Lane and Honour Lea Avenue on Chobham Manor on land owned by London Legacy Development Corporation. The Legacy Corporation propose to grant an 18 month lease of the site from mid-April 2015 to 1 December 2016 to Groundwork London for the purposes of creating the temporary mobile garden as a community-led interim use to activate an empty part of the site until it is required for the development of the permanent community facility at Chobham Manor.
- 1.4 There is currently demand in the area for shared community space where local residents can 'have a go' and get their hands dirty creating an active community gardening scene connected to QEOP. The site will be open to the community and provide a programme of activities that will encourage increased participation and community cohesion, as well as support healthy living, and provide access to door-step green space and basic training opportunities.
- 1.5 Groundwork London is an environmental regeneration charity that has been operating in London for nearly 20 years. It delivers projects of varying sizes, all with the central aim of creating a society comprised of sustainable communities, which are vibrant, healthy and safe, which respect the local and global environment and where individuals and enterprise prosper. Groundwork creates and delivers practical programmes and projects across three thematic areas:
 - Improving people's prospects
 - Promoting greener living and working
 - Creating better places, urban landscapes and open spaces
- 1.6 Furthermore, Groundwork is also part of 'Our ParkLife', the social enterprise based on QEOP – responsible for increasing volunteering, employment, training and skills benefits that can be derived from the LLDC's Estates and Facilities Management programme.
- 1.7 It is proposed that the grant will be provided via a grant agreement between the Legacy Corporation and Groundwork London, which sets out the terms and conditions upon which the Legacy Corporation will make the grant available. Provision of the grant to Groundwork London is reflected

in the Legacy Corporation's Ten-year business plan, incorporating the 2015/16 budget, which was approved by the Mayor on 31 March 2015 under MD1492.

- 1.8 Following the completion of the lease period, Groundwork London are responsible for producing all the required information for moving and ensuring that the garden can be relocated by the end of the lease. The materials and items comprised within the garden will belong to the Legacy Corporation who will be responsible for the cost of relocating the mobile garden. The Legacy Corporation is currently in discussion with Balfour Beatty regarding its relocation to either the East Wick or Sweetwater sites on the Park.
- 1.9 The Head of Governance and Resilience consents, under delegated authority from the Mayor, approved by MD1276, to the LLDC's decision to provide grant assistance to Groundwork London, as described in this report.

2. Objectives and expected outcomes

2.1 The objectives of the mobile garden are, to:

- Create a welcoming, inclusive, movable public garden;
- Demonstrate the ability to create productive and vibrant community spaces on meanwhile sites; and
- Provide food growing, socialising and training opportunities for the whole community.

The mobile garden provides the Legacy Corporation with an opportunity to support community development and local connections during challenging early periods of construction. In addition, it will develop a space on which training can be undertaken to support local gardening groups and provide space for different volunteer opportunities to come together.

2.2 The objective of the grant is to allow Groundwork London, to:

- Design and install the garden in line with the agreed planning permission for the site;
- Support the set up and management of a steering group that will:
 - Be responsible for providing advice and oversight of the management of the mobile garden;
 - Help to spread the word locally amongst partners and manage local expectation;
 - Include representation from at least:
 - East Village residents
 - Chobham Manor residents
 - Growing Links network
 - Chobham Academy
 - East Village Community Development Trust
 - Chobham Manor LLP
 - London Legacy Development Corporation
 - Meet at least four times across the duration of the project.
- Fund the delivery of the following access and activities on the site:
 - Establish a regular user base to support the mobile garden;
 - Provide regular open access to the garden during daylight hours of no less than 20 hours per week;
 - Develop a weekly/monthly programme of activity to engage at least 200 people;
 - Host a minimum of 4 events over the licence period that engage with a minimum of 500 people;

- At least 100 people take part in training courses at the garden;
 - Maintain the agreed business plan, with an annual review and six monthly updates. The business plan should detail measures to self-sustain the garden.
- Groundwork London will make the site accessible for the community pursuant to the terms of the lease of the site, and will provide a programme of activities that will encourage increased participation and community cohesion, as well as healthy living among local residents.

3. Equality comments

- 3.1 The grant will improve access and connectivity to open space, local services, amenities, leisure spaces and employment opportunities for the diverse local communities.
- 3.2 Overall the garden will comply with the Legacy Corporation's inclusive design standards to ensure that groups with access issues, or concerns are not discriminated against. To promote the general use of the garden, the Legacy Corporation will ensure that a range of communication channels are employed to reach all groups, as well as working through local community centres, GPs, older people centres, and also schools. Groundwork London will also be putting on bespoke activities, some of which could be targeted at specific groups, such as through health referrals, working with NEETS and ex young offenders, and the existing Growing Links programme which targets those harder to reach, and those with protected characteristics - one group in particular is mainly comprised of women and young children. The Legacy Corporation also has information on the demographic make-up of the local area, and has developed a good understanding of those that are engaging locally. This is helping to inform their communications strategy with those that are harder to reach, or who may feel excluded, or that the garden is not for them. Garden users will be regularly monitored and measures implemented to ensure the widest reach.

4. Other considerations

a) key risks and issues

The Legacy Corporation has identified the following risks of the project:

- (i) There is a risk that delays to the garden creation impact on the duration of the garden being open due to the limited availability of the site, impacting on the benefit and reach that the garden can have. This risk is mitigated by good programme management and ensuring that the elements of the garden can be quickly installed. Some preparatory work will also take place off-site to grow some of the plants ready for relocating into the garden;
- (ii) There is a risk that residents get attached to garden, resulting in issues when the garden moves off site to allow for programmed development work. This risk is mitigated through all garden messaging being clear that the garden is temporary. The feel and design of the garden emphasise its mobile and temporary nature. There have also been many successful temporary community garden precedents across London over the last 24 months that demonstrate the value of community building through this type of interim use. Furthermore, it is intended that the garden will relocate within the Park after the first 18 months.

b) links to Mayoral strategies and priorities

The Mayor's London Plan 2015 states that: *"The Mayor will work with and through the London Legacy Development Corporation to promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high quality sustainable development and investment, ensuring the long term success of the facilities and assets*

within its direct control and supporting and promoting the aim of convergence, and will seek to close the deprivation gap between the Olympic host boroughs and the rest of London. This will be London's single most important regeneration project for the next 25 years. It will sustain existing stable communities and promote local economic investment to create job opportunities (especially for young people), driven by community engagement.

This project contributes to convergence, and social and environmental change by providing local green space, and encouraging participation to support healthy living. Furthermore, it contributes to the Mayor's London's Great Outdoors programme, in particular, the creation of Pocket Parks.

c) impact assessments and consultations.

The project is considered to have a positive local impact, especially for existing East Village residents and early Chobham Manor residents who will have limited access to green space within the development in the first year.

The Legacy Corporation has involved local stakeholders, including Chobham Manor LLP, Triathlon, Get Living London, Chobham Academy, and local growing groups through its Growing Links programme. A Steering Group will be established comprised of local stakeholders and residents.

The project contributes to the Legacy Corporation's priority themes as follows:

Promoting convergence and community participation

Community participation will play a key role in the life of the garden, being a link between Chobham Manor residents and East Village residents helping to develop and enhance community cohesion. Furthermore the garden will offer a range of training opportunities to residents to help improve their skills and attain qualifications. The garden will also support healthy lifestyles and encourages people to understand more about food and spend time outside engaging with their neighbours.

Championing equalities and inclusion

The LLDC has a duty to promote equality, tackle discrimination and promote cohesion between different communities. The community garden is particularly effective in regard to the last point as it will provide a meeting place for residents and volunteers from the different areas, across and around the Park, including those moving into the new homes, and those that have lived nearby for a longer time.

The garden will be designed to ensure that all communities can use and enjoy the garden and consideration has already been given to, for example, ensuring the planters are a different heights. The LLDC's access officer will provide support as the detailed designs are developed for each of the mobile garden's locations to ensure that the elements are accessible to the whole community.

The programming and engagement activity during the build period, and once the garden opens, will be targeted to reflect the different demographics of the area and the activities will be promoted in locations which will reach people from different groups and backgrounds. The garden will be located and managed in a way that makes it safe and secure for everyone to participate.

The planning for this interim community use drew on the considerable consultation and equality analysis done for the Legacy Communities Scheme (LCS), and also for the Chobham Manor development. LLDC is currently conducting a strategic impact assessment on its whole programme of work, and if relevant elements come up through the consultation, they will be fed into the planning for the community garden.

Ensuring high quality design

Design is being led by Groundwork London which has a wealth of experience in creating community gardens and the internal LLDC design team is providing design support.

Ensuring environmental sustainability

The mobile garden will provide local residents with access to green open space and an opportunity for them to learn about growing and food. The garden is intending to be off grid for electricity, and operate, where possible, a closed loop watering system. There are also opportunities to grow the grasses for the Chobham Manor green roofs and enhance resident understanding of green roofs.

The Legacy Corporation consulted and developed the garden plans with local residents, community groups and stakeholders. It also consulted with its procurement team and TfL Legal on the decision to provide a grant and short-term lease.

5. Financial comments

- 5.1 There is provision for the £200,000 capital grant and £69,000 revenue grant funding proposed by LLDC in this decision, in its budget and 10 year plan. There should be no risk for additional funding from the GLA and any costs falling to the LLDC relating to the relocation of the garden at the end of the lease period would have to be met from existing resources. There will be a grant agreement in place between LLDC and Groundwork London governing the funding of the project.

6. Planned delivery approach and next steps

- 6.1 The Legacy Corporation will closely monitor the delivery and success of the project to ensure that the objectives of the grant are met. It has set Groundwork London a number of key performance indicators which are contained in the grant agreement and these will be reported on a monthly basis. The project will also be evaluated. In addition, the LLDC will report on the project corporately through its internal reporting system to its Executive Management Team.

Activity	Timeline
Grant Agreement and Lease signed	17 April 2015
Start on site	20 April 2015
Garden opens	25 April 2016
Garden opens	1 December 2016

Appendices and supporting papers:

- None

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOI Act) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.

Note: This form (Part 1) will either be published within one working day after approval or on the defer date.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred? NO

If YES, for what reason:

Part 2 Confidentiality:

Is there a part 2 form – NO

ORIGINATING OFFICER DECLARATION:

Drafting officer
to confirm the
following (✓)

Drafting officer:

Michelle Reeves has drafted this report in accordance with GLA procedures and confirms that the Finance and Legal teams have commented on this proposal as required, and this decision reflects their comments.

✓

HEAD OF GOVERNANCE AND RESILIENCE:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature:



Date:

17.04.15

