

(by email)

Our reference: MGLA170524-3698

13 June 2024

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 17 May 2024. Your request has been considered under the Freedom of Information Act (FoI) 2000.

You requested:

Freedom of Information Request - High Streets For All Challenge

I would like some information about funding awards referenced on this page of the GLA website, regarding funding awarded to OnRedchurch CIC:

- July 2021 Funding (Stage 2)
- December 2021 Funding (Stage 3)

For each of these two funding applications and awards to onRedchurch CIC, can you please provide the following information:

How was this grant money awarded?

Please provide:

- a copy of the funding application
- a copy of any correspondence or reports within the GLA or between the GLA and London Borough of Tower Hamlets regarding this application leading to the decision

How was this grant money spent?

Please provide

- a detailed breakdown of budget and expenditure
- a copy of any evaluation documents submitted by OnRedchurch to GLA.
- a copy of any correspondence or reports within the GLA or between the GLA and London Borough of Tower Hamlets regarding evaluation of the outcome of this award

Our response to your request is as follows:

Please find attached the information the GLA holds within the scope of your request. Please note that:

GREATER**LONDON**AUTHORITY

- We do not hold an evaluation of the project
- The budget and expenditure of the project aligns with the milestones set out in the grant agreement

Please note that some names of members of staff are exempt from disclosure under s.40 (Personal information) of the Freedom of Information Act. This information could potentially identify specific employees and as such constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

Information out of the scope of your request which relates to other schemes have also been redacted.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA170524-3698.

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

From: [REDACTED]@towerhamlets.gov.uk>
Sent: 07 June 2021 12:18
To: High Streets for All
Subject: Fwd: High Streets for All Challenge Fund Assessment/Prioritisation
Attachments: Tower Hamlets Scoring CB270521.xlsx

Please confirm receipt

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From: [REDACTED]@towerhamlets.gov.uk>
Sent: Monday, June 7, 2021, 12:16
To: [REDACTED]
Subject: Fwd: High Streets for All Challenge Fund Assessment/Prioritisation

Hi [REDACTED]

Is the attached what you need? Can you confirm/advise please?

Best regards

[REDACTED]

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From: [REDACTED]@towerhamlets.gov.uk>
Sent: Tuesday, June 1, 2021 1:19:40 PM
To: [REDACTED]@london.gov.uk' [REDACTED]@london.gov.uk>
Cc: [REDACTED]@towerhamlets.gov.uk>
Subject: High Streets for All Challenge Fund Assessment/Prioritisation

Hi [REDACTED]

Attached are our final scores for the High Street Challenge bids for Tower Hamlets.

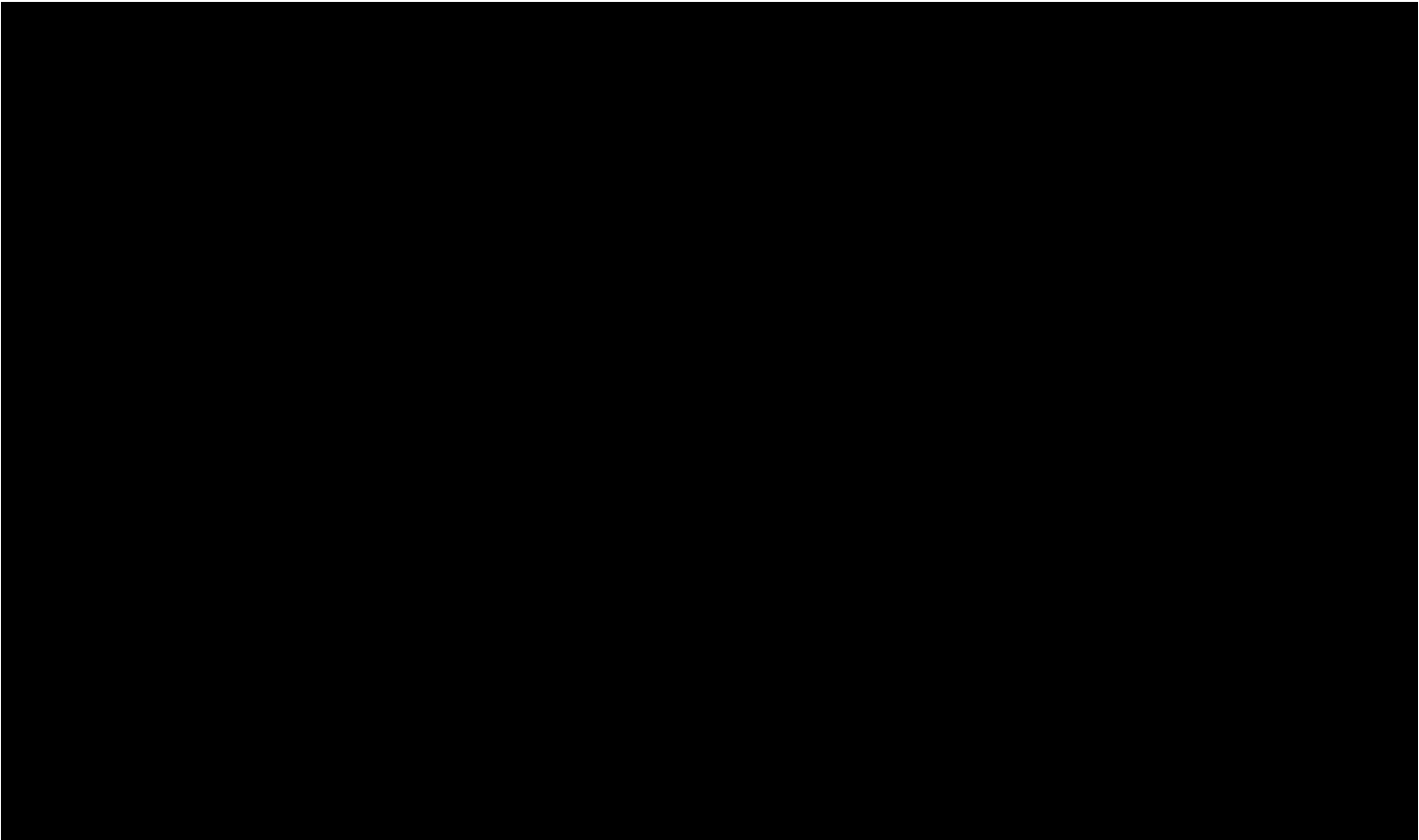
[REDACTED] has summarised our assessment and prioritisation of the applications below for your reference.

We would like the GLA to fund our top two applications, ([REDACTED] OnRedchurch) on the basis that the [REDACTED]

[REDACTED]

Our assessment ranking/prioritisation are as follows:

1 – OnRedchurch CIC	This application centres on bringing vacant commercial properties back into use. The partnership includes land owners and landlords; many of whom have agreed to provide space at '0' or v.low cost. The partnership seems strong and the intervention highly deliverable.
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Please let me know if there is any additional information your team need to complete the assessment of the bids.



Senior Programme Manager, High Streets & Town Centres
Growth Team,
Growth & Economic Development
Place Directorate
2nd floor Mulberry Place
Mulberry Place Civic Centre
Tower Hamlets, E14 2BG



ID	Borough	High Street	Post code	Lead organisation	Description
TH2	Tower Hamlets	Redchurch Street	E2 7DJ	onRechurch CIC	Our idea is to create a Place of Engagement, led by a new Community Interest Company. Redchurch Street is home to innovative, creatively minded landlords and distinctive indie retailers. However, for a sustainable and resilient future, it needs to foster community involvement. Our idea is to leverage empty space, knowledge, skills and creativity for local benefit; bring innovation, diversity and social entrepreneurship to occupancies; improve the quality and value of the public realm, and pilot an enterprise zone approach to management, encouraging partnership, mutuality and more stable, pro-creative, pro-social tenure.

Comments	Score (1-5)	Comments	Score (1-5)	Comments	Score (1-5)
- The challenge to the area in terms of the shortcomings of the existing public space; and need for change to meet the community and evolving customer market needs is clearly stated. - The proposed activities: using vacant commercial space to provide 'retail alternatives'; developing financial instruments to support re-development; public realm improvements - are innovative, likely to yield high economic benefits and highly deliverable (based on the assumed participation of private landlords).	4	- Key stakeholders for the area including: local businesses, regeneration specialists, the council, community groups and representatives are all listed within the partnership. - The partnership would benefit from strengthening the local community/resident representation at the heart of the decision making/co-design process.	3	- Public spaces (highways and pavements) are cited as a key asset - confirmation from the landowners (Council, TFL) would further strengthen the application and should form a key part of the development process. - The identification of vacant retail units, together with implied consent of use at minimal/no cost gives the proposal a strong base for asset development and enabling change in the area.	4

From: High Streets for All
Sent: 18 June 2021 09:07
To: High Streets for All
Cc: [REDACTED] Louise Duggan [REDACTED]
Subject: High Streets for All Challenge - Stage 2 exemplar projects

Dear Colleagues

As promised please find below the list of exemplar projects to proceed to Stage 2 of the Challenge. We will notify these led organisations of these projects today, providing a note with feedback on strengths and areas for further development. This draws on comments from GLA and borough officers provided as part of the appraisal. The provision of £20,000 development funding will be subject to the GLA's due diligence process and execution of a funding agreement. Details on this will also be provided to the successful projects, together with dates for the upcoming workshops and the details for the official announcement until which the outcome of Stage 1 remains embargoed.

Unsuccessful applicants will be notified on Monday, and feedback will be provided upon request.

Kind regards

The High Streets for All Team

NE Area	Borough	High Street
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
TH2	Tower Hamlets	Redchurch Street
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

NW Area	Borough	High Street
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

From: High Streets for All
Sent: 18 June 2021 15:32
To: [REDACTED]@redchurch.com
Cc: [REDACTED]
Subject: High Streets for All Challenge
Attachments: TH2 HSFA Stage 1 Feedback_Redchurch Street.docx

Dear [REDACTED] [REDACTED]

High Streets for All Challenge

Thank you for your recent Stage 1 response to the High Streets for All Challenge to 'put your high street on the map'.

We have been very encouraged by the level of interest in the programme and the quality of the responses that we have received. In total, there were 110 responses to bring forward and co-design innovative high street recovery strategies and proposals.

We are pleased to inform you that your proposal has been selected as one of the exemplar projects to proceed to Stage 2 of the Challenge. The proposed allocation of revenue funding is £20,000 to help you develop and grow your high street partnership, engage locally, build capacity, and co-design the spatial brief for your high street strategy. Please find enclosed a feedback note outlining the strengths and areas for further development of your Stage 1 proposal.

Please note that you should not place any reliance on the support of the GLA until your organisation has passed the GLA's due diligence process, and both the GLA and you have executed a formal funding agreement. Accordingly, any expenditure that you incur and/or to which you commit (including any which you may have incurred or committed to in relation to the preparation of your proposal for funding) prior to execution by both parties of the funding agreement is entirely at your own risk.

The GLA Regeneration Team officer responsible for working up the grant award with you will be [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk). They will be in touch soon to discuss the next steps.

During Stage 2 you will be able to call on support offered by the GLA and its mission partners via a programme of workshops and the Challenge Expert Panel, which brings together GLA policy leads and advisors from a range of disciplines and sectors.

We are scheduling a series of thematic workshops for the successful partnerships before the summer school holidays. These are currently planned as online sessions as follows, with further details to follow.

Workshop 1: A Public Welcome	<i>Thursday 1 July – 12.00-1.30pm</i>
Workshop 2: Innovative Places of Exchange	<i>Tuesday 6 July – 12.00-1.30pm</i>
Workshop 3: Generating Social Value	<i>Thursday 8 July – 12.00-1.30pm</i>
Workshop 4: Connected Communities	<i>Tuesday 13 July – 12.00-1.30pm</i>
Workshop 5: Responding to the Climate Emergency	<i>Thursday 15 July – 12.00-1.30pm</i>

We are committed to ensuring that the High Streets for All Challenge embraces the experiences and aspirations of Londoners, and have created opportunities for them to share their ideas for the future of their neighbourhood, high streets and public spaces on our online community, Talk London: <https://www.london.gov.uk/talk-london/high-streets-all?nid=651#tab-ideas>. Nearly 3,000 people have taken part and more than 150 ideas have been submitted. We are happy to discuss whether we can help to promote your engagement activities at a local level or to showcase the work you are doing to engage local residents in the Challenge.

Completed applications for Stage 3 funding must be received by **4 pm on Monday 18 October 2021**. We will confirm details of this application process separately.

We will be making an announcement on the High Streets for All Challenge in due course, as such, we would like to highlight that this information is confidential and under embargo. We'll let all successful exemplar projects know when the embargo is lifted, in case you are planning any media announcements and/or social media outreach.

Yours sincerely

[Redacted signature]

**Area Manager NE | Programme Director Good Growth by Design
Regeneration and Economic Development**

GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

[Redacted contact information]

[london.gov.uk](https://www.london.gov.uk)

[Redacted contact information]

Putting your High Street on the Map

Stage 1 feedback

High Street
Redchurch Street

Local authority
Tower Hamlets

Lead organisation
onRedchurch Community Interest Company

Summary of feedback indicating project strengths and areas for further development

- The appraisers supported the clear, innovative and ambitious submission for Redchurch Street, and welcomed the diversification of shopfronts along the high street.
- The proposed partnerships should include local groups with diverse representation. In addition, the high street partnership should be able to demonstrate a greater connection with the local community through a co-design approach.
- The appraisers welcomed the public realm improvements as part of the proposal; evidence of confirmation from the landowners would strengthen the application
- The proposal could capitalise more on different uses during the day and night and can use the work of 24-Hour London Team to underpin proposals that will support and grow the night-time economy of Redchurch Street.

[REDACTED]

From: [REDACTED] <[REDACTED]@onredchurch.com>
Sent: 22 October 2021 15:53
To: High Streets for All
Subject: High Streets for All, Stage 3 Application, onRedchurch (London Borough of Tower Hamlets)
Attachments: HSFA Challenge Stage 3 application, onRedchurch.pdf; HSFA Challenge Stage 3 application, onRedchurch.docx; High Streets for All Stage 3, onRedchurch, Additional Information.pdf; High Streets for All Stage 3, onRedchurch, Response to A2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear High Streets for All

Please find attached our completed application in Word and PDF and two additional supporting documents.

Please note that one of our supporting documents is our complete response to Question A2.

Many thanks for the opportunity to submit, and we hope very much to have an opportunity to progress the programme with your support.

Very best

onRedchurch - www.onredchurch.com

[REDACTED] Mobile: [REDACTED]
CFE/Sunday Times/'Maserati 100' Entrepreneur (2016), Future Minds Award for Innovation (2011), Observer Ethical Award (2011), Regeneration & Renewal Grand Prix Award (2009)
Recent personal clients and partners include OPDC, London Borough of Camden, Heathrow, Grosvenor Estates, Jamie Oliver Group/Foundation, Westfield-URW, U+i [https://www.linkedin.com/in/\[REDACTED\]](https://www.linkedin.com/in/[REDACTED])

[REDACTED]

From: High Streets for All
Sent: 03 December 2021 11:11
To: [REDACTED]
Cc: [REDACTED]
Subject: High Streets for All Challenge - Stage 3 outcome

Follow Up Flag: Follow up
Flag Status: Flagged

Dear [REDACTED]

High Streets for All Challenge application – Redchurch Street

Today December the Mayor of London, Sadiq Khan, will unveil the Stage 3 investments as part of his £4 million High Streets for All Challenge. £2.29 million has been awarded to 15 projects which put local partnerships at the heart of high street recovery, and underpin the public re-imagining of high streets and town centres across London.

We are pleased to inform you that in principle approval has been granted in respect of your request for GLA funding for the Redchurch Street project for an amount up to £80,000 revenue funding.

However, please note that you should not place any reliance on the support of the GLA until you are provided with, and both the GLA and you have executed, a formal funding agreement. Accordingly, any expenditure that you incur and/or to which you commit (including any which you may have incurred or committed to in relation to the preparation of your proposal for funding) prior to execution by both parties of the funding agreement is entirely at your own risk.

The Greater London Authority staff members responsible for working up the grant award with you will be [REDACTED] [london.gov.uk](https://www.london.gov.uk). They will be in touch soon to discuss the next steps, which will include managing the funding agreement process.

If you are planning any media announcements and would like to request a supportive quote, please send your draft press release to [REDACTED] in the City Hall press team.

If you are planning any social media outreach then please use the following hashtag for announcements where possible - #HighStreetsforAll

Yours sincerely,

Louise Duggan

Interim Head of Regeneration
Greater London Authority

[REDACTED]

From: [REDACTED] <[REDACTED]@onredchurch.com>
Sent: 08 July 2022 16:32
To: High Streets for All
Subject: High Streets for All: Project Support Workshop - onRedchurch

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside this organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Attachments available until 7 Aug 2022

[Click to Download](#)

High Streets Challenge - onRedchurch 080722.pptx
12.8 MB

[Click to Download](#)

High Streets Challenge - onRedchurch 080722.pdf
7 MB

[REDACTED] for onRedchurch - www.onredchurch.com

[Property Week: High Streets Need Organisation](#)
[LinkedIn: Pop-up on Redchurch Addresses Jobs Crisis](#)
<http://onredchurch.com>
[https://www.linkedin.com/in/\[REDACTED\]](https://www.linkedin.com/in/[REDACTED])

[links have expired]

High Streets for All Challenge

Putting your High Street on the Map

Stage 1 response form

Redchurch Street, London Borough of Tower Hamlets

Prepared by onRedchurch Community Interest Company

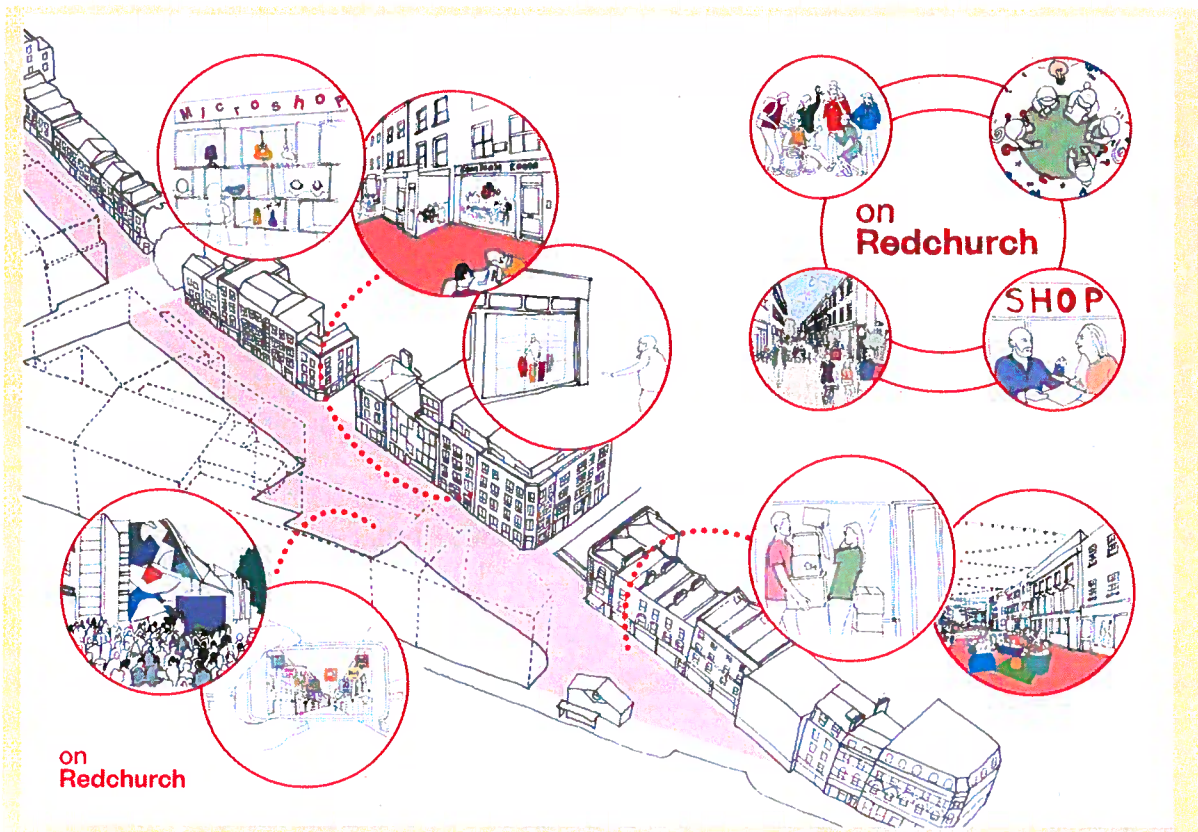
Interested partnerships should use this form to respond to the call for high street exemplars. Please refer to the High Streets for All Challenge – Possibilities Playbook to answer the questions in this form. If we are requesting information you do not currently have access then don't worry, we will still consider your response. If you are unable to fully respond to any of the questions, please add an explanation as to why this information cannot be provided at this stage. Proposals that are not presented in this template will not be considered. Please do not exceed the stated word limit.

Feedback cannot be provided on drafts of your response but if you have any queries about how to complete this response form please contact us by email to HighStreetsforAll@london.gov.uk by Tuesday 4 May 2021.

Completed Stage 1 forms and supporting documentation should be sent by email to HighStreetsforAll@london.gov.uk by 4pm on Monday 17 May 2021.

A - Your response on a postcard

Summarise your high street idea in an image and a short description:



Our idea is to create a Place of Engagement, led by a new Community Interest Company. Redchurch Street is home to innovative, creatively-minded landlords and distinctive, indie retailers. However, for a sustainable and resilient future, it needs to foster community involvement. Our idea is to leverage empty space, knowledge, skills and creativity for local benefit; bring innovation, diversity and social entrepreneurship to occupancies; improve the quality and value of the public realm; and pilot an enterprise zone approach to management, encouraging partnership, mutuality and more stable, pro-creative, pro-social tenure.

B1 - General information

Your high street:

Redchurch Street

London borough(s) where the high street is located:

London Borough of Tower Hamlets

Postcode:

E2 7DJ

Lead organisation name:

onRedchurch CIC

Contact address:

11 Chance Street E2 7JB

Contact name:

[REDACTED]

Contact email:

[REDACTED]

Telephone number:

[REDACTED]

Legal status of lead organisation:

Community Interest Company

Charity, Society or registered company number (if applicable), or other:

13384656

VAT registration number (if applicable):

N/A

Full registered address (if different from the contact address above):

Click here to enter text.

B2 - Contact with us

How did you hear about the High Streets for All Challenge?

London Borough of Tower Hamlets

If you have discussed your activity with any of our staff, please tell us their name (or names), if you know, and the team they work in:

N/A

C1 - What is your specific place-based challenge and proposition?

Redchurch Street in the London Borough of Tower Hamlets needs to fulfill its potential. It's a gateway to East London that has little to do with its residents. A place that pays £5.6m p.a. in rates but shares little of its opportunity. An 'urban office district' in flux, as life after COVID demands that 'urban' and 'office' take on new meaning.

Our challenge is to re-broker the relationship between the Street, its activity and local people; foster more innovative and creative asset uses; improve Redchurch's poor public space, looking towards pedestrianisation; and build on our work to date. Work that has brought stakeholders together, grown a unity of purpose and set down a principle of collaborative investment.

In 2019, resident Rebecca Collings turned 20 years of activism towards starting a process to improve Redchurch for the longer term. Supported by volunteers, Rebecca formed a coalition of major landowners. Blue Coast Capital, Derwent London, Raycliff Capital, Redevco, Redchurch Property LLP and the Rumi Verjee Foundation have since formed a partnership. Other local organisations have joined the cause. In May 2021, Rebecca founded onRedchurch CIC - and this new next stage entity will lead the response to the Challenge.

Our proposition is to develop a strategy that enables resilience, diversity and grows the economic contribution of Redchurch Street to the Borough. Redchurch is home to many independent, creative and premium hospitality, fashion and retail brands. Adjacent is a large, relatively young Bangladeshi community in social-rented accommodation that suffers low levels of health and wealth. Redchurch's economy is weighted in favour of hospitality and retail. New large-scale development is coming to the area and will erode its competitive advantage. There is next to no green space. Pavements are too narrow. When workers WFH, Redchurch is dead.

Seven ground floor units on the street (up to 16,000 sq ft) that are empty or available on short term, highly favourable leases sit at the centre of our proposition. They range from 750 - 6500 sq ft. There are several 'opportunity spaces' in the public or semi-public realm, such as at the rear of the Rich Mix cultural centre, sections of pavement with un-loved planters, the 'apron' of several retail stores and many empty, hard spaces on the 'run off' of the Street on the Boundary Estate.

Engagement is at the centre of our approach to innovation. We want Redchurch to reach way beyond being a high-end High Street and broker a new relationship with the surrounding area. We think of empty properties as possible 'common rooms' - wanting to outsource their availability to uses other than retail, and for local use. We want to make the expertise, knowledge and skills of businesses available to others in the Borough; and develop a series of financial and other instruments to incentivise collaboration between land owners, especially around land use and rent. We see our first stage volunteer work as a pathfinder for a future enterprise zone. onRedchurch CIC: an early stage, new form, locally owned and managed social development corporation.

C2 - Who is in your partnership?

The lead organisation for our response to the Challenge is a newly formed Community Interest Company, an organisation dedicated, according to its statement of community benefit, to supporting all who *"have a common interest in and potential to benefit from the economic and social success of life on the Street."*

onRedchurch CIC has three founders and directors with experience and insight that would be very helpful to the Challenge.

██████████ is a local resident, activist, property owner and co-chair of Jago Action Group, the tenants and residents association for the neighbourhood.

██████████ is a regeneration specialist whose family is from Tower Hamlets and has founded and delivered several area-based regeneration programmes and new social enterprises. This includes founding food co-op The People's Supermarket on Lambs Conduit Street, Camden; youth skills and employability start-up Game Academy; a 'Town Team' initiative in West Yorkshire; creating strategies for meanwhile-use in Croydon; and a new local economic development company for Old Oak Common.

██████████ a programme manager with extensive experience working for leading architecture firms whose projects include the improvement of Walthamstow Town Centre, Blackhorse Lane and Deptford Market Yard.

Our agenda for change has been developed through active and inclusive community involvement. An ideas competition *"to reimagine Redchurch Street as a destination for the future"* attracted nearly 50 creative proposals, submitted to a jury with local people and businesses represented; meanwhile-use of an empty property for public events and an incubator for local creative and BAME start-ups; the formation of several stakeholder groups, including landowners, operators and a 'creative forum'; and an online pedestrianisation questionnaire using the Commonplace platform.

We believe passionately in the power and sustainability of partnership and networked action and so have formed several informal groups to act as pillars of our work - and we hope, in time, autonomous agents.

We have formed a coalition of landlords with large holdings on the street and they have financed a first post-Covid recovery programme.

Major operators on the street now attend regular 'operator forums'. Participants in this work include retailers such as Sunspel, Aesop and Browns; hospitality businesses such as Allpress and Albion; and commercial enterprises Mother Advertising and Agile Films.

Working closely with the London Borough of Tower Hamlets, we have supported officers to enable operators to offer outdoor hospitality under the Streetspace initiative and are working to develop their interest in green solutions to high volumes of home deliveries and creating a new supply chain for local suppliers of products and services.

We are working extensively with local organisations. We have a close working relationship with the Rich Mix community arts hub – and are reaching out to Oxford House - are developing a strategy to support local enterprise with the St Hilda's East Community Centre, want to develop a waste programme with Silas Yard and have partnered with youth organisation the Renaissance Foundation, providing work experience to one of their young carers keen on a career in community work.

C3 - Which available asset/s or priority area of intervention will help to unlock the challenge and act as an anchor for your wider strategy?

Our priority area of intervention is the total public experience of Redchurch Street.

The quality of the physical environment is blighted by volumes of traffic, exceptionally narrow pavements and sections of pavement and street corners that could make a positive social contribution to the place. It offers no opportunity for leisure or opting people in. There is no ambience other than urban-ness. There is a strong local call to pedestrianise the Street.

The economic performance of Redchurch is patchy and unstable, evidenced by a cluster of seven ground floor units that are either empty or whose leases change hands on a regular basis. The economy is heavily exposed to hospitality, retail and visiting office workers, offering no amenity shopping and little diversity. The lack of direct employment of local people makes the street feel boundaried. The single-minded focus of landowners in the past upon yield, ever-upward rent reviews and inflexible and unimaginative leasehold arrangements has contributed to the Street's homogeneity and not seen sufficient investment in its physical fabric.

To unlock the challenge, we suggest three sets of priorities and one set of assets.

Priority 1: Promote improvement of the physical fabric of the place and its support for social engagement.

Priority 2: Promote ways and means for landowners and other stakeholders to work together and incentivise mutual investment in social value and community well-being.

Priority 3: Promote more diverse, popular use of the Street through exemplar adaptive re-use of empty premises.

Seven properties could be made available to the Challenge. Nos 28, 30, 31, 32, 36 and 58 Redchurch, plus a property on Club Row. All are under management by their owners (not management companies or agents) who are stakeholders in the onRedchurch CIC. All are currently vacant and available on flexible lease terms from nil charge to a percent of turnover for pop-ups that are vending. All are currently assumed to be Class E(a) and unlicensed.

D - Equalities monitoring

Is any of the organisations in your partnership led by and/or for marginalised communities and those most affected by the coronavirus crisis? We define 'led by' as at least 51% of an organisation's leaders (trustees and senior managing staff) are people with lived experience. Please indicate if your organisation is led by any of the following (select all that apply):

- **Black, Asian and Minority Ethnic (BAME)**
- **Deaf and Disabled**
- **Lesbian, Gay, Bisexual, Transgender and Queer/Questioning (LGBTQ+)**
- **Older People**
- **Women ☒**
- **Other (please specify)**

Click here to enter text.

Do young people have a formal role in the decision making within any of the organisations in your partnership? E.g. a youth advisory board.

- ☐ Yes
- ☒ No
- ☐ N/A

F - Transparency and Freedom of Information

We are committed to openness and transparency at City Hall (<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/openness-and-transparency>). That means we will publish a range of information held by us relating to this programme. This includes grant agreements, targets, performance and spending information and other data. Successful bidders should meet this commitment too, by making available information to us so we can publish it and respond to specific requests.

As a UK public authority, the GLA is subject to the provisions of the Freedom of Information Act (2000) (FoIA or 'the Act') which gives the public the right to request access to information held by the GLA. The information submitted as part of your response will constitute information held for the purpose of the Act.

None of the provisions under FoIA permit the GLA to withhold responses in their entirety. We do however recognise that your response might contain some sensitive information which is not suitable for disclosure.

If your response includes other information which you believe is not suitable for publication, please supply a supporting letter with this form to provide details about:

- (a) what information you consider to be sensitive or not suitable for publication, and
- (b) the reasons why you believe this to be the case.

We will only redact or remove information where we would have valid grounds for withholding that information if it was subject to a Freedom of Information Act request. For more information about the exemption provisions for withholding information under FoIA, please refer to the [guidance](#) published by the Information Commissioner's Office. If your response is subject to a request under FoIA, the GLA will consult you to obtain your view about its release. The final decision about what is to be published and what can be published/released rests with the GLA.

☒ Please tick the box to confirm that you understand the above regarding Freedom of Information.

Declaration

Please sign by ticking the box and completing the name and position information below once you are satisfied that you have completed the form correctly.

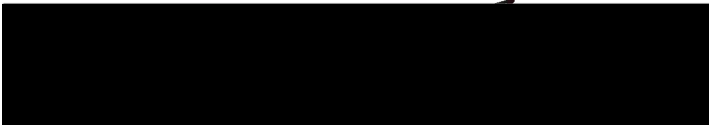
I, as the applicant, declare that I have read and understood the guidance and response form. I declare that the information given in this form is true and accurate to the best of my knowledge and belief.

I declare that I have permission from any other partner(s) involved the project to sign the Stage 1 response form on their behalf.

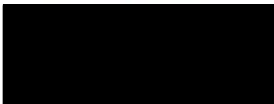
I understand that information given by me will be treated in confidence but may be submitted for checking against records held by other government departments, and other agencies for the purposes of assessing your eligibility for a grant or for the purposes of the prevention or detection of crime.

☒ **By ticking this box, I accept all of the above statements and I certify that all of the information I have put in this response is true and to the best of my knowledge.**

Signature:



Print Name:



Position:

Director

Date:

16 May 2021

High Streets for All Challenge - Recommended Stage 2 exemplar projects

Project information						
ID	Borough	High Street	Post code	Lead organisation	Sharepoint link to submission	Description
TH2	Tower Hamlets	Redchurch Street	E2 7DJ	onRechurch CIC		Our idea is to create a Place of Engagement, led by a new Community Interest Company. Redchurch Street is home to innovative, creatively minded landlords and distinctive indie retailers. However, for a sustainable and resilient future, it needs to foster community involvement. Our idea is to leverage empty space, knowlede, skills and creativity gor local benefit; bring innovation, diversity and social entrepreneurship to occupancies; improve the quality and value of the public realm, and pilot an enterprise zone approach to management, encouraging partnership, mutuality and more stable, pro-creative, pro-social tenure.

Borough assessment					
Place based challenge and proposition (A, C1) - 40%			Partnership (A, C2) - 20%		Asset (A, C3) - 20%
Comments	Score (1-5)		Comments	Score (1-5)	Comments

- The challenge to the area in terms of the shortcomings of the existing public space; and need for change to meet the community and evolving customer market needs is clearly stated. - The proposed activities: using vacant commercial space to provide 'retail alternatives'; developing financial instruments to support re-development; public realm improvements - are innovative, likely to yield high economic benefits and highly deliverable (based on the assumed participation of private landlords).	4	- Key stakeholders for the area including: local businesses, regeneration specialists, the council, community groups and representatives are all listed within the partnership. - The partnership would benefit from strengthening the local community/resident representation at the heart of the decision making/co-design process.	3	- Public spaces (highways and pavements) are cited as a key asset - confirmation from the landowners (Council, TFL) would further strengthen the application and should form a key part of the development process. - The identification of vacant retail units, together with implied consent of use at minimal/no cost gives the proposal a strong base for asset development and enabling change in the area.	4
---	---	--	---	---	---

GLA policy teams assessment													
Priority for policy teams													
Comments	culture Culture	24 Hour London	Environment	BSC mission	Economic Development	Transport / TFL	Planning	Housing & Land	Food	Public Health	Intelligence Unit	...	...
24hrs: proposal appears to meet several NTEZ aims, e.g. diversity of offer on the high street, better access to facilities for local residents, that could have good potential. Already been working on outdoor hospitality offer via Streetspace, and mention of	TBC	Yes	Yes	TBC	Yes								

increased and better use of public realm is good.													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

GLA Regeneration assessment	Key Challenge questions					Targeted support					
Programme wide strategic fit (A, C1-C3) - 20%	Public Welco me	Innovat ive Places of Exchan ge	Generat ing Social Value	Connecte d Communi ties	Respond ing to Climate Emerge ncy	Worksp ace pilot	Tomorro w's Markets	Commu nity wealth	Nesta Participat ory AI	Power to Chang e CID	Score (1-5)
Comments Interesting property focused Community interest company - Promoting pro-social tenure. Offering to engage more broadly with wider community (this must absolutley happen. Looking to develop financial and other instuments - inn ovation.	Yes	Yes				Yes		Yes			4

Combined score	RAG post code rating (Community Action Fund model)		
Total score (/100)	Health domain	Social domain	Economic domain

76	A	R	G
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██████
Director
onRedchurch CIC
11 Chance Street
London
E2 7JB

Department: Good Growth

Our ref: HSFA_R1_TH02

Date: 5th October 2021

Dear onRedchurch CIC,

Grant Funding in respect of 'Putting Your High Street on the Map: onRedchurch' (the "Project")

I am pleased to confirm that **THE GREATER LONDON AUTHORITY** whose principal offices are at City Hall, The Queen's Walk, London, SE1 2AA (the "Authority" or the "GLA") has agreed to grant onRedchurch CIC of/whose registered office is at the address shown above [Company/Charity registration number: 13384656, £20,000 towards the cost of the Project (the "Funding").

The Funding is granted by the GLA to meet the objectives set out in Appendix 1 to this letter (the "Objectives") subject to the following terms and conditions:

1. The Funding must be used exclusively for meeting the Objectives and for no other purpose and must be applied in accordance with the provisions of Appendix 1. In the event that you wish to utilise the Funding in different proportions from those set out in Appendix 1 You must obtain prior written consent from the GLA.
2. Subject to Your compliance with all of the provisions of this letter, the GLA shall, within 30 days of receipt of valid funding claims (to be made in accordance with the timetable set out at Appendix 1 ("Project Summary") and accompanied by a written report detailing Your progress in relation to meeting the Objectives set out in Appendix 3 ("Progress Update and Claim Form") and any other information the GLA may require), pay You sums in respect of such claims provided that they shall not exceed twenty thousand pounds sterling (£20,000) in aggregate. Where, at any point in the opinion of the GLA, satisfactory progress has not been made by You in meeting Your obligations or You are in breach of Your obligations as set out in this letter and appendices to it, the GLA shall be entitled to reduce, suspend, withhold and/or require re-payment of the Funding. The provision of the Funding amounts to a conditional gift and is therefore not subject to VAT. If, at any time, however, it is held to be subject to VAT, then You agree and acknowledge that the Funding shall have included any and all applicable VAT.
3. You must ensure that the requirements set out in this letter, and in any clarification or guidance issued from time to time by the GLA, are complied with. In particular You shall:

- a) agree in writing in advance with the Authority any changes to any of the Objectives;
 - b) establish, implement and utilise effective monitoring and financial systems, so that as a minimum the costs funded by the Funding can be clearly identified and the propriety and regularity of all payments and handling of the Funding are ensured;
 - c) notify the GLA of the monitoring and financial systems in place, and comply with the GLA's reasonable requirements for these systems;
 - d) notify the GLA immediately if any financial irregularity in the use of the Funding is suspected, and indicate the steps being taken in response. Irregularity includes (but is not limited to) any fraud, impropriety, mismanagement or use of the Funding for anything other than approved in this letter and appendices to it;
 - e) notify the GLA immediately if any other financial irregularity is suspected, and indicate the steps being taken in response;
 - f) notify the GLA immediately if You are Insolvent (as defined at Clause 17 below), or have no reasonable prospect of avoiding Insolvency in the future;
 - g) keep a record of all expenditure incurred in meeting the Objectives together with full supporting evidence and Additional Funding (as defined at Clause 13 below) received, and You shall deliver to the GLA a report setting out a detailed analysis of how the Funding has been spent, with such report to be approved by the Authority within 30 days of its receipt. All evidence of expenditure incurred such as original invoices, receipts, timesheets and other relevant documents must be kept for at least 6 years after the date of this letter;
 - h) make all relevant documents available and provide access at any time for:
 - i) inspection visits and scrutiny of files by GLA or anyone nominated by the GLA and
 - ii) an external audit and review of the Objectives and of financial appraisal and monitoring systems.
4. You must ensure that, where appropriate, publicity is given to the fact that the GLA is financially supporting You in the Project and the Objectives. You must comply with any guidance on publicity given by the GLA and all publicity referring to the GLA, the Mayor of London and/or any third party partner or sponsor of the GLA shall be subject to the prior approval of the GLA.
5. You must ensure that the GLA's logos (as set out in Appendix 2) are used in any marketing activities undertaken in respect of the Project, including all fliers and posters. You should also incorporate the GLA's logos into the credits of each film

that is produced as part of the Project. You must also ensure that You use such other logos specified by the GLA in marketing the Project and incorporate the same into the credits of each film that is produced as part of the Project.

6. In acknowledging the GLA's grant of the Funding, You must comply with any guidance on publicity provided by the GLA in respect of the use of the GLA logos and/or any logos of any third party partner or sponsor of the GLA and ensure that any use of the GLA logo or any third party partner or sponsor of the GLA is approved by the GLA in writing in advance of its use.
7. You must not do anything that may (in the opinion of the GLA) place the GLA, its third party partners and/or sponsors in disrepute or harm the GLA's reputation and/or that of third party partner or sponsor of the GLA.
8. You will be liable for and indemnify and keep indemnified the GLA against any loss or damage incurred and any injury (including death), suffered and all actions, costs, demands, proceedings, damages, charges and expenses whatsoever arising in connection with the management (including financial management) and carrying out of the Project and the Objectives to the extent that such actions, costs, demands, proceedings, damages, charges and expenses are due to Your negligence or default in carrying out the obligations as set out in this letter and appendices to it.
9. The GLA may at its sole discretion terminate this Agreement at any time whether for breach or convenience by giving two weeks' written notice and in the event of such termination the GLA shall not be obligated to make any further payments of the Funding.
10. You must ensure that You maintain in force policies of insurance with an insurance company of long-standing and good repute in respect of public liability and such other insurance as may be required in order to comply with Your obligations set out in this letter and appendices to it.
11. You must ensure that Your organisation and anyone acting on Your behalf:
 - a) complies with all laws for the time being in force in England and Wales; and
 - b) without prejudice and in addition to Clause 11a:
 - i) comply with all relevant enactments in force from time to time relating to discrimination in employment and the promotion of equal opportunities;
 - ii) acknowledge that the GLA is under a duty under section 149 of the Equality Act 2010 to demonstrate it has paid due regard to the need to:
 - 1) eliminate unlawful discrimination and harassment;

- 2) advance equality of opportunity between groups who share protected characteristics (including include: age, race, gender, disability, religion or belief, sexual orientation, gender reassignment) and those that do not, in particular, minimise disadvantage suffered by such groups; taking steps to meet the needs of such groups that are different from the needs of others; encouraging such groups to participate in activity in which their participation is disproportionately low; and
- 3) foster good relations between people who share a protected characteristic and those that do not,

and in undertaking any activity concerning the Project, assist and cooperate with the GLA where possible in satisfying this duty;

c) assist and co-operate with the GLA where possible in respect of the GLA's compliance with its duties under Clause 11b(ii);

d) (before the commencement of the Project):

- i) undertake Disclosure and Barring Service checks in respect of all persons engaged in or about the Project (by You, any agent, sub-recipient of GLA Funding, contractor or sub-contractor) where such persons shall be working with children or vulnerable persons or have access to personal data (as defined by the Data Protection Act 1998, Regulation (EU) 2016/679 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, Directive (EU) 2016/680 (the Law Enforcement Directive) and the Privacy and Electronic Communications (EC Directive) Regulations 2003) concerning such children and vulnerable persons in relation as part of the Project;
 - ii) have in place (and maintain throughout the continuance of the Project) appropriate child and vulnerable persons safeguarding policies, which must, for the avoidance of doubt meet any requirements of the GLA's related policies in this place from time to time, including (without limitation) the GLA's Child Policy and Protection Procedures; and
- e) shall ensure that Your employees, contractors, servants, agents and/or sub-contractors undertake the Project and comply with Your obligations under this letter of agreement in manner which enables the GLA to comply fully with its duties under Part 5 of the Counter-Terrorism and Security Act 2015 and which sets out a duty for specified authorities (and their grant recipients) to have due regard to the need to prevent people from being drawn into terrorism.

12. For the avoidance of doubt both the GLA and You acknowledge and agree that Your Project costs exceed the Funding and that the GLA shall not provide any additional funding and shall not be liable for any sums in excess of the Funding provided under this letter of agreement.

13. You shall use Your best endeavours to secure satisfactory funding from other sources to meet Your Project costs ("Additional Funding") and keep a record of Your activities to raise such additional funding. Records of all additional funding You secure, expenditure You incur, and purposes to which additional funding is put shall, if requested, be provided to the GLA.
14. The GLA may at its absolute discretion reduce, suspend or withhold the GLA Funding, or require all or part of the GLA Funding to be repaid if:
- a) You fail to deliver the Project or meet the Objectives and/or the delivery of the Project is reasonably adjudged by the GLA to be unsatisfactory;
 - b) there is a substantial change to the Project or the Objectives which the GLA has not approved, or any attempt is made to transfer or assign any rights, interests or obligations created under this letter of agreement or substitute any person in respect of any such rights, interests or obligations, without the prior consent in writing of the GLA;
 - c) any information provided in the application for funding or in a claim for payment or in subsequent or supporting correspondence is found to be incorrect or incomplete to an extent which the GLA reasonably considers to be material;
 - d) You fail to comply with any of the terms and conditions set out in this letter of agreement;
 - e) Your composition, ownership or control changes, or You become Insolvent or are dissolved in any way;
 - f) any other circumstances significantly affect Your ability to deliver the Project and/or meet the Objectives or result in or are in the reasonable opinion of the GLA likely to lead to the Project and/or the meeting of the Objectives as approved not being completed;
 - g) any of the events referred to in Clauses 3d, e or f occur;
 - h) insufficient measures are taken by You to investigate and resolve any financial irregularity or the GLA reasonably concludes the Funding is at risk of being misapplied; and/or
 - i) there are any other reasons why in the reasonable opinion of the GLA the Project is being carried out in such a way as to conflict with the objectives of the GLA or bring the GLA into disrepute.
15. You shall notify the GLA immediately and provide the GLA with a full written explanation, if any of the circumstances in Clause 14 above arise.

16. If the GLA becomes entitled to exercise its rights under Clause 14 it may nevertheless decide not to exercise those rights, or not to exercise them to the fullest extent possible, or to delay in exercising those rights. Any decision not to exercise the GLA's rights under Clause 14, or to exercise them only partially or to delay in exercising them, may be made on conditions which will be notified to You provided always that any such decision by the GLA shall not prevent the subsequent enforcement of any subsequent breach of that provision, and shall not be deemed to be a waiver of any subsequent breach of that or any other provisions.

17. "Insolvent" means:

- a) where You are an individual (or if more than one individual than any one of them):
 - i) the subject of a bankruptcy petition;
 - ii) is the subject of an application for an interim order under Part VIII of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002;
 - iii) enters into any composition, moratorium or other arrangement with Your creditors, whether or not in connection with any proceeding under the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002; and
- b) where You are a body corporate (or if more than one body corporate than any one of them):
 - i) a proposal for a voluntary arrangement is made under Part 1 of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or Your directors resolve to make such a proposal;
 - ii) a petition for an administration order is presented under Part II of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or Your directors resolve to present such a petition;
 - iii) a receiver (including a receiver under section 101 of the Law of Property Act 1925 or manager or administrative receiver of Your property (or part of it) is appointed;
 - iv) a resolution for Your voluntary winding up is passed under Part 1V of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or a meeting of Your creditors is called for the purpose of considering that You be wound up voluntarily (in either case, other than a voluntary winding up whilst solvent for the purposes of and followed by a solvent reconstruction or amalgamation);

- v) a petition for Your winding up is presented to the court under Part IV or by virtue of Part V of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or a resolution is passed that You be wound up;
- vi) an application is made under section 895 of the Companies Act 2006 or a proposal is made which could result in such an application;
- vii) entry into or a proposal to enter into any arrangement, moratorium or composition (other than any referred to above) with Your creditors; or
- viii) Your dissolution or removal from the Register of Companies or Your ceasing to exist (whether or not capable of reinstatement or reconstruction).

18. For the purposes of Clause 19:

- a) **“Agreement Information”** means (i) this letter of Agreement in its entirety (including from time to time agreed changes to the letter of Agreement) and (ii) data extracted from the claims made under this letter of Agreement which shall consist of Your name, the expenditure account code, the expenditure account code description, the document number, the clearing date and the claim amount; and
- b) **“Transparency Commitment”** means the GLA’s commitment to publishing its agreements, contracts, tender documents and data from invoices and claims received in accordance with the Local Government Transparency Code 2015 and the GLA’s Contracts and Funding Code.

19. You acknowledge and agree that the GLA:

- a) is subject to the Transparency Commitment and accordingly, and hereby give Your consent for the GLA to publish the Agreement Information to the general public; and
- b) may in its absolute discretion redact all or part of the Agreement Information prior to its publication. In so doing and in its absolute discretion the GLA may take account of the exemptions/exceptions that would be available in relation to information requested under the Freedom of Information Act 2000. The GLA may in its absolute discretion consult with You regarding any redactions to the Agreement Information to be published pursuant to this Clause 19. The GLA shall make the final decision regarding publication and/or redaction of the Agreement Information.

Please acknowledge acceptance of the terms and conditions of this letter by signing and returning the enclosed duplicate.

Yours sincerely



Louise Duggan

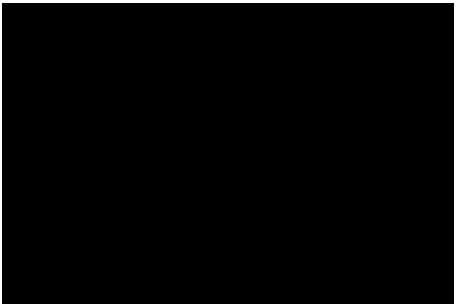
Interim Head of Regeneration

Good Growth Directorate

For and on behalf of the Greater London Authority

Signed on behalf of onRedchurch CIC to accept the terms and conditions of this letter in relation to the GLA providing the Funding.

Signature:



Print Name:  

Position: Director

Date: 05.10.2021

APPENDIX 1

Project Summary

Context

onRedchurch is an initiative in Redchurch Street, Tower Hamlets, that aims to re-broker the relationship between the Street, its activity and local people; foster more innovative, creative and useful deployment of assets; improve Redchurch's poor public space, looking towards pedestrianisation; and build on our work to date. Work that has brought stakeholders together, grown a unity of purpose and set down a principle of collaborative investment.

The proposal

We intend to carry out a programme of work that introduces onRedchurch and its work as part of the High Streets Challenge Fund to the local community; scope and map stakeholders and prospective participants in a future programme; design a forward programme of public engagement and co-design and delivery of public realm improvements; consider options and opportunities to extend and embrace the local community in both the work of onRedchurch and governance/management of a future public realm improvement programme; identify approaches to pedestrianisation that will meet the objectives of onRedchurch, the ambitions and aspirations of its stakeholders and community and support the intent of the High Street Challenge Fund; scope the potential for an evening economy on the Street.

The work includes face-to-face interviews; a small-scale collaborative project with a local community group; internal workshops to deliberate upon and design a forward programme; work with external consultants to identify approaches to and typologies of pedestrianisation; mapping public realm improvements on the street. In parallel, we will consult with officers and members at the London Borough of Tower Hamlets to understand strategies and possible options to revitalise the Street with reference to local economic development, community well-being, highways, employment, employability of local people and environmental sustainability.

onRedchurch's core team of three people will provide the local knowledge and the research capability, working closely with officers from the London Borough of Tower Hamlets. In addition, we will contract community engagement specialists as mentors and designers, to identify best practice and to help us map and design the forward programme; and a cost consultant /project manager to help us estimate and design the forward scope of work.

Expected outputs

Stakeholder map; public realm improvement opportunity map; project plan & budget for HSC Stage 3 submission; sketch plan of potential community governance or future management of the Street's public space and amenities; proposal to manage and deliver improvements to and regenerative occupation of vacant premises on Redchurch Street; analysis of and commentary on local stakeholder interests and views on the future of Redchurch Street, yielded from 30+ individual interviews and two drop-in events.

Expenditure breakdown

Staffing	Tasks	Cost	Unit	Total (£)
onRedchurch	■ ■■■■■	350	14	4900
	■■■■■	300	14	4200
	■■■■■	250	14	3500
				=12,600
External Advisors				
Engagement Advisors/Service Design	Community Mapping, Process Design, Opportunity Mapping	4000	1	4000
Cost Consultants	Support Preparation of Budget	1000	1	1000
Design/Transport Advisors	Advice on Pedestrianisation Schemes & Sequencing of activities for consultation & Framing of a scheme	1500	1	1500
				=6500
Events Expenses				
Community consultation	2 x Drop-ins for residents with hospitality	175	2	350
Stakeholder Engagement	1 x drop-ins for operators	100	1	100
Visioning Workshop	For Team and Key Stakeholders	50	1	50
				=500
Other expenses	Travel for exemplar research & research interviews	10	25	250
	Incidental out of pocket expenses for research interviews	150	1	150
				=400
	Total			20,000

The grant of £20,000 shall be paid in two instalments:

Instalment #1: On signing of contract with GLA and commencement of interviews with members of the community, with particular reference to the Project.

Instalment #2: On submission of an interim report on progress of the Project and acceptance/guidance from GLA on progress, and on completion of all other expected outputs

Risks

Risk	Likelihood	Impact	Score	Mitigation	After Mitigation		
					Likelihood	Impact	Score
COVID recurrence and lockdown	3	2	6	1. Switch work to online research using Zoom, Miro & other digital work and collaboration tools - 2. Ensure team remains safe and constantly has tests if any fear of infection	1	1	1
Work stops due to public opposition	2	4	8	1. Ensure that work is not framed as a proposition but positioned as a process of listening - 2. Ensure that participants comments are recorded and if necessary, check contents back with him - 3. Be clear on privacy and confidentiality, or not, of participants' contributions - 4. Make the social and economic benefits and ROI are emphasised - 5. Build the community into the process of this stage of work and instrumental participation in any legacy actions - 6. Make the proposals and documentation surrounding this stage of work available to the public	1	2	2
Omission of key partners and stakeholders from conversation	2	3	6	1. Always ask participants to recommend key organisations or individuals who need to be involved in the process - 2. Check list of consultees back with key agencies, such as LBTH - 3. ensure that any project marketing and descriptions make it clear	2	1	2

				that no actions of firm decision will flow from this piece of work			
Non-availability of vacant property assets to include in forward programme	3	4	12	1. Consult with landowners to identify vacancies, length of time properties are in this position, and seek to secure guarantees of availability of properties to the project - 2. maintain existing coalition of support for the onRedchurch project - 3. work with GLA and LBTH to set down and clarify incentives and rationale for landowners to put their asset in the 'bank'	2	2	4

Timetable

		w/b 13/09	w/b 20/09	w/b 27/09	w/b 04/10	w/b 11/10	w/b 18/10	Submission: 22.10.21
		1	2	3	4	5	6	7
	Action							
1	Introduce onR to local stakeholders, influencers, residents groups & communities of interest							
2	Listen to community needs for Redchurch Street							
3	Consult with landowners on co-operative approach to street & tenancy visioning & management							
4	Understand TH parameters / strategic goals							
5	Map stakeholders, partnerships etc							
6	Establish physical boundaries of possible forward programme							
7	Identify approaches to pedestrianisation, best practice etc							
8	Create physical 'touchpoint' illustrations of a vision for a new public realm							
9	Progress a new co-operative community co-working partnership (Brick Lane)							
11	Landowner meetup around vacant properties & co-cooperative approach							
10	Possible Community Mapping Workshops/Drop-in Residents							
12	Scope evolution of onR & its governance							
13	Design programme							
14	Draft, edit and finalise Stage #3 Submission							

APPENDIX 2

The Authority's Logos

MAYOR OF LONDON



APPENDIX 3

Progress Update and Claim Form

Summary sheet for publication

In compliance with the Local Government Transparency Code 2014

The Greater London Authority must publish details of all grants to voluntary, community and social enterprise organisations. **By signing the grant agreement above, organisations are also accepting the publication of the information** set out below (by GLA officers) and confirming its accuracy:

The beneficiary is:	<i>A voluntary and community sector organisation</i> <i>A social enterprise:</i> <i>Other:</i> <i>If "Other" please provide more detail</i>	☐ X ☐
The award of this grant was formally approved by:	<i>MD</i>	<i>2739</i>
The grant is awarded on:	<i>05/10/2021</i>	
The grant covers the following time period:	<i>05/10/2021 – 30/11/2021</i>	
It is awarded by:	<i>Good Growth Directorate</i>	
to:	<i>onRedchurch CIC</i>	
Company or charity registration number:	<i>Company number: 13384656</i>	
The grant is for a total of:	<i>Twenty thousand pounds</i>	
Purpose of the grant:	<i>To undertake feasibility and study work as part of the High Streets for All Challenge</i>	

IN ORDER FOR THE GLA TO COMPLY WITH THE 2014 LOCAL GOVERNMENT TRANSPARENCY CODE, THE GLA OFFICER WILL FORWARD THIS SHEET AND THE FUNDING LETTER TO THE GOVERNANCE TEAM AS SOON AS IT IS SIGNED.

High Streets for All Challenge

Stage 3 application form

Overview

The High Streets for All Challenge is an invitation to local partnerships to bring forward and co-design innovative high street recovery strategies and proposals. Each strategy can address common and local challenges and underpin the public re-imagining of high streets and town centres across London. Strategies can support actions across an entire high street or focus on an innovative exemplar high street recovery project.

Exemplar projects at Stage 2 of the High Streets for All Challenge are invited to put forward an application for further Stage 3 funding.

At Stage 3 the GLA will make available between £100,000 and £200,000 additional revenue funding to up to 12 exemplar projects ready for the next phase. This funding will provide capacity for the detailed development of place-based high street strategies, community engagement, feasibility work and proposals for their assets. Proposed activities should build on the applicants' Stage 2 work undertaken or underway and be live, dynamic, experimental and reflect locally determined priorities.

A further £100,000 capital funding will be provided to deliver 'proof of concept' activities for up to five successful projects to test the effectiveness of proposed strategies and help develop and deliver larger projects.

In conjunction with the High Streets for All Challenge funding, the GLA have partnered with Power to Change to invite up to two exemplar projects to pilot the development of Community Improvement Districts.

In addition, exemplar projects can call on support offered by the GLA and its mission partners via the Challenge Expert Panel, which includes the Mayor's Design Advocates and brings together GLA policy leads and advisors from a range of disciplines and sectors.

Completed Stage 3 applications forms and supporting documentation should be sent by email to HighStreetsforAll@london.gov.uk by 4pm on Friday 22 October 2021.

The GLA will announce successful Stage 3 projects in December 2021. Stage 3 activities will need to be delivered and GLA funding will need to be spent by 31 March 2023.

A second invitation to put forward a Stage 3 application will be made in April 2022 for those local partnership at Stage 2 who require more time to prepare their application. Subject to funding a third cohort will be invited in autumn 2022.

Guidance

Please complete all sections of this application form. This application should be seen as a development of the material you previously supplied us, highlighting the partnership development and strategy development that has taken place over the summer. We require all questions to be answered with the most up-to-date information available, including how you have utilised (or will utilise) the £20,000 Stage 2 development funding provided. Please outline any transferable learnings you have discovered or aim to discover that other high street partnerships can benefit from.

The Stage 3 application offers exemplar projects the opportunity to corroborate and verify information provided previously, as well as update us on any recent developments to your project as part of the Stage 2 funded development and engagement activities. Please also continue to refer to the [High Streets for All Challenge – Possibilities Playbook](#) to develop your proposals. If anything is unclear, please speak to your contact in the GLA Regeneration team.

To indicate your interest in becoming a Community Improvement Districts (CID) pilot, please also refer to the separate CID guidance note and respond to the supplementary questions in Section D of this application form.

Applications that are not presented in this template will not be considered. Please do not exceed the stated word limit.

Additional information in support of your proposal will be considered, this may be something which helps us to understand your project better or which supports a specific aspect of the proposal. Please ensure that:

- All documents being submitted are listed in this form under Section E – Supporting documents.
- Wherever possible, all documents should be attached to a single email, with the email including a link to a file transfer service if you need to send large files.
- Wherever possible, individual documents should be combined (for example, it would be helpful if you can submit one PDF including multiple letters of support rather than submitting several letters individually).

Feedback cannot be provided on drafts of your application, but if you have any queries about how to complete your form please email your query to HighStreetsforAll@london.gov.uk.

Assessment criteria

The following weighting will be applied to assess Stage 3 applications.

Section	Score (1-5) *	Weighting
A – Your Place-based challenge and proposition		50 per cent
B – Your Partnership		25 per cent
C – Your Asset		25 per cent

The following weighting will be applied to assess applications for the Community Improvement (CID) pilot funding.

Question	Score (1-5) *	Weighting
D1		25 per cent
D2		25 per cent
D3		25 per cent
D4		25 per cent

*** Scores range from 1-5 (1 = Low, 5 = High), where:**

- 1 Does not meet the minimum aims of the programme, does not describe the details of the project
- 2 Meets the minimum aims of the programme, describes some details about the project but does not explain wider context
- 3 Meets the minimum aims of the programme, clearly explains the project and puts it in context
- 4 Goes beyond the minimum aims of the programme, clearly explains and evidences the project and puts it in context
- 5 Ambitious programme or project which exceeds the minimum aims of the programme, detailed explanation and evidence of the project, includes elements of innovation in approach

General information

Your high street:

Redchurch Street

London borough(s) where the high street is located:

London Borough of Tower Hamlets

Postcode:

E8

Lead organisation name:

onRedchurch CIC

Contact address:

11 Chance Street, London E8 2JB

Contact name:

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Position held / job title:

Director

Contact email:

onredchurch.com

Telephone number:

Legal status of lead organisation:

Non-profit: Community Interest Company

Charity, Society or registered company number (if applicable), or other:

13384656

VAT registration number (if applicable):

N/A

Full registered address (if different from the contact address above):

Click here to enter text.

A – Your place-based challenge and proposition

A1 – Please describe the challenges your high street strategy is trying to address and what needs to happen for these challenges to be overcome. The context should describe the high street as a whole, be as specific as possible, telling us the story of your place, its people and economy and why High Streets for All Challenge funding is needed to address these issues.

“The problem with Redchurch is that it’s too cool for school. It feels cold, disconnected, all about black and gloss. I want it to be WARM. I want to feel welcomed. COVID has drawn me back to my community – and I want Redchurch to be a part of that.” (Local resident)

This is our challenge. And it is more than cosmetic.

Redchurch Street grew up over 400 years ago as a place for furniture makers, merchants and new immigrants to make, trade and prosper. Fast forward to today and it’s become a new form of amazing place.

Through the Industrial Revolution, new migration from Central Europe and Bangladesh, the era of the Young British Artist and rise of the fashion blogger, it’s become more than a High Street. It’s home to a strip of innovative, creatively-minded and distinctive food and fashion shops, signature graffiti, luxury hotels and world class companies operating from behind blank walls. It’s become a kind of luxury coastal resort for the prosperous creative classes and a cosmopolitan party, party, party venue for city workers.

The problem with this is that yes, it’s fun. Yes, good-looking (in a grunge way). Definitely fashionable. But for a particular demographic only. And it is not sustainable, either socially or financially.

A ‘super-gentrifying’ market failure has taken hold of Redchurch. It’s been accelerated by the effects of e-commerce and COVID. And the process is likely to be compounded by the future development of Shoreditch.

At any one time, around 6-10 ground floor units are either empty or on the thinnest (and clone-iest) of short-term leases. Adjacent communities don’t visit the street, for fear of trespassing – Redchurch isn’t associated with any meaningful moment in their lives. In future, the development of Bishopsgate Goodsynd is likely to mimic (or steal) some of the creative cast that have rendered Redchurch independent and creative. Hybrid work patterns will also take business away from the Street.

The surrounding community would like Redchurch to offer opportunity, employment and equity, and our work is set on making it happen. To foster a new sense of belonging. To create a safe space for experiences that allow people to be who they are. Extend its social franchise, its uses, usefulness; to make the Street compelling so that a broader community identifies with Redchurch, participates in its life, renders it more valid to their lives and adopts the Street as their own. Here resilience lies.

(continued)

Some of the keys to making it happen: help residents and communities on the Street and larger neighbourhood to find new connections; create opportunities for positive social interactions; support people-focused business and services; find ways and means to moderate unsustainable and inflexible rents; use our young Community Interest Company as an agent of change – the first stage of a new social anchor organisation for the Street, a force for unity allied to utility.

Build all of this off the back of the ‘coalition of the willing’ we have created, by gathering major landowners on the street into a formal alliance, by our constant engagement and support for operators on the Street and our growing conversations and collaborations with local organisations in the community, creative and social sectors.

Why does all this matter?

Because Redchurch is home to outstanding creative industry professionals and hospitality businesses that could usefully support the employment, skills and other needs of adjacent communities.

Because this is a moment in time to capitalise on the collective interest of a cohort of progressive property owners. All are long term owners with a declared interest in the future stewardship of the Street.

Because Redchurch is home to a Mosque, the Rich Mix cultural centre and a clutch of residents who’ve lived there forever – a flicker of a community, and a community that cares.

Because Redchurch contributes £5.6m p.a. in rates to the local economy and this needs to be protected, nurtured and grown to support other residents and businesses in the area.

Because Redchurch is at the gateway of London’s East End, flowing through to Brick Lane, Bethnal Green Road, Roman Road and on to Whitechapel. People want the Street to make that statement; a robust statement, both diverse and inclusive.

But there’s a larger reason still: a post-pandemic world demands localisation. COVID created loneliness and economic instability but emphasised and underscored the power of mutualism, community and the importance of healing the growing disparity between rich and poor.

Because of its location, unspent assets and capacity for creativity, enterprise and innovation, Redchurch could embrace many of these issues, and in so doing find a new lease of life, and meaning.

Our work in Stage 2 of the Challenge has given us the opportunity to talk to more people, forge new working partnerships, check tolerances and test feasibility. We are applying because the Challenge embraces the development of physical, civic and social infrastructure – this is our programme - and it prioritises stewardship by residents and businesses to maximise local economic opportunity. The Fund can help us pioneer a new Redchurch – a new High Street that is “ours”, and not “theirs”.

A2 – Please describe the proposed high street strategy development during Stage 3, setting out specific activities and innovative approaches. For each please describe the inputs required to deliver these, key milestones and outputs, and their expected impact.

Please use this space also to highlight if your project aims to achieve one of these activities:

- **Testing new and flexible models for workspace provision** in collaboration with public or private high street landlords.
- **Support street markets** in developing targeted plans which could for example address new forms of market management, local supply chains, employment and training, or environmental improvements.
- **Integrate a local ownership or management model** such as a community business, co-operative structure or raise of alternative finance through community shares.
- **Develop a Community Improvement District (CID) pilot.** Please see also supplementary questions in Section D.

Our full response to this question sits in a document folder that supports our Application. There is not space here to map out the development programme. Our response meets the word limit.

In Stage 3, we will respond to the challenge by engaging with the community and scoping, prototyping and testing several creative and innovative social, economic, civic and spatial actions.

Our agenda has been informed in Stage 2 by conversation with new and existing local partners and the informal advice and insight of professional advisors: engagement specialists Soundings, who have worked in the area for many years; Mayor Design Panel member Julian Lewis, East; Joe Morris of Morris & Co., who is designing a building on Redchurch Street, working in Tower Hamlets and has had a retail business in the area for many years; creative entrepreneur Rahemur Rahman; and engineer and transport planner John Dales of Urban Movement.

The programme is built off the back of our work to date: forming a coalition of prominent landlords with major holdings on the Street; our constant nurturing and support for retailers and other operators on Redchurch, many well-known fashion or food retail brands; our formation of a Community Interest Company; hosting of regular public events to grow public engagement; creating and exhibiting a design ideas competition to speculate upon possible futures for the street; our work with local creatives, coupling them with operators to exhibit their work and perform in-store; applying QR codes to the facades of buildings in darkest COVID times to create a virtual market for local makers and entrepreneurs.

Stage 2 has enabled us to set down and develop the following four workstreams:

- **Diversifying Redchurch Street's 'offer':** testing new, flexible, affordable and pro-social ways to re-use properties that are vacant or on short-term leases and extend a Street offer into the evening

- **Growing the community footprint and social value of life on the Street:** extending the Street's social franchise and value by supporting and hosting social ventures, employability projects and local supply chains
- **Developing a healthier, more inclusive and equitable public realm:** testing ideas for improved street design and new public space experiences for people who live and work in the area
- **Growing onRedchurch CIC:** grow the capacity, reach and accountability of our organisation to lead the work in a sustainable, inclusive and popular way

Stream 1: Diversifying the Offer

Activities:

- Concept plan and delivery framework for vacant properties
- Develop feasibility of an 'Evening Economy'

Inputs:

Landlord Forum meetings - GLA Evening Economy expert -Software development company consultancy and services - Small capital fund to seed finance alterations to properties - Collaboration with Rich Mix, East End Trades Guild, Otij-Jo and others on prospective occupants' concept and pipeline - Recruit event manager for test activities -Pro-bono support from local organisations like Mother Advertising to conceptualise a new inclusive era for the Street

Outputs:

Deliver adaptive re-use of two properties on the Street -Establish an 'evening economy' Special Interest Group to engage all stakeholder categories, landlords, operators and residents - Devise and run two events to test feasibility and features of an 'evening' economy - Prototype open tenant management and data platform with landlords, seed stage of a future hyperlocal 'Appear Here' service

Stream 2: Grow Community Footprint

Activities:

- Develop and test social venture uses, e.g. affordable workspace providers, local retail, new model social enterprise
- Scope, co-design and launch new employment initiative with partners

Inputs:

Research to scope and support work opportunities - Advice and co- working with Employment and Skills officers at LBTH and LBH to devise and launch a scheme -Match finance social venture 'early win': hospitality training non-profit Saira Hospitality - Consultancy from East End Trades Guild on creative industries collaboration

Outputs:

Support and deliver a new local hospitality training venture, as a test social venture - Launch '(Work) onRedchurch', a new employability programme, delivered in partnership with LBTH and LBH - Create supply chain opportunities for Spitalfields Farm (botanicals) and others

[Continues in Document appended to this application]

(Response continues in additional document in Appendix. Words: 1000 in total)

A3 – What is the estimated project budget?

Total project budget: £255,000

Please list the estimated costs of the project activities described under A2. If applicable, please include costs for the development of a CID pilot.

Project activity	Estimated cost (£)
Project Leadership, Management and Administration	74,000
Workstream #1: Diversifying the Offer	58000
Workstream #2: Growing the Community Footprint	23000
Workstream #3: Public Realm Improvements	95000
Workstream #4: onRedchurch CIC	5000

A4 – How much GLA grant funding are you requesting?

GLA revenue funding	£195,000
GLA capital funding	£30,000
Total GLA funding	£225,000

A5 – If applicable, how much match funding is secured?

Match funding secured: £130,000 (FY 2022/2023 & 2023/2024) – Capital Only

Please list sources and amounts of match funding secured.

Source	Match funding secured (£)
London Borough of Tower Hamlets (LIF)	130,000 (Capital only) – The GLA capital contribution in 2022/23 will be matched by £30k from this source (This source is subject to Cabinet Approval. Match funding will principally be used to take GLA investment and legacy forward)

Please explain any funding shortfalls and how you plan to address them.

N/A

A6 – Partnerships can access support from a dedicated panel of experts comprising of Mayor’s Design Advocates, internal GLA Group policy leads and other experts as required. Support could include design review of developed projects, broader development of approaches to specific issues e.g. pedestrianisation, workspace strategies, climate action plans, or advice and mentoring on project management issues. Successful partnerships can access up to two days of expert time. Please indicate your requirements and we will work with you to identify the expert and approach.

The skills within the Expert Panel include:

- ☐ Project set up
- ☐ Data, analysis, evaluation + economics
- ☒ Community engagement
- ☐ Partnership formation + capacity building
- ☒ Architecture + urbanism
- ☐ Workspace
- ☒ Public space + public art
- ☒ Landscape architecture + growing
- ☐ Heritage + conservation
- ☐ Markets
- ☐ Climate change action planning
- ☐ Child friendly design + play
- ☐ Cultural curation
- ☐ Business planning + organisational development
- ☒ Digital strategy + enabling
- ☐ Property development advice
- ☒ Skills + employability support
- ☐ Business support, community business + enterprise
- ☐ Planning + licencing incentives

A7 – Please list the three key risks to the project and proposed mitigation of these risks. This should include a description of any risks a rating (low, medium or high) and a mitigation description.

Risk	Rating	Mitigation
COVID has the potential to have a major impact on business on the street through lack of footfall, government restrictions etc. , Several of our key objectives in our proposal could be jeopardised, including: creating indoor spaces for entrepreneur hubs; hospitality businesses surviving, limited access to the pathway to work scheme;	High	To mitigate these risks, we will factor in ways that we can pivot to adhere to government guidelines, whether that is holding mentoring sessions and classes over zoom, designing socially distanced consultation events or creating online platforms to support the entrepreneurship scheme
Unwillingness of community to engage The community around Redchurch Street have largely been overlooked in the recent development boom and as a result have the potential to be distrustful and unwilling to engage.	Medium	We have already taken steps to mitigate this risk by partnering with organisations that are already embedded within the community. We will work with these organisations to co-create consultation events and co-design outcomes, with special reference to the needs of hard to reach groups.
Changing business landscape Large-scale developments in the area have the potential to change the type and scale of businesses currently on offer. Traditional office working may decline, leading to the landlords we have engaged to date selling buildings or changing their use. This could impact upon the offer we are able to provide and confident platform upon which onRedchurch sits.	Low	If landlords do sell on, we can use the experience and knowledge we have gained so far to engage new owners. Our plans are intended to be adaptive, so this risk has been identified as being low. In addition, most development requirements include evidence of Social Value, which our project provides. New landlords will see the attractiveness of engaging with us.

A8 - Summarise your high street strategy's proposed social, environmental and economic outcomes. What do you hope it will have achieved in one, two and five years' time? Please outline any transferable learnings you have discovered or aim to discover that other high street partnerships can benefit from.

Within five years:

- Min 10 new businesses formed, with growth of at least 5 more
- Min of 15 new jobs and 30 new work opportunities for local people
- Decreased turnover of leaseholders of properties
- New, improved and more pedestrian-friendly street design, urban design and new green spaces, open to experiences other than F & B after 6PM
- Active and engaged community management of the Street

One year:

- Minimum of two vacant units into longer term, more enduring, community use
 - New stakeholder partnership
 - Expand community participation in the neighbourhood, in part by adding two new directors to onRedchurch CIC & 10 members with governance rights and responsibilities
 - Minimum of four activity-based community gatherings, engaging with 1500+ people
 - 10 new work training, experience or other opportunities
- Two new prototype green spaces

Two years:

- Five units into longer term, more enduring, pro-social use
- Enable minimum of 2 new businesses formation in the area
- Publish concept designs for new street design (RIBA Stage 2)

Transferrable learnings:

- Modelling a new future for the urban office district in London
- Best practice in how landlords can be responsible stewards
- How properties that are vacant/on short-term leases can be mutually managed and generate a critical mass of affordable, more sustainable uses
- How high and inflexible rents, as well as fragmented ownership, can be managed and need not act as a barrier to positive community-led change

A9 - Select the range of outputs you expect the project to deliver from the High Street for All mission key performance indicators (KPIs) below.

- ☒ Additional funding raised / invested by delivery partners and other bodies as a result of GLA investment
- ☒ Number of new jobs created or existing jobs safeguarded
- ☒ Increase in square metres of new or improved public realm

- ☒ Increase in footfall: Increase in the number of people accessing a defined (high street/town centre) area during the day and night
- ☒ Increase in the number of vacant/underused units being brought back into productive day / night use
- ☒ Number of community businesses, cultural and civic organisations supported on the high street

B – Your Partnership

B1 – Please describe the organisations and groups involved in your partnership, their role in your developing the high street strategy and the skills and capacity they bring to the project.

Our project is shaped by partnership working and outreach with very diverse organisations and individuals, from property companies on the stock market to curry houses on Brick Lane, the founder of Dishoom to a hot chilli sauce entrepreneur working from a nearby housing estate, from social housing landlords supporting the homeless through to retailers of £11,000 Shearling coats.

Landowners: we have convened a coalition of landowners to engage and progress with the improvement of Redchurch, including Derwent plc and Redevco. High Streets for All Stage 2 has enabled us to add Estate Office and Zalouf family to our stakeholder partners. They have shared with us their insight into the market, its limitations and commitment to improving the quality of the environment and social engagement of Redchurch. They have financed the foundation of onRedchurch CIC with no dictat over its agenda.

Local Government: the boundary between the Boroughs of Tower Hamlets (LBTH) and Hackney (LBH) intersects Redchurch. LBTH supported our application and some of our activities to date. Stage 2 has enabled us to engage Hackney in our work, win their support and commitment to collaborate both with LBTH and onRedchurch on improvement of the street in an holistic way. The co-working of both authorities will enable us to be centred on the needs of local people and aligned with economic, social and spatial plans and strategies.

Redchurch Street Traders and Operators: we have a strong partnership with traders on the Street built through a series of regular events across the last two years and through COVID Recovery. Mother Advertising, Sunspel, Sweaty Betty, Allpress: these traders and many others bring economic opportunity, commercial realism and an indie spirit to our work.

Rich Mix, the Brick Lane Restaurateurs Association (BRLA), East End Traders Guild (EETG), Otij-Jo, Oxford House and Providence Row have been important to development of our strategy and will be important to its delivery. Rich Mix will support us in engaging with communities, creative and residential families. We are working with the BLRA on a neighbourhood-wide Food Festival. The Otij-Jo women's group on events and future participation by Bangla women in events and employability schemes. Thanks to Stage 2, we are starting to discuss a creative framework for re-use of vacant premises with EETG; connected strategic work with communities in Bethnal Green via Oxford House; and we are linking Providence Row social housing company with a developing plan to host a new training venture in vacant premises on the Street.

In our next stage of work, we plan to grow our existing relationship with St Hilda's East Community Centre. Stage 2 has enabled us to start to build routes to working with the Shoreditch Masjid Trust, who own and manage a Mosque on Redchurch. We also are now working with affordable markets curator and manager Fashion First. These relationships underscore the importance of growing our networks, out to residents of the Boundary Estate and Friends of Arnold Circus, an important local civic organisation.

B2 – Please describe the structures and mechanisms which will be used to manage and govern the development and implementation of your high street strategy.

At the centre of our high street strategy will be onRedchurch CIC. This is a non-profit organisation founded in 2019 with a commitment to support Redchurch Street and improve its social and economic performance and physical improvements. The organisation was co-founded by Rebecca Collings, originally an economic migrant to the neighbourhood in search of cheap studio space, a local civic activist, co-founder of the local residents Jago Action Group (JAG) and landowner on Redchurch Street. To date, the work of the CIC has been financed by a coalition of landowners and some of its activities supported by LBTH.

onRedchurch will be responsible for the work of the strategy. However, from the start, we intend to widen and deepen the routes and relationships of onRedchurch with the local community and its accountability to local stakeholders other than the property companies whose capacity was developed and investment has supported the start-up of onRedchurch.

We plan to appoint non-Exec Directors and grow a membership to whom the Directors of onRedchurch will be accountable.

To support the direction of the strategy by onRedchurch, we intend to found a new stakeholder partnership made up of representatives from the local authorities, local communities, environmental, welfare and BAME communities, landowners and other key parties, such as the emergency services. We will consult on the appointment of the Chair of the group.

The new stakeholder partnership will have a strategic but also a practical function: an entity that allows monitoring of the work of onRedchurch but also direction and support for joint working between the two local authorities, for top line discussion of important issues such as traffic and vehicle management, as well as monitoring and regulation of the way in which onRedchurch chooses to engage with communities.

As happens at present, onRedchurch will retain working links with landlords and operators on the street through regular Landlord and Operators Forums. Our communications with all will be regular. Group meetings will meet at least once a quarter, to be informed of, discuss and participate in the design development of the strategy.

As an organisation, we plan to be a London Living Wage Employer and will advocate to all of our stakeholders that they become an accredited Employer.

Strategically, we will take as reference point and guide the Economic, Community, Spatial and other Local Plans and Strategies issued by the London Boroughs of Tower Hamlets and Hackney.

We will also shape our plans with keen reference to the many relevant strategies and plans of the Mayor of London that we relate to and support, including Skills for Londoners, the Social Integration strategy, Healthy Streets, the Good Growth Fund, Environment and Economic Strategies.

B3 – How will your project involve local communities and businesses as it develops? What innovative engagement has been undertaken or is underway to evidence the demand or need for your project? Please make explicit reference to any relevant projects or initiatives in the local area to highlight the effectiveness of your approach.

We have consciously designed our project programme so as to allow local communities - residents, business people, creatives and others – maximum opportunity to engage with and benefit from our work at a level that they prefer and choose. The adaptive re-use of property: appeals to creative and commercial personalities. Employment initiative: those looking for career progression. Improved public realm: families.

Area-based initiative in Poplar, Arnold Circus and Roman Road have acted as inspiration; on top of the projects that members of the onRedchurch team have supported, in communities such as Sheffield, Middlesbrough and Tiger Bay.

During Stage 2, we reached out to communities to understand demand and need for our project. Locally born individuals working in the creative industries and commerce were excited. The Bengali community we spoke with found our willingness to engage, progressive approach interest in green spaces appealing. Amongst stakeholders, there was a lot of enthusiasm for making Redchurch a safe, more engaging, human place. Amongst some civic organisations – for example, the Friends of Arnold Circus or Boundary Estate Tenants Association – we found caution, underscoring the importance of thinking and working together towards shared goals.

With this insight and in support of our design, we developed with an engagement specialist a series of benchmarks with which to monitor and mark our progress in the Challenge, and this will frame our work:

- Giving voice to diverse communities
- Building understanding between communities
- Supporting and growing local networks
- Unlocking confidence and agency

We will host one-off events, meetings, sequences of activities and develop on-going relationships. This will build upon our existing (and extensive) work with local people, centred principally on the creative arts, be it in collaboration with Rich Mix, St Hilda's Community Centre, encouraging people to share their stories for a community mural or running events in places previously considered off-limits, such as the offices of global ad agency Mother or a 'pop-up' space currently occupied by global luxury brand Bottega Veneta.

During Stage 2, a 'relational' map is under way to help us understand the networks, communities of interest and relationships that flow in and out of the entities on Redchurch, to start to see and understand its dynamics and engagement in new ways.

B4 – Is any of the organisations in your partnership led by and/or for marginalised communities and those most affected by the coronavirus crisis? We define ‘led by’ as at least 51% of an organisation’s leaders (trustees and senior managing staff) are people with lived experience. Please indicate if organisations in your partnership are led by any of the following (select all that apply and provide further detail below):

- ☒ Black, Asian and Minority Ethnic (BAME)
- ☐ Deaf and Disabled
- ☐ Lesbian, Gay, Bisexual, Transgender and Queer/Questioning (LGBTQ+)
- ☐ Older People
- ☒ Women
- ☒ Other (please specify below)

BAME-led organisations include

- Brick Lane Restaurateurs Association
- Shoreditch Masjid Trust
- Oitij-jo (BAME led, focussed on women’s pathways to community/work, serve a majority BAME community)
- Renaissance Foundation

B5 – Do young people have a formal role in decision making within any of the organisations in your partnership? E.g. a youth advisory board. Please provide details.

N/A

C - Your Asset

C1 – Please describe your available asset/s or priority area of intervention - the underused building(s) or space(s) you want bring to the Challenge – and how it/they can help to unlock the Challenge, generate public value and act as an anchor for your wider high street strategy. Please set out your approach to achieving financial sustainability regarding operational costs and maintenance.

Our priority area for intervention are properties on the street that are either empty or on short-term leases. At any one time, up to 20% of properties on the Street are in this condition.

These kinds of properties serve to:

- Blight the street and render it uninviting
- Encourage a lack of ownership of the environment by occupiers, compounding blight
- Encourage a moveable feast of pop-ups, or lightweight creative concepts that serve to animate premises and bring little sense of usefulness to the street
- Through this offer, appeal to particular demographics such as visitors and tourists and so turn the street into a pure marketing platform

To address the condition of these properties and seek to adapt and co-ordinate their use towards more useful, socially purposeful and community orientated is to bring a new dimension to Redchurch, the utility it brings to local people and identity it embraces. The impact of ventures such as The People's Supermarket on Lamb's Conduit Street, Deptford Market on Deptford High Street and archway development across London, especially in E8, only serves to underscore the longer-term economic and social value of property innovation to dilapidated and under-used spaces.

Our approach is two-fold to the problem. First, create a new funnel for and initiate demand for space on the Street from more socially purpose-full retail, workspace and recreational ventures. And establish and promote an 'early-win'. Second, create a service via a digital platform that enables landowners to know the status and leasehold tenure of holdings on the Street and manage and co-ordinate tenure, 'activations' and leases.

Operational costs and maintenance of properties will remain the responsibility of the landowners. However, the coalition we have built of landowners with interests on the street are committed to supporting the multifunctionality of Redchurch. They recognise that affordability, or a critical mass of affordability, is essential to that multifunctionality. And that whole-place vitality means accepting a lower yield on some properties, and not all will be equally profitable. We intend through the Challenge to pilot a digital platform that allows the posting of prospective tenancies, a market place for new creative and social concepts, as well socially-driven DTC uses paid for by social media marketing.

Our innovation is buoyed by the impact on Redchurch has already had informally co-ordinating empty units on behalf of owners. These activations have ranged from hosting sewing circles to hosting art displays, creating space for design studios to a venue for masterclasses in playing video games. As the owner of one creative studio, Rakeem Russell put it: *"Redchurch helped us engage Sony as a client. To take space meant we were able to boast an eclectic group of creatives, supported by Redchurch Streets' vibrant allure and heritage."*

We see the digital platform as a prototype local Appear Here that could be used in other neighbourhoods, by other organisations.

C2 – Please confirm the size (in square metres) and describe the physical condition of the asset. Please set out your approach to ensuring that all necessary consents are in place.

Description	Landowner	Unit sqm	Condition	Consents
A series of small units, suitable for <u>start up</u> businesses, workshops, etc.				
28 Redchurch St	B C Capital	28	Delap	OK
30 Redchurch St	B C Capital	28	Delap	OK
31 Redchurch St	Redchurch Property	124	Good	OK
36 Redchurch St	The Estate Office	TBC	Delap	pending
6 Redchurch St	Derwent	TBC	Good	pending
7 Club Row	Redevco	70	Good	OK
9 Club Row	Redevco	123	Good	OK

C3 – Please describe the ownership, lease arrangements and management of the asset. Please confirm that you have the authority to develop and implement related proposals or are seeking it.

All of the properties are currently empty or on short-term leases.

All of the landowners listed are either working partners or seed funding partners of onRedchurch CIC.

They will be formal stakeholder partners in the new partnership formed with the support of the Challenge and participate in the origination and design of the strategic direction and development of the Street.

We have agreement in principle from participating landlords, subject of course to detailed agreement of key commercial aspects such as insurance, fee and rent levels. But the willingness is there to invest in the work of the Challenge and our experimentation with a digital platform.

Any digital service platform would be operated by a property manager on behalf of landlords and include a standard template licence to occupy the premises for an agreed period.

We also see opportunity for local employment. Uses that may be most appropriate to the direction of units demand maintenance. Few landlords have the asset management resources to attend site every time the security or fire alarm goes off. Maintenance contracts may well be available, alongside similar arrangements we would like to develop for the public realm.

C4 – Please describe how your asset can help tackle the climate and ecological emergencies and support a just transition to a low carbon, circular economy?

We are motivated to adapt the use of properties on Redchurch and improvement of its environment and experience as a vehicle for the growth and prosperity of London and the immediate community.

Engaging with these assets has a strategic, practical and tactical rationale in the face of climate and ecological emergencies.

On a strategic level, to address the assets and improve their performance in the ways that we propose is to meet Sustainable Development Goals of Decent Work and Economic Growth (8), Reduced Inequalities (10), Sustainable Cities and Communities (11) and Partnership to Achieve the Goals (17).

On a practical level, adaptive re-use preserves the embodied energy, yields fewer environmental impacts than new construction and generates savings; to address existing assets in cities tends to support social sustainability, by contributing to the look, feel and identities of communities; and our emphasis upon street design directly seeks to re-balance the relationship between vehicles and people in a part of London that suffers from exceptionally high health inequalities.

There is an advocacy dimension to our response too. We seek to create space on Redchurch for innovators, especially community innovators, and mainstream them alongside chains of independent retail brands. To date, this has included a sewing circle, working with recycled clothes. During Stage 2, we have worked with a non-profit that seeks to localise the recruitment of workers to hotels and restaurants. We have discussed delivery in partnership with LBTH and LBH, working closely with their Employment and Skills Teams.

Just as to renovate is to instantly save carbon, to cultivate new social ventures like this is to link sustainability, economic development and social justice.

D – Community Improvement District (CID) pilot

Please only complete this section if you are interested in becoming a CID pilot.

D1 - What would a CID structure add to your high street strategy? What would you want to achieve by piloting this approach and who would benefit? Please bear in mind that the focus of this initial funding is for development i.e. the work of thinking, planning and setting up your Community Improvement District. To help you focus your answer, please refer to the outcomes listed in the guidance in relation to the stage your partnership is currently at, your current strengths and weaknesses, and the development work you still need to do.

N/A

D2 – Please tell us about the organisations and local bodies which influence how your high street area is managed. For example local councils, Community Enterprise Zones or Business Improvement Districts and others. How would a Community Improvement District (CID) complement their activities? What gap would the CID fill?

N/A

D3 – Please tell us about the existing partnerships – e.g. with residents, the voluntary and community sector, businesses, and local government - that will support the development of a CID. To what extent are they formalised? Where the partnerships you need are not yet in place, please explain how you would build them, to involve a diverse range of stakeholders in your Community Improvement District pilot.

For this question you may cross refer to the answer you provided to question B1, about your partnership.

N/A

D4 – Have you considered potential sources of income that might sustain the activities of the CID in the future?

N/A

E - Supporting documents

Please list all documents which you are submitting as part of the application. Please use short and clear file names for your documents.

Supporting document	
High Streets for All: Response to A2	
High Streets for All: onRedchurch, Additional Information	Artist Impressions of a new Redchurch
	Engagement, Aims & Bechmarks
	onRedchurch: Creative Engagement
	Letters of Support: London Borough of Tower Hamlets London Borough of Hackney Rich Mix

Transparency and Freedom of Information

We are committed to openness and transparency at City Hall (<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/openness-and-transparency>). That means we will publish a range of information held by us relating to this programme. This includes grant agreements, targets, performance and spending information and other data. Successful bidders should meet this commitment too, by making available information to us so we can publish it and respond to specific requests.

As a UK public authority, the GLA is subject to the provisions of the Freedom of Information Act (2000) (FoIA or 'the Act') which gives the public the right to request access to information held by the GLA. The information submitted as part of your response will constitute information held for the purpose of the Act.

None of the provisions under FoIA permit the GLA to withhold responses in their entirety. We do however recognise that your response might contain some sensitive information which is not suitable for disclosure.

If your response includes other information which you believe is not suitable for publication, please supply a supporting letter with this form to provide details about:

- (a) what information you consider to be sensitive or not suitable for publication, and
- (b) the reasons why you believe this to be the case.

We will only redact or remove information where we would have valid grounds for withholding that information if it was subject to a Freedom of Information Act request. For more information about the exemption provisions for withholding information under FoIA, please refer to the [guidance](#) published by the Information Commissioner's Office. If your response is subject to a request under FoIA, the GLA will consult you to obtain your view about its release. The final decision about what is to be published and what can be published/released rests with the GLA.

☒ Please tick the box to confirm that you understand the above regarding Freedom of Information.

Declaration

Please sign by ticking the box and completing the name and position information below once you are satisfied that you have completed the form correctly.

I, as the applicant, declare that I have read and understood the guidance and response form. I declare that the information given in this form is true and accurate to the best of my knowledge and belief.

I declare that I have permission from any other partner(s) involved the project to sign the application form on their behalf.

I understand that information given by me will be treated in confidence but may be submitted for checking against records held by other government departments, and other agencies for the purposes of assessing your eligibility for a grant or for the purposes of the prevention or detection of crime.

☒ **By ticking this box, I accept all of the above statements and I certify that all of the information I have put in this response is true and to the best of my knowledge.**

Signature:

■■■■ ■■■■

Print Name:

■■■■ ■■■■

Position:

Director

Date:

22.10.21

High Streets for All Challenge

on
Redchurch

Additional
information

With our project, Redchurch Street will become...



... an active street



... a safe street

With our project, Redchurch Street will become...



... a street of new entrepreneurs



... "our" street, not "theirs"

onRedchurch/Soundings Engagement Process Aims & Benchmarks

'Engagement process' covers any process that involves communities thinking and working, together with others, towards shared goals. Understood in this sense, an engagement process in Redchurch is a live collaborative conversation about how we can make Redchurch Street "a high Street for all".

To be properly collaborative, the engagement process(es) need(s) to be as inclusive as possible with business, residents, civic groups and other near neighbours .

The engagement process for the next stages of the High Street for All needs to involve a diverse range of goals, groups, settings and duration, based around one-off events or meetings, a series of events and ongoing relationships. This is in recognition that neighbours represent different interests with different potential/willingness to engage in the process, but all have the revitalisation of Redchurch Street at heart.

With this, the aims of an engagement process needs:

- to build mutual understanding between our communities;
- to collaborate to find creative solutions for our high street;
- to collectively decide on action(s);
- to conduct research on our community needs;
- Find community-focus routes to deliver the Redchurch Street CIC organisation.

Engagement Benchmarks

Soundings and onRedchurch are developing a series of benchmarks against which to mark our activities. The aim of these benchmarks is to set a series of goals to improve how we engage with our communities and deliver on the key challenges set out in the High Streets for All - creating a public welcome, innovative places of exchange, generating social value, connecting communities.



Giving voice to our diverse communities

Does this activity give those in our community the opportunity to share their thoughts, opinions and ideas, especially those from underrepresented groups?



Building understanding between communities

Does this activity help our diverse communities understand each other's aspirations and desires for our high street?



Building our local networks

Does this activity act as a catalyst for creating new connections between communities on Redchurch Street and beyond?

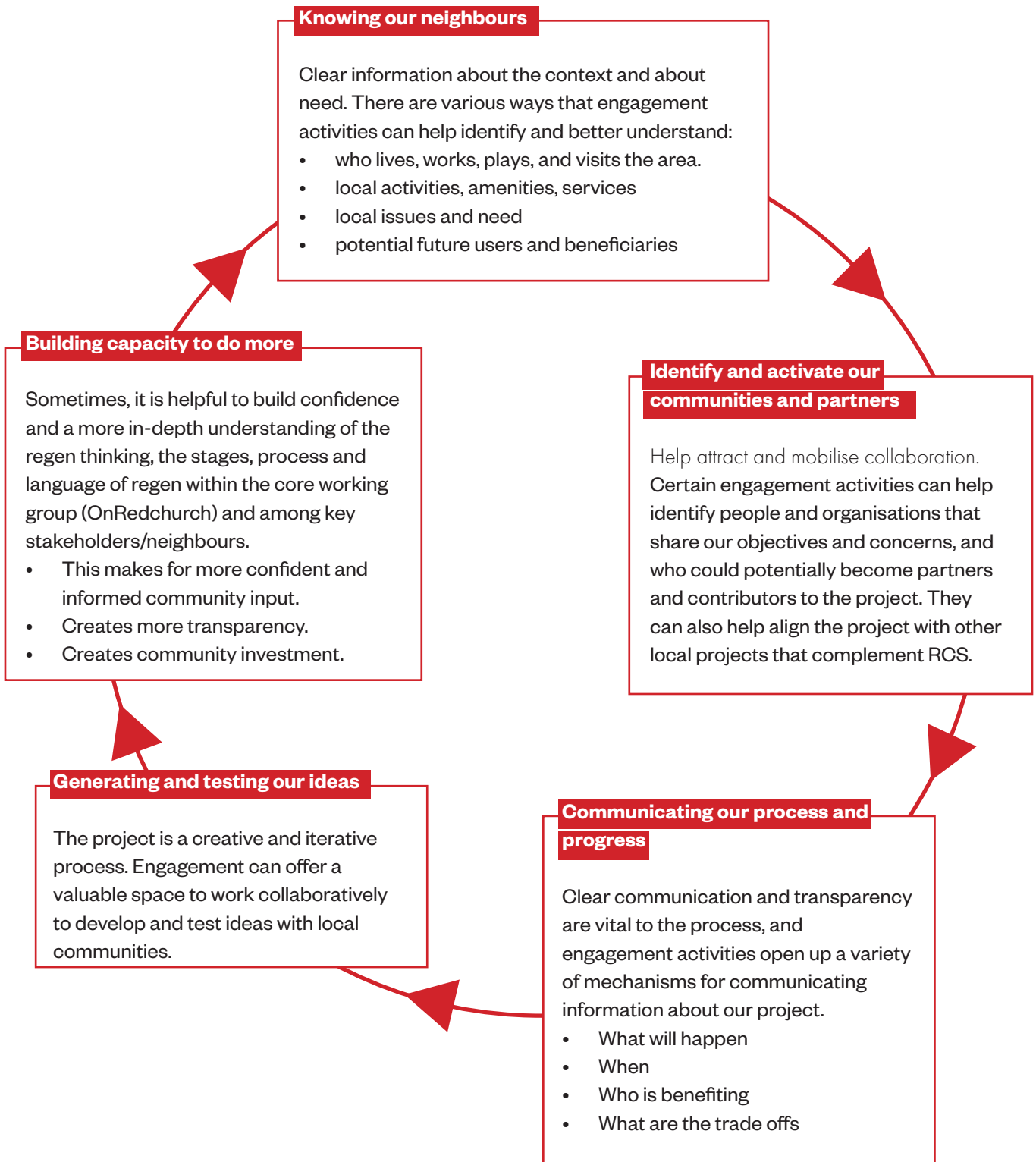


Unlocking confidence, and employability

Does this activity build local capacity and skills so that all can benefit from the high street?

Our process: The map to Redchurch Street

To support the engagement benchmarks we have also developed an engagement framework that provides a road map to delivering on our aspirations for our high street. This process has been developed to be



onRedchurch's programme of creative events, such as this summer's StreetFest, has kick-started positive engagement

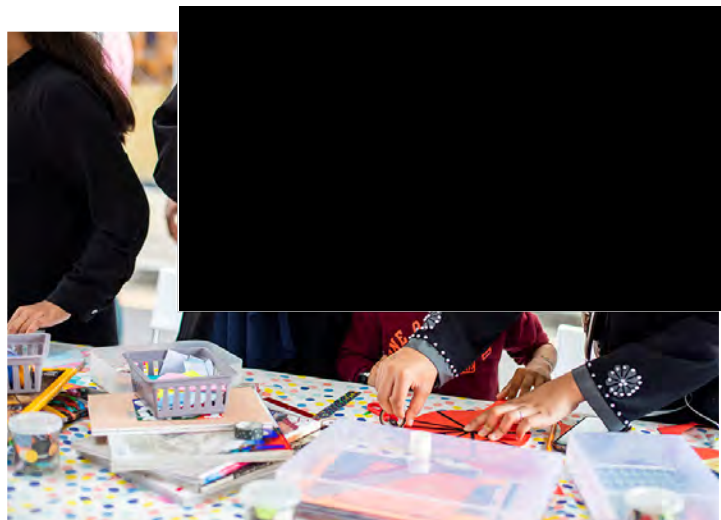
"A huge congratulations on the festival, from where we were people were absolutely loving it and the whole weekend brought massive positive energy to the street! You did a fantastic job and for anything in the future, we would absolutely love to collaborate again."

By supporting local designers, we can not only bring notice to the street and area we are in, but we can elevate someone who deserves a platform to express their designs and work, to give everyone a boost and something new to see."

Manager, Sweaty Betty



Restaurants opened up to a wider audience by offering discounted food



Free art and craft activities for children



Retailers participated in an Art Trail featuring the work of local artists



A programme of family-friendly activities encouraged community participation

Pop up and meanwhile events help to strengthen the creative connections

“The show has benefited me massively as a budding curator and all of us as emerging artists. To be able to exhibit our work in such a central and coveted location without a gallery was an amazing experience. Through my time invigilating the space, and chatting to people at the Private View, I made some great connections that would not have materialised otherwise..”

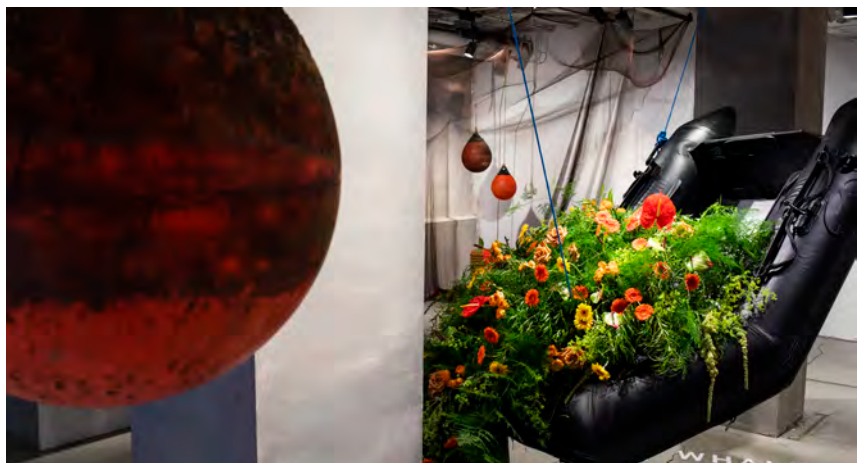
██████████, artist and curator



“Whale Studio is a creative company all about the bold and impactful. Which is why our 3-day stint on Redchurch Street was perfect for making a well needed ‘splash’. Being across the road from the ‘Soul of Shoreditch’ (The Owl and Pussycat) our centrepiece installation was able to become the main attraction as passers-by went from pub drinking to art gazing.

We managed to sell 80% of our stock and boasted a crowd on the Friday and Saturday night as people gathered around our live DJ until closing time. From models, video directors to musicians like Kojey radical, we were able to boast an eclectic group of creatives with the help of Redchurch Street’s naturally vibrant allure.

██████████, owner,
Whale Studio



Collaborative events help strengthen relationships with the Street's important organisations and build trust among hard to reach groups

"We very much enjoyed being a partner at onRedchurch's StreetFest. We had a stall where we took photographic portraits and collected stories of people from the local area to be part of our new mural on the front of our building.

It was brilliant to see the street so animated, and especially with young people and families discovering the street and area and finding out about what we do. We even had a young person chat to us who then went straight into a workshop we were running in our building – if it wasn't for the festival, they may have never come across us and gone onto be a participant with us.

We've made new friends, business owners and community members, who we are now collaborating with. We would love it if StreetFest became a regular part of the local events calendar!"

██████████, Deputy CEO and
Head of Marketing and Communications, Rich Mix



Rich Mix community mural, sourced by stories and photos collected during StreetFest this summer

High Streets for All Challenge

on
Redchurch

Letters of
Support

■■■■
OnRedchurch,

E-mail: ■■■■ [onredchurch.com](mailto:■■■■@onredchurch.com)

Place Directorate

■■■■
Senior Manager,
High Streets Team
Growth & Economic
Development Division

■■■■
■■■■
W: www.towerhamlets.gov.uk

Date: 21 October 2021

Dear ■■■■

OnRedchurch – Letter for support for High Street Challenge project

I am writing on behalf of the council to support OnRedchurch's bid to the GLA's High Streets Challenge Fund', which aims to develop an innovative partnership with property owners, high street businesses, community organisations and groups, to develop plans to improve how people who work, live in and visit the area experience it.

Redchurch Street, Bethnal Green and Brick Lane, are dense urban areas with sections of narrow pavements, no back yards and limited public realm space; providing limited opportunities for the council to develop solutions to improve how we manage our high streets. Also, the competing demands on the available public realm makes balancing the needs and wants of residents, businesses, council service delivery teams and visitors, a further challenge.

OnRedchurch's public realm improvements are part of the Bethnal Green Regeneration programme. We will soon commit Local Infrastructure Funds for public realm improvements in the Redchurch Street area, the scope of which OnRedchurch will help develop and our Highways Team will deliver.

Working with OnRedchurch as a place stakeholder, will open-up opportunities to develop solutions with businesses and residents through a co-design process, unlocking and activating underused spaces and in-turn supporting local high street recovery.

Kind regards

■■■■

■■■■
Senior Manager, High Streets Team



The best of London in one borough

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

**Regeneration Division,
Area Regeneration**
Hackney Council
Mare Street
Hackney
London
E8 1EA


onRedchurch

 onredchurch.com


22 October 2021

Dear 

onRedchurch bid to the GLA High Streets for All Challenge

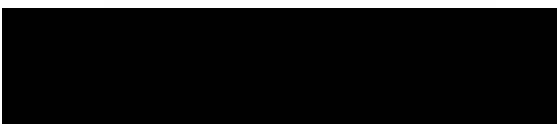
Hackney Council is pleased to support onRedchurch's bid to the GLA High Street for All Challenge Fund.

The projects' aims to leverage space for local benefit, promote innovation, diversity and social value and improve placemaking through co-design processes align with the priorities of the Hackney Inclusive Economy Strategy which sets out to:

- Support local neighbourhoods and town centres to thrive and to be inclusive and resilient places.
- Champion and support local business and social enterprise in Hackney and protect and maximise the delivery of affordable workspace in the borough.
- Connect residents to high-quality employment support and opportunities to learn new skills, get good quality, well-paid work and progress their career throughout their working life.

The Council supports the improvement of public realm designed alongside internal stakeholders such as Community Safety, Emergency Services and Streetscene, as well as the London Borough of Tower Hamlets, local residents and businesses. We look forward to working with onRedchurch, LB Tower Hamlets and the local community to further develop proposals through a comprehensive and inclusive programme of community engagement.

Yours sincerely


Head of Area Regeneration





35-47 BETHNAL GREEN ROAD
LONDON, E1 6LA
020 7613 7498
RICHMIX.ORG.UK
@RICHMIXLONDON

CULTURE FOR A CHANGING CITY



21 October 2021

To whom it may concern

Letter of Support: onRedchurch Application to GLA High Streets for All Challenge

We write in full support of onRedchurch's second stage application to the GLA's High Streets for All Challenge whose key objectives are to:

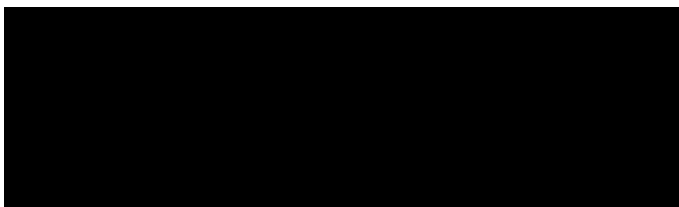
- re-gear Redchurch from 'their street' to 'our street'
- extend the social franchise of Redchurch and integration
- deliver a suite of actions to extend, grow and diversify use of the street

onRedchurch's proposals are closely aligned with Rich Mix's broader aims of creating a community hub in Tower Hamlets where diversity is celebrated and where we inspire East London's communities to share culture.

We have collaborated recently on a number of projects including the Art Trail and family workshops which were part of the Redchurch Street Festival. These workshops led to the co-creation with our community of a new mural celebrating the different histories, identities and heritage of our audiences. By taking part in these events led by onRedchurch we have forged new collaborations with businesses and community members and feel more connected to the area as a result.

We look forward to working together more with onRedchurch to identify new ways to improve the public spaces on and around the street, empowering our local communities and generating skills and employment opportunities for a sustainable and resilient economy in Tower Hamlets.

Yours faithfully



WE ARE A CHARITY. ALL OUR PROFIT SERVES OUR MISSION.

RICH MIX CULTURAL FOUNDATION
A company limited by guarantee / Registered in England & Wales
Company Number: 4293133 / Charity Number: 1089163
Registered address: 35-47 Bethnal Green Road, London E1 6LA

High Streets for All Challenge

on
Redchurch

Response to
question A2

Full Response to Question A2

***Our response to this question is within the template as required. Although it is within the word limit, the template does not allow us to fully map our programme. Please find the full response here:**

In Stage 3, we will respond to the challenge by engaging with the community and scoping, prototyping and testing several creative and innovative social, economic, civic and spatial actions.

Our agenda has been informed in Stage 2 by conversation with new and existing local partners and the informal advice and insight of professional advisors: engagement specialists Soundings, who have worked in the area for many years; Mayor Design Panel member Julian Lewis, East; Joe Morris of Morris & Co., who is designing a building on Redchurch Street, working in Tower Hamlets and has had a retail business in the area for many years; creative entrepreneur Rahemur Rahman; and engineer and transport planner John Dales of Urban Movement.

The programme is built off the back of our work to date: forming a coalition of prominent landlords with major holdings on the Street; our constant nurturing and support for retailers and other operators on Redchurch, many well-known fashion or food retail brands; our formation of a Community Interest Company; hosting of regular public events to grow public engagement; creating and exhibiting a design ideas competition to speculate upon possible futures for the street; our work with local creatives, coupling them with operators to exhibit their work and perform in-store; applying QR codes to the facades of buildings in darkest COVID times to create a virtual market for local makers and entrepreneurs.

Stage 2 has enabled us to set down and develop the following four workstreams:

- Diversifying Redchurch Street's 'offer': testing new, flexible, affordable and pro-social ways to re-use properties that are vacant or on short-term leases and extend a Street offer into the evening
- Growing the community footprint and social value of life on the Street: extending the Street's social franchise and value by supporting and hosting social ventures, employability projects and local supply chains
- Developing a healthier, more inclusive and equitable public realm: testing ideas for improved street design and new public space experiences for people who live and work in the area
- Growing onRedchurch CIC: grow the capacity, reach and accountability of our organisation to lead the work in a sustainable, inclusive and popular way

Stream 1: Diversifying the Offer

Activities:

- Concept plan and delivery framework for vacant properties
- Develop feasibility of an 'Evening Economy'

Inputs:

- Landlord Forum meetings
- GLA Evening Economy expert
- Software development company consultancy and services
- Small capital fund to seed finance alterations to properties
- Collaboration with Rich Mix, East End Trades Guild, Otij-Jo and others on prospective occupants' concept and pipeline
- Recruit event manager for test activities
- Pro-bono support from local organisations like Mother Advertising to conceptualise a new inclusive era for the Street

Outputs:

- Deliver adaptive re-use of two properties on the Street
- Establish an 'evening economy' Special Interest Group to engage all stakeholder categories, landlords, operators and residents
- Devise and run two events to test feasibility and features of an 'evening' economy
- Prototype open tenant management and data platform with landlords, seed stage of a future hyperlocal 'Appear Here' service

Stream 2: Grow Community Footprint

Activities:

- Develop and test social venture uses, e.g. affordable workspace providers, local retail, new model social enterprise
- Scope, co-design and launch new employment initiative with partners

Inputs:

- Research to scope and support work opportunities
- Advice and co- working with Employment and Skills officers at LBTH and LBH to devise and launch a scheme
- Match finance social venture 'early win': hospitality training non-profit Saira Hospitality
- Consultancy from East End Trades Guild on creative industries collaboration

Outputs:

- Support and deliver a new local hospitality training venture, as a test social venture
- Launch '(Work) onRedchurch', a new employability programme, delivered in partnership with LBTH and LBH
- Create supply chain opportunities for Spitalfields Farm (botanicals) and others

Stream 3: Public Realm Improvements

Activities:

- Clarify demand for a more walkable Redchurch
- Pilot new street experiences, with an implication for future street design
- Engage the community on issues of safety, security and access

Inputs:

- Advice from Mayoral Design Panel advisor on urban design improvements
- Consultancy from engagement specialists experienced in the area and transport planning
- Procure project team and landscape architects/designers to deliver 'early win' 'tactical urbanism' style green spaces

Outputs:

- Two new test green/public realm improvements to the street
- Expert report on safe and secure access to the Street and secure premises
- First options document for a more walkable Redchurch, looking at a new street design for forward programme of community engagement

Stream 4: onRedchurch CIC

Activities:

- Develop the accountability, governance, transparent and diversity of onRedchurch CIC
- Grow existing stakeholder engagement in the Street and its future
- Model future community-management of aspects of Redchurch Street

Inputs:

- Formal partnership working with stakeholder organisations
- Pro-bono consultancy from CICs on extending membership
- Pro-bono advice from external groups and experts on community management of street infrastructure
- Legal services to scope extension of shareholder structure of onRedchurch CIC

Outputs:

- Landlord and Tenant Forums
- A new Stakeholder Partnership for the Street and its area: local authorities, emergency services, key organisations, community groups, perhaps chaired by a local politician, a new, amended Constitution and working protocol for onRedchurch

Milestones

The programme will run for five calendar quarters - January 2022 to March end 2023 – contingent upon funding.

2022

QTR 1

- Community engagement programme on theme of improvements starts
- Landlord & Tenant Forums
- New Stakeholder Partnership created

QTR 2

- Vacant Property Management System created
- Evening Economy Working Group created
- Social venture pilot launches: Hospitality Training Venture
- Expert report on safety and security created

QTR3

- Adaptive Re-use Property #1
- Evening Economy Test 1/Public Realm Improvement Test #1
- Employability programme starts
- Improved governance arrangements for CIC

QTR4

- Prototype digital vacant property management tool launched
- Supply chain projects launched
- Public realm improvement Test #2

2023

QTR 1

- Adaptive Re-use Property #2 starts
- Evening Economy Test #2
- Discussion and options document published on a more walkable Redchurch (RIBA Stage 0)

[964 words]

Project information					
ID	Borough	High Street	Post code	Sharepoint link to application	Lead organisation
TH2	Tower Hamlets	Redchurch Street	E2 7DJ	-	onRechurch CIC

Key Challenge questions					
Summary description	Public Welcome	Innovative Places of Exchange	Generating Social Value	Connected Communities	Responding to Climate Emergency
At any one time, around 6-10 ground floor units are either empty or on the thinnest (and clone-iest) of short-term leases. Adjacent communities don't visit the street, for fear of trespassing—Redchurch isn't associated with any meaningful moment in their lives. In future, the development of Bishopsgate Goodsyards is likely to mimic (or steal) some of the creative cast that have rendered Redchurch independent and creative. Hybrid work patterns will also take business away from the Street. The surrounding community would like Redchurch to offer opportunity, employment and equity, and our work is set on making it happen. To foster a new sense of belonging. To create a safe space for experiences that allow people to be who they are. Extend its social franchise, its uses, usefulness; to make the Street compelling so that a broader community identifies with Redchurch, participates in its life, renders it more valid to their lives and adopts the Street as their own. Here resilience lies.	yes	yes	yes	yes	no

Assessor 1

	Place based challenge and proposition (A) - 50%		Partnership (B) - 25%		Asset (C) - 25%	
Name	Comments	Score (1-5)	Comments	Score (1-5)	Comments	Score (1-5)
	A clear challenge has been identified and the vision to reintroduce community events and social spaces to a historically high end commercial street is an exciting prospect. The proposal seeks to develop a night time economy on the street as well as using some of the empty shops to deliver affordable workspaces. Also intention to develop a digital platform to inform landowners of the status of holdings on the street to manage tenure.	5	A good degree of involvement with key long-term property owners who have interest in the street - now is the time to capitalise on this and levy social value from these stakeholders. This has been developed during Stage 2. Also have liaised with Rich Mix and are building connections with Shoreditch Masjid Trust, who manage the mosque on the street. The partnership are aiming to found a new stakeholder partnership with local authorities, communities and BAME communities during Stage 3 - but perhaps this should be more developed before receiving the next level of funding. The project could widen its net by providing more targeted support to displaced communities in Brick Lane.	4	All landowners have agreed to project in principle, but more secure agreements could be in place to reduce risk. Partnership is experienced at delivering new social ventures (Peoples supermarket). Have already hosted events in empty units along the street, but feels like the project needs to more clearly identify uses for the street and focus in on one unit to deliver in the short term.	4

Assessor 2

	Place based challenge and proposition (A) - 50%	Partnership (B) - 25%	Asset (C) - 25%
--	---	-----------------------	-----------------

Name	Comments	Score (1-5)	Comments	Score (1-5)	Comments	Score (1-5)
██████████ r	Comprehensive bid underpinned by some good stage 2 work. Aim to pivot back from short-term fashionable uses to a more community-embedded model is commendable. Issues around vacancies, lack of diverse offer and poor public realm are clearly identified.	4	Partnership has used Stage 2 work to expand conversations in the area. Good involvement of key 'anchors' such as Rich Mix. Also to note that due to its location this bid is being supported by both TH and Hackney councils. Lacks a young people enaggement angle.	4	Identifies a number of vacant units that could be appropriated to deliver new uses. Landlords seem to be willing to collaborate but there are no specific agreements in place which could be a risk. Another asset is the public realm although this not desacribed as such in this section.	3

Score	Funding request		Funding proposed		Match funding	Targeted support				
	Request - revenue (£)	Request - capital (£)	Proposed - revenue (£)	Proposed - capital (£)	Secured (£)	Workspace pilot	Tomorrow's Markets	Community wealth	Nesta Participatory AI	Power to Change CID
Total score (/100)	83	195,000	30,000	100,000	130,000	Yes		Yes		

Priority for policy teams

culture Culture	24 Hour London	Environment	BSC mission	Economic Development	Transport / TfL	Housing & Land	Public Health	Additional comments comments
	Yes							Health- Want to develop a healthier, more inclusive and equitable public realm and employability programme. 24-Hour London - Very keen to be involved in this. The proposal to develop feasibility of an 'Evening Economy' is of particular interest. The potential establishment of an 'evening economy' Special Interest Group to engage all stakeholder categories, landlords, operators and residents will be interesting to see in practice and could provide a template for elsewhere. The proposal to deliver a new local hospitality training venture is also something that will support the local NTE.

RAG post code rating

(Community Action Fund
model)

Health domain	Social domain	Economic domain
------------------	------------------	--------------------

A	R	G
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HSfA Challenge - Stage 3 applications Policy teams comments and priorities

Project information

Regen team lead officer
lead officer

ID	Borough	High Street	Post code	Sharepoint link to application	Name
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TH2	Tower Hamlets	Redchurch Street	E2 7DJ		
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Policy teams - priorities								Policy teams - comments
Culture	24 Hour London	Environment	BSC mission	Economic Development	Transport / TfL	Housing & Land	Public Health	Additional comments comments
	Yes							Health- Want to develop a healthier, more inclusive and equitable public realm and employability programme. 24-Hour London - Very keen to be involved in this. The proposal to develop feasibility of an 'Evening Economy' is of particular interest. The potential establishment of an 'evening economy' Special Interest Group to engage all stakeholder categories, landlords, operators and residents will be interesting to see in practice and could provide a template for elsewhere. The proposal to deliver a new local hospitality training venture is also something that will support the local NTE.

GREATERLONDONAUTHORITY

AGREEMENT FOR THE PROVISION OF FUNDING RELATING TO

onRedchurch: Re-Drawing the Lines

between

The Greater London Authority

-and-

onRedchurch CIC

THIS AGREEMENT is made this **02nd** day of **February 2022**

BETWEEN:

- (1) **THE GREATER LONDON AUTHORITY** whose principal offices are at City Hall, Kamal Churchie Way, London, E16 1ZE (the “Authority” or the “GLA”);
- (2) **onRedchurch CIC**
(Company/Charity registration no: 13384656) whose principal office is at 11 Chance Street, London, United Kingdom, E2 7JB (the “Recipient”)

IT IS HEREBY AGREED THAT:

1. Background

- 1.1 The Recipient requested funding from the Authority and provided to the Authority a proposal for the use of such funding.
- 1.2 Under its powers under Sections 30 and 34 of the Greater London Authority Act 1999 to do anything it considers will facilitate or which is conducive or incidental to the promotion of economic, social development and wealth creation in Greater London, the Authority wishes to assist the Recipient in its programme/project ‘*onRedchurch: Redrawing the Lines*’ by the provision of the GLA Funding to the Recipient.
- 1.3 Designated Capital and Revenue Funding and Recipient’s Contribution
The Recipient's statutory chief finance officer or other officer validly authorised to act on his or her behalf has certified that of the GLA funding: (a) eighty thousand pounds sterling, numbers in pounds (£80,000) will be used solely as a contribution to expenditure, incurred in relation to the Project Objectives such certification being made on the basis that the Recipient’s determination of capital expenditure accords fully with all laws and best practice, is estimated to deliver benefits that will accrue over a period of 15 years on average and on the basis that it will be recorded in the Recipient’s accounts in this manner.
- 1.4 The Recipient’s total costs of fulfilling the Project Objectives are *one hundred and sixty five thousand pounds sterling (£165,000)*, the Recipient has committed itself to meeting the Project Objectives, to contributing *eighty-five thousand pounds (£85,000)* to the Project and and to using all reasonable endeavours to secure

Additional Funding for use in meeting the Project Objectives (together the “Recipient’s Contribution”).

- 1.5 This Agreement sets out the terms and conditions upon which the Authority will make the funding available to the Recipient.
- 1.6 The provision of the GLA Funding amounts to a conditional gift and is therefore not subject to VAT. If, at any time, it is held by the UK government to be subject to VAT, then the Recipient agrees and acknowledges that the GLA Funding shall have included any and all applicable VAT.
- 1.7 In this Agreement capitalised terms shall have the meaning prescribed to them in Clause 18.

2. The Project Objectives

- 2.1 The Recipient shall use the GLA Funding only to meet the Project Objectives in relation to the Project in accordance with this Agreement.
- 2.2 The Recipient hereby warrants that it has sufficient resources, including competent and qualified personnel, financial resources, premises and other resources as necessary, to meet the Project Objectives fully in accordance with this Agreement.
- 2.3 The Recipient shall:
 - (a) promptly and efficiently deliver the Project Objectives and complete the Project fully in accordance with this Agreement; and
 - (b) where the meeting of Project Objectives consists of the achievement of Milestones, notify the Authority in writing immediately upon becoming aware that any Milestones are unlikely to be achieved fully in accordance with this Agreement.

3. Duration of Agreement and Funding Breakdown

- 3.1 This Agreement shall commence on the date at the head of this Agreement and, subject to the provisions for early termination set out in this Agreement, shall continue in force until *31st March 2023*.

4. Payment and Performance Monitoring Arrangements

- 4.1 Subject to the Recipient complying with all of the terms of this Agreement, the Authority shall pay to the Recipient a sum not exceeding the GLA Funding, such payments to be made in accordance with Schedule 2 and this Clause 4.
- 4.2 Where Project Objectives are to be met on a:

- (a) Milestone basis, the provisions of Part A of Schedule 2 shall apply to, and govern the Recipient's making of claims for and the Authority's making of payments of GLA Funding; and/or
 - (b) Project Output basis, the provisions of Part B of Schedule 2 shall apply to, and govern the Recipient's making of claims for and the Authority's making of payments of GLA Funding.
- 4.3 The Recipient shall use all reasonable endeavours to secure income and/or additional funding for the Project from third parties ("Additional Funding") providing written evidence of the same to the Authority with each Quarterly Monitoring Form. To the extent that Additional Funding is to be applied specifically toward any of the Project Objectives, the Authority may in its discretion reduce any further payments of the GLA Funding by an amount equivalent to that Additional Funding.
- 4.4 Where this Agreement contains Milestones requiring the Recipient to undertake post-Project delivery monitoring and evaluation the Recipient shall do so, evaluating the impacts and outcomes of the Project in accordance (as a minimum) the self-evaluation template set out at Schedule 4.
- 4.5 The Recipient shall also make all documents of its Sub-Grantees, suppliers and sub-contractors available to the Authority upon demand and procure access to such persons for the Authority and/or its agents, contractors or servants at any time for inspection, visits, audit and scrutiny of the involvement of such persons in or about the Project and their respective contributions to the Recipient's delivery of Milestones and/or Project Outputs.
- 4.6 For the avoidance of doubt the Recipient hereby acknowledges that no further funding shall be provided in respect of such evaluation and warrants that the GLA Funding is sufficient in this regard.

5. Ineligible Expenditure

- 5.1 Without prejudice to the fact that the Recipient must only use the GLA Funding for the purpose of meeting the Project Objectives, the Recipient must not use monies paid to it by the Authority under this Agreement for:
 - (a) activities or objectives not listed in Schedules 1 or 2;
 - (b) recoverable input VAT incurred;
 - (c) any liability arising out of the Recipient's negligence or breach of contract;
 - (d) payments for unfair dismissal, constructive dismissal or redundancy to staff employed on fixed term contracts signed after June 1996, where this arises in respect of the expiry of that term without it being renewed; and/or

- (e) the payment of any Ombudsman's award or recommendation as regards compensation for maladministration.

5.2 The list in Clause 5.1 is not exhaustive and other expenditure not listed in Clause 5.1 may also be ineligible for GLA Funding under the terms of this Agreement and various incorporated documents. The Recipient must consult the Authority if there is any doubt as to whether particular costs are eligible.

6. Financial Accountability

6.1 The Recipient must ensure that the requirements set out in this Agreement, and in any clarification or guidance issued from time to time by the Authority, are complied with. In particular the Recipient shall:

- (a) agree in writing in advance with the Authority any changes to any of the Project Objectives, Milestones and/or Projects Outputs;
- (b) establish, implement and utilise effective monitoring and financial systems, so that as a minimum the costs funded by the GLA Funding can be clearly identified and the propriety and regularity of all payments and handling of the GLA Funding are ensured;
- (c) notify the Authority of the monitoring and financial systems in place, and comply with the Authority's reasonable requirements for these systems;
- (d) notify the Authority immediately if any financial irregularity in the use of the GLA Funding is suspected, and indicate the steps being taken in response. Irregularity means any fraud or other impropriety, mismanagement or use of funds for any purposes other than those approved;
- (e) notify the Authority immediately if any other financial irregularity is suspected, and indicate the steps being taken in response;
- (f) notify the Authority immediately if the Recipient is Insolvent, or if it has no reasonable prospect of avoiding becoming Insolvent in the future;
- (g) keep a record of all (i) Expenditure Incurred together with full supporting evidence including (without limitation) invoices clearly showing Expenditure Incurred on the Milestones and/or Project Outputs (or in the absence of such invoices, contract documents and transaction listings from the Recipient's finance management system and certified as true and accurate records of such expenditure by the Recipient's Chief Financial Officer); and (ii) Additional Funding received. All evidence of Expenditure Incurred such as invoices, receipts, timesheets and other relevant documents must be supplied to the Authority (and any person nominated by the Authority) upon request and kept for at least 6 years after the end date of the Project. The Authority and any person nominated by the Authority has the right to audit any and all such

evidence at any time during the 6 years after the end date of the Project on giving reasonable notice (whether in writing or verbally) and at any reasonable time to inspect any aspect of the Recipient's performance of the Project and the Recipient shall give all reasonable assistance to the Authority or its nominee in conducting such inspection, including making available documents and staff for interview;

- (h) make (complying always fully with the requirements of Data Protection Legislation) all relevant data, information and documents available and provide access at any time for:
 - (i) inspection, visits and scrutiny of files by the Authority or any other public body undertaking an audit function (whether by itself or its contractors, servants and/or agents); and
 - (ii) an external audit and review of the Project Objectives, Milestones and/or Project Outputs and of financial appraisal and monitoring systems;

and cooperate fully with the Authority and/or anyone acting on their behalf or any other public body undertaking an audit function (whether by itself or its contractors, servants and/or agents) in this regard; and

- (i) retain and maintain data and systems required (in the reasonable opinion of the Authority) for the verification of the delivery of Project Objectives, Milestones and/or Project Outputs, providing the Authority with copies of and access to the same upon request; and
- (j) notify the Authority in writing of any change in the identity of the Recipient's Representative.

6.2 During its useful life no Capital Asset should be sold, charged, loaned or otherwise disposed of by the Recipient or cease to be used for the purposes of the Project without the prior written consent of the Authority which (if given) may be conditional on re-payment to the Authority of the relevant part of the GLA Funding and shall be subject to Clauses 6.5 and 6.6 below.

6.3 The Recipient shall procure the maintenance of an insurance policy with an insurer of good repute for every Capital Asset which must cover loss or damage for the full replacement value of those Capital Assets and (for the avoidance of doubt) in the event of any loss of or damage to any Capital Asset the Authority shall not be obliged to pay for its replacement or repair.

6.4 The Recipient shall keep a register of all Capital Assets which shall be accessible to the Authority, its agents and auditors upon request at all reasonable times. Where the GLA Funding is used for the purchase of a Capital Asset such item or items must

be included on the register of Capital Assets and the register shall include (for each Capital Asset):

- (a) the date of purchase;
- (b) a description sufficient to identify it;
- (c) the purchase price excluding recoverable VAT;
- (d) any third party interests or charges over the Capital Asset;
- (e) the location of the documentation showing the Recipient's title to the Capital Asset; and
- (f) date of disposal and sale proceeds (net of VAT).

6.5 Where a Capital Asset is disposed of (subject always to the Authority having consented to such a disposal being made) the Authority shall require the Recipient to reimburse the Authority with the actual or estimated open market value of the Capital Asset at the time of disposal less any necessary sale expenses reasonably incurred or where the Capital Asset was partly funded by the GLA Funding the Authority may require the reimbursement of the percentage of the net sale value which represents the initial GLA Funding contribution to the purchase.

6.6 Unless otherwise agreed by the Authority all disposals of Capital Assets shall be at the best price reasonably obtainable based on an open market valuation evidenced in writing.

7. Breach of Conditions, Retention, Suspension, Withholding and Recovery of GLA Funding

7.1 The Authority may at its absolute discretion reduce, suspend or withhold GLA Funding, or require all or part of the GLA Funding to be repaid and, at its option, terminate this Agreement by giving written notice to the Recipient (with such termination to take effect either immediately or at the end of such notice period as the GLA may stipulate), if:

- (a) the Recipient fails to apply the Recipient's Contribution to the Project Objectives, Milestones and/or Project Outputs;
- (b) in the Authority's opinion the Recipient fails to deliver or unsatisfactorily delivers the Project Objectives, Milestones and/or Project Outputs;
- (c) there is a substantial change to the Project or the Project Objectives, Milestones and/or Project Outputs which the Authority has not approved, or any attempt is made to transfer or assign any rights, interests or obligations created under this Agreement or substitute any person in respect of any such

rights, interests or obligations, without the prior consent in writing of the Authority;

- (d) any information provided in the application for funding or in a claim for payment or in subsequent or supporting correspondence is found to be incorrect or incomplete to an extent which the Authority reasonably considers to be material;
- (e) the Recipient fails to comply with any of the terms and conditions set out in this Agreement;
- (f) the composition, ownership or control of the Recipient changes, or the Recipient becomes Insolvent or is dissolved in any way;
- (g) any other circumstances significantly affect the Recipient's ability to deliver the Project and/or meet the Project Objectives, Milestones and/or Project Outputs or result in or are in the reasonable opinion of the Authority likely to lead to the Project and/or the meeting of the Project Objectives, Milestones and/or Project Outputs as approved not being completed;
- (h) insufficient measures are taken by the Recipient to investigate and resolve any financial irregularity or the Authority reasonably concludes the GLA Funding is at risk of being misapplied;
- (i) the Recipient fails to comply with the Authority's policies in place from time to time in place in undertaking activity pursuant to the Project
- (j) the Recipient fails to provide the Authority upon request with:
 - (i) copy invoices clearly showing Expenditure Incurred on the Milestones and/or Project Outputs or in the absence of such invoices, contracts, documents and transaction listings from the Recipient's finance management system and certified as true and accurate records of such expenditure by the Recipient's Chief Financial Officer; or
 - (ii) documentary evidence verifying (in the opinion of the Authority) the delivery of the Project Objectives, Milestones and/or Project Outputs; and/or
- (k) the acts or omissions of the Recipient, its contractors, agents, servants of any persons receiving grant funding from the Recipient might (in the opinion of the Authority) conflict with the objectives of the Authority, bring the Authority into disrepute or adversely affect the reputation of the Authority.

7.2 The Recipient shall notify the Authority immediately and provide the Authority with a full written explanation, if any of the circumstances in Clause 7.1 above arise.

- 7.3 If the Authority becomes entitled to exercise its rights under Clause 7.1, it may nevertheless decide not to exercise those rights, or not to exercise them to the fullest extent possible, or to delay in exercising those rights. Any decision not to exercise the Authority's rights under Clause 7.1, or to exercise them only partially or to delay in exercising them, may be made on conditions which will be notified to the Recipient provided always that any such decision by the Authority shall not prevent the subsequent enforcement of any subsequent breach of that provision, and shall not be deemed to be a waiver of any subsequent breach of that or any other provisions.
- 7.4 The Authority may also in addition to but without prejudice to its rights under Clauses 7.1 to 7.3 (inclusive) and at its sole discretion terminate this Agreement at any time by giving *two months'* notice in writing to the Recipient.
- 7.5 In the event that the Authority exercises its right to terminate this Agreement under:
- (a) Clause 7.1:
 - (i) the relationship of the parties shall cease and any rights granted under or pursuant to this Agreement shall cease to have effect save as (and to the extent) expressly provided for in this Clause 7.5;
 - (ii) any provision which expressly or by implication is intended to come into or remain in force on or after termination shall continue in full force and effect;
 - (iii) the Recipient shall promptly return to the Authority or dispose of in accordance with the Authority's instructions all information, other data and documents and copies thereof disclosed or supplied to the Recipient by the Authority pursuant to or in relation to this Agreement; and
 - (iv) the Recipient shall repay to the Authority such amounts of the GLA Funding paid to the Recipient prior to termination as it deems appropriate;
 - (b) Clause 7.4:
 - (i) the provisions of Clause 7.5(a)(i) to (iii) shall apply; and
 - (ii) the GLA shall pay the Recipient a pro-rated sum calculated by reference to Expenditure Incurred on or before the date on which notice is served under Clause 7.4 and for which it has yet to invoice the Authority provided always that the Recipient provides the Authority with an invoice for the same with all supporting

documentation required by the GLA in accordance with Clause 4 of this Agreement and Schedule 2.

- 7.6 Where the Authority exercises its right to reduce, suspend or withhold GLA Funding, or requires all or part of the GLA Funding to be repaid pursuant to Clause 7.1, where the sums in question relate to GLA Funding paid in respect of Project Outputs, the GLA Funding may be re-calculated based on the revised maximum number of Sustained Outcomes deemed achievable by the Authority (at its discretion) and multiplied by the Overall Unit Cost, regardless of the associated value of the volume of prior Project Outputs achieved at the date on which the GLA notifies the Recipient of its exercise of its Clause 7.1 rights, provided always that the Authority reserves the right to apply an alternative methodology to re-calculate the GLA Funding amount.

8. Procurement and Subsidy Control

- 8.1 All procurement of works, equipment, goods and services shall be based on value for money and suitable skills and experience and conducted:

- (a) using a fair and transparent documented decision-making process taking account of public sector accountability and probity;
- (b) in accordance with all relevant law and policies including the Public Contracts Regulations 2015 and GLA Contracts and Funding Code. For the avoidance of doubt:
 - (i) three or more written quotations must be sought in respect of purchases with values between £10,000.00 and £150,000.00 (inclusive); and
 - (ii) an advertised competitive tender exercise (in accordance with the Public Contracts Regulations 2015 where the thresholds therein are met/exceeded) must be conducted in respect of purchases with values exceeding £150,000.00; and
- (c) in accordance with government best practice relating to procurement practices and procedures.

- 8.2 In accepting and disbursing the GLA Funding the Recipient shall comply with all Subsidy Control Rules and shall ensure that all requirements for such rules are met.

- 8.3 In addition and without prejudice to the Recipient's obligations under Clause 8.2, unless otherwise notified by the Authority, the Recipient shall not:

- (a) accept the GLA Funding acting in the capacity of a Relevant Enterprise; nor
- (b) disburse the GLA Funding to a Relevant Enterprise,

where such Assistance has a monetary (or equivalent) value exceeding the Subsidy Control Threshold.

- 8.4 In order to prevent any single Relevant Enterprise receiving Assistance in excess of the Subsidy Control Threshold (whether under the Project or otherwise from the Authority or any other public body or public source) the Recipient shall:
- (a) obtain a completed Subsidy Control Disclosure Form from the Relevant Enterprise before allowing it to participate in the Project, providing it with such Assistance;
 - (b) only provide such Assistance to a Relevant Enterprise when satisfied that doing so will not raise the total amount of Assistance received by that Relevant Enterprise from the Authority or any other public body or public source above the Subsidy Control Threshold;
 - (c) maintain copies of the Subsidy Control Disclosure Forms and information about the amount and nature of the Assistance provided for a period (in each and every case) of ten financial years after the date on which the Assistance is provided to the Relevant Enterprise in question; and
 - (d) permit the Authority, its auditors and agents access to the Subsidy Control Disclosure Forms and to any other related records and information it considers necessary for assessing whether relevant Subsidy Control Rules have been complied with within ten (10) working days of a request for the same which the Authority may then disclose to the Department of Business, Energy and Industrial Strategy and/or any other public body who has statutory responsibility for Subsidy Control Rules.
- 8.5 The Recipient shall notify the Authority when:
- (a) the value of Assistance provided under the Project to any single Relevant Enterprise reaches the Assistance Trigger Point; and
 - (b) the Recipient envisages that the Relevant Enterprise's continued participation is required in the Project.
- 8.6 Following the Recipient notifying the Authority in accordance with Clause 8.5, the Authority may consider what measures need to be implemented to ensure that any further Assistance received by the Relevant Enterprise complies with Subsidy Control Rules, including (without limitation) directing the Recipient not to provide the Relevant Enterprise with any further Assistance.
- 8.7 If the Authority directs it to do so the Recipient shall itself complete a Subsidy Control Disclosure Form in respect of any portion of the GLA Funding utilised by the Recipient that the Authority considers to be Assistance to the Recipient as a Relevant

Enterprise and shall fully cooperate with the Authority in utilising any other applicable exemption or approval procedure to comply with the Subsidy Control Rules.

- 8.8 The Authority reserves the right to vary the requirements relating to Subsidy Control Rules in line with changes to legislation from time to time.
- 8.9 The Authority may monitor the Recipient's compliance with the requirements of this Clause 8 (where applicable) and for the avoidance of doubt any failure to comply with such requirements (where applicable) shall be deemed a breach of a material term or condition of this Agreement for the purposes of Clause 7.1(d).

9. Publicity and Intellectual Property

- 9.1 The Recipient shall ensure that, where appropriate, publicity is given to the Project and the fact that the Authority is financially supporting the Project. In acknowledging the contribution made by the Authority, the Recipient must comply with any guidance on publicity provided by the Authority and the Authority's logos (in the form set out in Schedule 3) shall be used wherever possible.
- 9.2 All publicity generated by the Recipient referring to the Mayor of London and/or the Authority including (without limitation) all press and media releases must be approved in writing at least two weeks in advance of any release of publicity material (in any form) by the Authority's Representative. The Recipient shall also ensure that any proposals for any launch or other related publicity activity are approved in writing by the Authority at least *one month* before the date of such proposed launch or other related publicity activity.
- 9.3 The Recipient shall ensure that it does not by its own actions or omissions, or those of its contractors or agents, harm the Authority's reputation or bring the Authority into disrepute.
- 9.4 If any part of the GLA Funding is used directly or indirectly to purchase or develop any Intellectual Property Rights then the Recipient shall take all necessary steps to protect such rights and hereby grants a perpetual, royalty-free licence to the Authority to use the same for the purposes related to, and connected with, policies, initiatives and campaigns, and related to, or connected with, the Authority's discharge of its statutory duties and powers.

10. Agency

- 10.1 The Recipient is not and shall in no circumstances hold itself out as being the agent or partner of the Authority.
- 10.2 The Recipient is not and shall in no circumstances hold itself out as being authorised to enter into any contract on behalf of the Authority, or in any other way to bind the Authority, to the performance, variation, release or discharge of any obligation or

power or to make any statement on behalf of the Authority (unless approved in writing in advance).

- 10.3 The employees of the Recipient are not, shall not hold themselves out to be, and shall not be held out by the Recipient as being, employees of the Authority for any purpose whatsoever.

11. Amendment

- 11.1 The Recipient understands that amendments to this Agreement may be necessary in accordance with instructions and guidance issued by the Authority. No amendment to this Agreement shall be effective unless it is in writing and signed by or on behalf of each of the parties hereto, but the Recipient shall comply with any formal procedures for amending agreements which the Authority may have in place from time to time, and shall not unreasonably withhold or delay its consent to any amendment proposed by the Authority.

12. Review, Consultation and Final Report

- 12.1 In preparation for each of the Review Meetings (as that term is defined in Clause 12.2), the Recipient shall, not less than 7 days before the date of the relevant Review Meeting, submit to the Authority a report detailing the Recipient's activities in relation to meeting the Project Objectives, Milestones and/or Project Outputs.
- 12.2 The Recipient and the Authority shall meet to review the progress of the Project and the meeting of the Project Objectives, Milestones and/or Project Outputs ("Review Meeting") from time to time on a regular basis, at such times as agreed by the parties. Review Meetings will be organised by the Authority.
- 12.3 The agenda for the Review Meeting (which shall be attended by the Recipient's Representative) shall be informed by the Recipient's claims for payment and Quarterly Monitoring Forms and shall include but not be limited to:
- (a) the progress and delivery of the Project and Project Objectives, Milestones and/or Project Outputs against the Milestones, any risks which may have any cost, funding, programme delay or quality implications and/or which may affect the delivery of the Project Objectives, Milestones and/or Project Outputs or any part thereof fully in accordance with this Agreement and the action the Recipient proposes to take to prevent and/or mitigate such risks adversely affecting the Recipient's ability to deliver the Project Objectives, Milestones and/or Project Outputs;
 - (b) the amount of Additional Funding secured by the Recipient;
 - (c) the Recipient's proposals for publicising, branding and acknowledging the Authority's funding of the Project; and

- (d) any revisions that may be necessary to the Project Objectives, Milestones and/or Project Outputs for whatever reason.
- 12.4 Any variations to this Agreement that appear to be necessary as a result of a Review Meeting shall be made in accordance with Clause 11.
- 12.5 In addition to the Review Meetings, throughout the term of this Agreement, the Recipient shall:
 - (a) cooperate fully with and provide the Authority and its agents, servants and contractors with all information and assistance that it reasonably requests from time to time including (without limitation) participating in and supporting the Authority's evaluation of the Project; and
 - (b) procure that its agents, servants and contractors cooperate fully with and provide the Authority and its agents, servants and contractors with all information and assistance that it reasonably requests from time to time including (without limitation) participating in and supporting the Authority's evaluation of the Project.

13. Compliance with Legislation and Policies

- 13.1 The Recipient shall ensure that it, and anyone acting on its behalf, complies with the law for the time being in force in England and Wales, and in particular:
 - (a) shall take all necessary steps to secure the health, safety and welfare of all persons involved in or attending the Project;
 - (b) shall ensure it complies and its Sub-Grantees, suppliers and sub-contractors comply with the provisions of Bribery Act 2010 and any guidance issued by the Secretary of State under it (whether or not so obliged expressly by that act or such guidance); and
 - (c) shall have in place appropriate equal opportunities and complaints policy/procedures and shall not unlawfully discriminate against any person.
- 13.2 The Recipient warrants that it has or will obtain the necessary authority (legislative or otherwise) to deliver the Project.
- 13.3 Without prejudice and in addition to Clauses 13.1 and 13.2 the Recipient:
 - (a) shall comply with all relevant enactments in force from time to time relating to discrimination in employment and the promotion of equal opportunities;
 - (b) acknowledges that the Authority is under a duty under section 149 of the Equality Act 2010 to demonstrate it has paid due regard to the need to:

- (i) eliminate unlawful discrimination and harassment;
- (ii) advance equality of opportunity between groups who share protected characteristics and those that do not, in particular, minimise disadvantage suffered by the equality groups; taking steps to meet the needs of equality groups that are different from the needs of others; encouraging equality groups to participate in public life or in any other activity (such as elected office or management positions) in which their participation is disproportionately low; and
- (iii) foster good relations between people who share a protected characteristic and those that do not (protected characteristics having the meaning ascribed to them by the Equality Act 2010 and including (without limitation): age, race, gender, disability, religion or belief, sexual orientation, marital or civil partnership status, gender reassignment),

and shall, in undertaking any activity concerning the Project assist and cooperate with the Authority where possible in respect of the Authority's compliance with its duties under Clause 13.3(b);

- (c) shall assist and co-operate with the Authority where possible with the Authority's compliance with its duties under section 149 of the Equality Act 2010 including any amendment or re-enactment thereof and/or any guidance, enactment, order, regulation or instrument made pursuant to the same;
- (d) (before the commencement of the Project):
 - (i) undertake Disclosure and Barring Service checks in respect of all persons engaged in or about the Project (by the Recipient, any agent, sub-recipient of GLA Funding, contractor or sub-contractor) where such persons shall be working with children or vulnerable persons or have access to personal data (as defined by Data Protection Legislation) concerning such children and vulnerable persons in relation as part of the Project; and
 - (ii) have in place (and maintain throughout the continuance of the Project) appropriate child and vulnerable persons safeguarding policies, which must, for the avoidance of doubt meet any requirements of the GLA's related policies in this place from time to time, including (without limitation) the GLA's Child Policy and Protection Procedures.
- (e) shall if required by the Authority, ensure that the Project shall incorporate and be carried out in accordance with the Responsible Procurement Policy. In which case, if requested by the Authority, the Recipient shall develop a

responsible procurement plan (the "Recipient's Responsible Procurement Plan") setting out how the Recipient intends to carry out the Project in accordance with the Responsible Procurement Policy, and the Recipient shall submit the Recipient's Responsible Procurement Plan to the Authority for approval, such approval not to be unreasonably withheld. The Authority shall monitor the Recipient's compliance with this clause and the Recipient's Responsible Procurement Plan, and any failure to comply with such requirements shall constitute a material breach of this Agreement;

- (f) shall, where relevant to the Project, be fully responsible for complying with all obligations on the part of the "client" contained in the Construction (Design and Management) Regulations 2015 and the Recipient shall indemnify the Authority in respect of all liabilities which the Authority may incur or suffer in relation to such Regulations; and
- (g) shall ensure that its employees, contractors, servants, agents and/or sub-contractors undertake the Project and comply with its obligations under this Agreement in manner which enables the Authority to comply fully with its duties under Part 5 of the Counter-Terrorism and Security Act 2015 and which sets out a duty for specified authorities (and their grant recipients) to have due regard to the need to prevent people from being drawn into terrorism.

14. Liability and Insurance

- 14.1 The Recipient shall be liable for and shall indemnify and keep indemnified the Authority from and against any loss or damage incurred and any injury (including death) suffered and all actions, claims, costs, demands, proceedings, damages, charges and expenses whatsoever brought against the Authority and arising in connection with the management (including financial management) and delivery of the Project to the extent that such loss, damage, injury (including death), actions, claims, costs, demands, proceedings, damages, charges and expenses are due to the negligence of the Recipient or the default of the Recipient in carrying out its obligations under this Agreement.
- 14.2 The Recipient shall ensure that at all material times it maintains in force policies of insurance with an insurance company of long-standing and good repute in respect of:
 - (a) public liability for a minimum amount of five million pounds sterling (£5,000,000.00) in respect of any one occurrence or a series of occurrences arising out of any one event; and
 - (b) such other insurance as may be required in order to fulfil the conditions of this Agreement including (without limitation) employers liability insurance for the statutory minimum amount of cover.

- 14.3 The Recipient shall on the written request of the Authority from time to time allow the Authority to inspect and/or provide the Authority with evidence that it has all necessary policies of insurance in place.

15. Data Protection, Freedom of Information, Confidentiality and Transparency

- 15.1 The Recipient shall ensure that at all times it complies with its obligations under this Agreement in such manner so as to comply with Data Protection Legislation, including (without limitation) the maintenance of an appropriate registration with the Information Commissioner.

- 15.2 The Freedom of Information Act 2000 ("FOIA") gives a general right of access to information held by a public authority. Subject to any exemptions applicable, the Recipient shall co-operate fully with the Authority as reasonably requested by the Authority in respect of any request for information made to the Authority in connection with this Agreement pursuant to the FOIA.

- 15.3 Subject to Clauses 15.2, 15.4 and/or 15.5 the parties shall keep confidential any information exchanged between the parties which either party has specified as confidential or which would be likely to prejudice the interests of either party commercially or otherwise.

- 15.4 The obligations under Clause 15.3 above shall not apply to:

- (a) information which at the time of disclosure is in the public domain;
- (b) information which is required to be disclosed by law;
- (c) information which is disclosed with the consent of the disclosing party.

- 15.5 The Recipient acknowledges and agrees that the Authority:

- (a) is subject to the Transparency Commitment and accordingly, notwithstanding Clause 15.3, the Recipient hereby gives its consent for the Authority to publish the Agreement Information to the general public; and
- (b) the Authority may in its absolute discretion redact all or part of the Agreement Information prior to its publication. In so doing and in its absolute discretion the Authority may take account of the exemptions/exceptions that would be available in relation to information requested under FOIA. The Authority may in its absolute discretion consult with the Recipient regarding any redactions to the Agreement Information to be published pursuant to this Clause 15.5. The Authority shall make the final decision regarding publication and/or redaction of the Agreement Information.

- 15.6 For the avoidance of doubt in the event that the Authority consents to the Recipient's disposal or cessation of use in the Project of any Capital Asset (pursuant

to Clause 6.2) the Recipient shall ensure all data collected used or in any way related to or connected with the Project is erased (so that it cannot be recovered there from) from the Capital Assets to which such consent relates.

16. Entire Agreement and Counterparts

- 16.1 This document sets out the entire agreement between the parties and supersedes all prior oral or written agreements, arrangements or understandings between them. The parties acknowledge that they are not relying on any representation, agreement, term or condition, which is not set out in this Agreement.
- 16.2 This Agreement may be executed in any number of counterparts or duplicates, each of which shall be an original and such counterparts or duplicates shall together constitute one and the same agreement.

17. Force Majeure

- 17.1 Either party shall notify the other in writing of any Force Majeure Event as soon as it is aware of it.
- 17.2 Neither party shall be in breach of the Agreement by reason of any Force Majeure Event. Each party shall bear their own costs arising as a consequence of the Force Majeure Event.

18. Definition of Terms

In this Agreement the following terms shall have the following meanings:

- 18.1 **“Additional Funding”** has the meaning prescribed to that term in Clause 4.3 of this Agreement.
- 18.2 **“Agreement Information”** means (i) this Agreement in its entirety (including from time to time agreed changes to the Agreement) and (ii) data extracted from the claims made under this Agreement which shall consist of the Recipient’s name, the expenditure account code, the expenditure account code description, the document number, the clearing date and the claim amount.
- 18.3 **“Assistance”** means any financial or non-financial aid or assistance provided to a Relevant Enterprise including (without limitation) any capital or revenue grant payments, any diagnosis and/or consultancy services and/or training services provided to a Relevant Enterprise and/or its employees at less than market value and subsidies towards the normal operating costs of the Relevant Enterprise, any guarantees against any of its liabilities and loans charged at less than market interest rates (in the case of novel or contentious forms of aid and assistance the Recipient should seek the Authority’s advice).

- 18.4 **“Assistance Trigger Point”** means, unless the Authority notifies the Recipient otherwise, three hundred thousand pounds sterling (£300,000) of Assistance provided from all public authority sources to a Relevant Enterprise over a three year period, being this fiscal year and in the previous two fiscal years.
- 18.5 **“Authority’s Representative”** means any person nominated by the Authority from time to time to be its representative for any matters relating to this Agreement.
- 18.6 **“Capital Asset”** means any item of equipment or other asset which has a purchase value of one thousand and five hundred pounds sterling (£1,500.00) or more and which on the date of its purchase by the Recipient has a useful life of more than three (3) years and is purchased wholly or partly out of the GLA Funding.
- 18.7 **“Certificate of Output Delivery”** means, where applicable, the certificate to be completed and submitted to the Authority in accordance with Part B of Schedule 2 and Schedule 9 as amended by the Authority from time to time.
- 18.8 **“Data Protection Legislation”** means:
- (a) the Regulation (EU) 2016/679 on the protection of natural persons with regard to the Processing of personal data and on the free movement of such data;
 - (b) Directive (EU) 2016/680 (the Law Enforcement Directive);
 - (c) any legislation in force from time to time in the United Kingdom relating to privacy and/or the Processing of Personal Data, including but not limited to the Data Protection Act 2018;
 - (d) any statutory codes of practice issued by the Information Commissioner in relation to such legislation; and
 - (e) the Privacy and Electronic Communications (EC Directive) Regulations 2003.
- 18.9 **“Expenditure Incurred”** means expenditure connected with the Project in respect of which the Recipient has received relevant goods and services, or in respect of which it has entered into contractual obligations, for which payment has been made or is due to be made.
- 18.10 **“Financial Year”** means the annual period from 1 April to 31 March.
- 18.11 **“FOIA”** has the meaning given to it in Clause 15.2.
- 18.12 **“Force Majeure Event”** means any of the following: riot, civil unrest, war, act of terrorism, threat or perceived threat of act of terrorism, fire, earthquake, extraordinary storm, flood, abnormal weather conditions or other natural catastrophe or strikes, lock-outs or other industrial disputes to the extent that such event has materially affected the ability of the affected party to perform its

obligations in accordance with the terms of this Agreement but excluding any such event insofar as it arises from or is attributable to the wilful act, omission or negligence of the affected party or the failure on the part of the affected party to take reasonable precautions to prevent such Force Majeure Event or its impact.

18.13 **“GLA Funding”** means a sum of up to *eighty thousand pounds sterling (£80,000)* to be paid to the Recipient by the Authority in accordance with the terms and conditions of this Agreement.

18.14 **“Insolvent”** means:

- where the Recipient is an individual (or if more than one individual than any one of them):
 - (a) the subject of a bankruptcy petition;
 - (b) is the subject of an application for an interim order under Part VIII of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002;
 - (c) enters into any composition, moratorium or other arrangement with its creditors, whether or not in connection with any proceeding under the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002; and
- where the Recipient is a body corporate (or if more than one body corporate than any one of them):
 - (a) a proposal for a voluntary arrangement is made under Part 1 of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or the directors of the Recipient resolve to make such a proposal;
 - (b) a petition for an administration order is presented under Part II of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or the directors of the Recipient resolve to present such a petition;
 - (c) a receiver (including a receiver under section 101 of the Law of Property Act 1925) or manager or administrative receiver of its property (or part of it) is appointed;
 - (d) a resolution for its voluntary winding up is passed under Part IV of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or a meeting of its creditors is called for the purpose of considering that it be wound up voluntarily (in either case, other than a

voluntary winding up whilst solvent for the purposes of and followed by a solvent reconstruction or amalgamation);

- (e) a petition for its winding up is presented to the court under Part IV or by virtue of Part V of the Insolvency Act 1986 as amended by the Insolvency Act 2000 and the Enterprise Act 2002 or a resolution is passed that it be wound up;
- (f) an application is made under section 895 of the Companies Act 2006 or a proposal is made which could result in such an application;
- (g) entry into or a proposal to enter into any arrangement, moratorium or composition (other than any referred to above) with its creditors; or
- (h) the dissolution or removal from the Register of Companies of the Recipient or it ceasing to exist (whether or not capable of reinstatement or reconstruction).

18.15 **“Intellectual Property Rights”** means copyright, patents, registered and unregistered trade marks, registered and unregistered designs and all other industrial and intellectual property rights anywhere in the world whether registered or unregistered and including any applications for any of those rights.

18.16 **“Milestones”** means the milestones set out in Part A of Schedule 2 for the Recipient’s fulfillment of the Project Objectives set out in Schedule 1.

18.17 **“Quarterly Monitoring Form”** means the form to be completed and submitted to the Authority by the Recipient under Clause 4.3 in such form and containing such content as the GLA informs you from time to time”

18.18 **“Output Related Funding”** means, where applicable, the GLA Funding paid in respect of Project Outputs as set out in Part B of Schedule 2.

18.19 **“Overall Unit Cost”** means, where applicable, the total Output Related Funding divided by the number of Sustained Outcomes.

18.20 **“Project”** means *‘onRedchurch: Re-Drawing the Lines’*.

18.21 **“Project Objectives”** means the objectives to be met by the Recipient as set out in Schedule 1 and any amendment thereto agreed between the parties in accordance with Clauses 11 and 12, and to be carried out in accordance with the undertakings set out in Schedule 1.

18.22 **“Project Outputs”** means the outputs including the Sustained Outcomes to be met by the Recipient as set out in Schedules 1 and/or 2, any annexure thereto and any amendment thereto agreed between the parties in accordance with Clauses 11 and 12, and to be carried out in accordance with the undertakings set out in Schedule 1.

- 18.23 **“Quarter”** means the following periods in the relevant calendar year (i) 1 April to 30 June, (ii) 1 July to 30 September, (iii) 1 October to 31 December and (iv) 1 January to 31 March.
- 18.24 **“Quarterly Claim Form”** means the form to be completed and submitted to the Authority by the Recipient under Schedule 2 which shall take the form of the template set out at Schedule 5.
- 18.25 **“Recipient’s Chief Financial Officer”** has the meaning given to it in paragraph 1 of Part A of Schedule 2.
- 18.26 **“Recipient’s Representative”** means the representative of the Recipient responsible for ensuring the effective delivery and management of the Project.
- 18.27 **“Recipient’s Responsible Procurement Plan”** has the meaning given to it in Clause 13.3(e).
- 18.28 **“Relevant Enterprise”** means an entrepreneur, sole trader, partnership, firm of business (whether incorporated or not) or other body (public or private) undertaking activities of a commercial character or conducted with a view to profit or providing goods and services in an environment for which there is a commercial market but (for the avoidance of doubt) excluding the provision of aid and assistance to children, young people and adults in education, unemployed persons, apprentices, persons on work placements and employees where the Assistance provided does not directly assist their employer.
- 18.29 **“Responsible Procurement Policy”** means the GLA Group Responsible Procurement Policy in place from time to time and the current version of which can be obtained from the GLA.
- 18.30 **“Review Meeting”** has the meaning given to it in Clause 12.2.
- 18.31 **“Sub-Grantee”** means any person which the Recipient funds in whole or in part from the GLA Funding.
- 18.32 **“Subsidy Control Disclosure Form”** means the form attached at Schedule 5 or such other disclosure form as the Authority may on the giving of notice to the Recipient require it to use.
- 18.33 **“Subsidy Control Rules”** means all applicable rules concerning Assistance arising from resources provided by a public authority, including (without limitation) central, devolved, regional and local government that provide a selective benefit to the Relevant Enterprise. Such contributions being granted (or received) by public authorities will be governed primarily (but not exhaustively) by:

- a) the terms of the Trade and Cooperation Agreement between the European Union, European Atomic Energy Community and the United Kingdom of Great Britain and Northern Ireland ;
- b) the World Trade Organisation (WTO) rules;
- c) the Northern Ireland Protocol;
- d) European Union (Withdrawal Agreement) Act 2020;
- e) any other international trade agreements; and/or
- f) other relevant legal obligations, for example, a local authority's Duty of Best Value.

18.34 **“Subsidy Control Threshold”** means the maximum level of Assistance which can be provided to a Relevant Enterprise from time to time from all public authority sources over a three year period, being this fiscal year and in the previous two fiscal years in accordance with Paragraph 4, Article 3.2 of Part Two of the TCA. At the time of entering into this Agreement the maximum level of Assistance is three hundred and forty four thousand and six hundred pounds sterling (£344,600).

18.35 **“Sustained Outcomes”** means such Project Outputs described as such Schedules 10 and/or 2 or any annexure thereto.

18.36 **“TCA”** means the Trade and Cooperation Agreement between the European Union, European Atomic Energy Community and the United Kingdom of Great Britain and Northern Ireland.

18.37 **“Transparency Commitment”** means the Authority’s commitment to publishing its agreements, contracts, tender documents and data from invoices and claims received in accordance with the Local Government Transparency Code 2015 and the GLA’s Contracts and Funding Code.

18.38 **“Unit Rates”** means, where applicable, the values associated with each specific Project Output as set out in Schedules 1 and/or 2 or any annexure thereto.

18.39 A reference to any statute, enactment, order, regulation or other similar instrument shall be construed as a reference to the statute, enactment, order, regulation or instrument as amended or re-enacted by any subsequent statute, enactment, order, regulation or instrument and shall include all statutory instruments or orders made pursuant to it whether replaced before or after the date of execution of this Agreement.

This Agreement may be executed by the electronic application of their authorised signatories’ signatures and provision of electronic copies of the same.

IN WITNESS OF THE ABOVE the parties have executed and delivered this Funding Agreement as a deed on the date written at the head of this document.

[THE CORPORATE SEAL of the)
GREATER LONDON AUTHORITY)
hereto affixed is authenticated by:)

.....
(Signature of Authorised Signatory)

.....
(Print Name)

.....
(Date)]

OR IF BEING EXECUTED ELECTRONICALLY

[Executed and delivered for an on behalf of the)
)

[Redacted Signature]

Authorised Signatory

PHILIP GRAHAM
.....
NAME (BLOCK)

Executive Director, Good Growth
.....
Position

Executed and delivered for an on behalf of
onRedchurch by:

[Redacted Signature]

Authorised Signatory

[Redacted Signature]

.....

NAME (BLOCK)

Director

.....

Position

Schedule 1

Project Description

onRedchurch: 'Redrawing the Lines'

Project Summary

Context

There are four key objectives to the onRedchurch project:

- **Diversify Redchurch Street's 'offer'**: test new, flexible, affordable and pro-social ways to re-use properties that are vacant or on short-term leases and extend the Street offer into the evening
- **Growing the community footprint and social value of life on the Street**: extend the Street's social franchise and value by supporting and hosting social ventures, employability projects and local supply chains
- **Developing a healthier, more inclusive and equitable public realm**: test ideas for improved street design and new public space experiences for people who live and work in the area
- **Growing onRedchurch CIC**: grow the capacity, reach and accountability of our organisation to lead the work in a sustainable, inclusive and popular way.

The project seeks to do this because of a monochrome commercial offer of fashion retail and hospitality on Redchurch Street; a lack of engagement by local people in the Street, leading to a lack of resilience and local identity; a challenging public realm for walkers, visitors and others due to the volume of traffic and narrowness of pavements; a need for onRedchurch CIC to enter a next phase of development, for most effective governance and sustainable leadership of the area's future regeneration.

There are certain key themes behind our work:

- Develop accountability, values and inclusive impact of onRedchurch CIC
- Community Engagement
- Support resilience, creativity and innovation of Redchurch Street
- Design develop an improved public realm

And working principles:

- Make Redchurch more accessible to the larger public
- Freedom & Flow of Information & Open Meetings
- Make space for marginalised voices, stories & needs
- Make engagement a form of entertainment
- Foster a small stable network of advocates

The project is led by onRedchurch CIC and features the participation of many project partners, including landowners, operators of shops, hotels and other amenities on the Street, the London Boroughs of Tower Hamlets and Hackney, community, arts, Third Sector organisations, social enterprises and individual residents.

The assets at the centre of the project are the streetspace and a series of properties on the Street that are currently empty or on short term leases:

Description	Landowner	Unit sqm	Condition	Consents
A series of small units, suitable for <u>start up</u> businesses, workshops, etc.				
28 Redchurch St	B C Capital	28	Delap	OK
30 Redchurch St	B C Capital	28	Delap	OK
31 Redchurch St	Redchurch Property	124	Good	OK
36 Redchurch St	The Estate Office	TBC	Delap	pending
6 Redchurch St	Derwent	TBC	Good	pending
7 Club Row	Redevco	70	Good	OK
9 Club Row	Redevco	123	Good	OK

The proposal

We will deliver several workstreams in parallel: public realm development, meanwhile use, a work experience & apprenticeship programme for local people, and development of onRedchurch CIC. All of the activity will be informed by a core programme of public engagement: of community, landlords and operators on the Street.

Each workstream will be delivered in partnership with local stakeholder organisations. Some will be delivered with the support of sub-contractor specialists. Others exclusively by onRedchurch CIC. All activity will be briefed to key partners: the London Borough of Tower Hamlets, Hackney and the GLA.

Workstream 1: Public Realm Development

We will carry out a programme of work with the support of a design company that engages the community and delivers a Project Brief (RIBA Stage 1) for improvement of public access to and enjoyment of the streetscape of Redchurch Street. The objective of the work will be to publish concept designs for the Street's public realm (RIBA Stage 2). We will run two 'tactical urbanist'/'pre-figuration' projects on the Street in 2022 (Q2 and Q3). Concept Designs will be commissioned by either onRedchurch CIC or other stakeholder partners..

Workstream 2: Meanwhile Use Programme

We will deliver across the timeline occupancy of short- let properties on the Street or adjacent areas by enterprises that bring community benefit to the local area. We will seek to do this in at least one property at the same time, with a view to seeding and securing a changing identity

to the Street. Uses will support and develop the employability and income of local people. External advisors will help us conceive of the project and structure the leases. In support of this activity, we will introduce a simple online landlord property management facility which will enable landlords to notify others of voids, intentions and seek to mutualise decision-making on the content of tenancies of short- let properties.

Workstream 3: Work Experience & Apprenticeship Programme

In partnership with commercial operators, we plan to deliver a programme that supports the employment opportunities and employability of local people. This is not just to serve the local community, economy and social mobility and prospects of residents of the Redchurch Street area but also forge an essential personal connection between local people and the Street in their daily lives. Principal partners in the design and delivery of this programme will be the London Boroughs of Tower Hamlets, Hackney, local colleges and schools.

Workstream 4: onRedchurch CIC Development

Across the timeline, we intend to deepen and broaden the governance and accountability of the Community Interest Company to local people. We will do this through forming a strategic partnership, appointing Non-Exec Directors, new Directors and conversion of the CIC into an organization accountable to a larger membership. In combination with extended community engagement, including the publication of a local newsletter, this will bring a new openness and ownership to the organization.

Workstream 5: Other Engagement

Engagement sits at the core of this phase of work: with the community, operators, landlords and others. We plan across the timeline to hold quarterly landlord fora, publish a community newsletter and make engagement intrinsic to design development of the public realm and delivery of the meanwhile uses and other activities.

Procurement and Design Management

Workstream 1 and 2 will be supported by development and delivery of temporary projects, not permanent capital works or adaptive reuse of property. They will in effect be enabling works for longer permanent and transformational change and their design and delivery will be informed not just by immediate needs or aspirations but also projected needs, future finance, social and community capital.

For all project work, the following course will be followed, re procurement and design management:

Project Scoping

- onRedchurch to collaboratively define and refine project scope, ensuring priorities are balanced against each other, with special relevance to end-user/community input and input from key stakeholders, e.g. London Borough of Tower Hamlets, Hackney and stakeholders in onRedchurch CIC.

- Project elements and their purpose with regard to function, performance and innovation to be agreed with GLA lead. Finalise outstanding outputs and funding allocation per project element.
- Agree high level programme / timescales with GLA lead.
- onRedchurch to develop multi-stranded Evaluation Strategy, including establishing strategic partnership board and agreeing baseline information required with input from GLA lead as required.
- Project specific Risk Register to be established.

Brief Writing

- onRedchurch and key stakeholders, such as LB Tower Hamlets to collaborate on developing the written project brief, capturing opportunities and challenges identified during project scoping.
- Any brief and its development to include due reference to opportunities to increase community engagement in Redchurch Street and celebrate, catalyse and amplify diverse use of the Street and its surrounding area.
- onRedchurch to define and agree approach to the design process for the existing and proposed spaces as well as improving overall functionality.

Procurement

- Prior to commencement of any procurement process, onRedchurch to agree procurement strategy with GLA lead for:
 - o Design and other relevant consultancy services
 - o Contractors
- Appropriate framework selection (e.g. ADUP), e-tendering portals, timescales, scoring criteria, evaluation methodology, feedback or other processes to be agreed upon with GLA lead
- GLA lead invited to contribute to selection and/or interview process
- All communications between the GLA and any appointed consultants will be undertaken through the project lead at onRedchurch.

Design Development & Design Review (in preparation for development to delivery milestone)

- Regular design meetings to be organised with GLA lead and any appointed consultant in attendance, to review issues requiring design decisions and their impact on design quality, cost and programme.
- Where relevant, onRedchurch to keep GLA lead informed of all development and share all material such as drawings and other documents in advance of any meetings as requested.
- GLA lead will offer comment on design and arrange reviews and workshops as required or agreed with the project lead at onRedchurch.
- All communications between the GLA and any appointed consultants will be undertaken through the project lead at onRedchurch.

- Where relevant, onRedchurch to facilitate design workshops and charrettes, utilising local authority expertise with design officers and heritage officers as required, with invitation to GLA lead.
- Stakeholder sign off meetings to be agreed at key project milestones, aligning with the end of RIBA Stages 2 & 3.
- Risk Register to be monitored, managed and updated accordingly.
- Project to be presented at Design Review Panels if required, with invitation extended to GLA lead.
- GLA lead to be updated on feedback from stakeholders and other parties, including key stakeholders and community.

Development to Delivery Milestone

- Risk Register to be monitored, managed and updated accordingly.
- GLA lead to organise Design Development Review (format to be agreed) as part of 'Development to Delivery Milestone' sign off if required.
 - o Review may include attendance from invited Mayors Design Advocates (MDA)

Delivery

- The project will be managed, monitored and tracked using shared project management tools, detailed project schedules, and quality control methods, in addition to the agreed construction information, where relevant.
- Site meetings to inspect quality and project execution to be carried out with GLA lead with onRedchurch and relevant stakeholders, e.g. LB Tower Hamlets, Hackney.
- Risk Register to be monitored, managed and updated accordingly.
- onRedchurch to facilitate monthly project team meetings with the GLA lead to review construction issues requiring design decisions or change to design, and their impact on design quality, cost and programme.
- onRedchurch to keep GLA lead informed of all construction phase progress and share all material such as drawings and other technical documents in advance of any meetings as requested.
- All communications between the GLA and any appointed consultants or contractor will be undertaken through the project lead at onRedchurch.

Completion & Evaluation

- On completion of the project, onRedchurch to lead evaluation process as established during the project scoping stage.
- onRedchurch to agree time frames for completion of Evaluation Strategy with GLA lead.
- All communications between the GLA and any appointed consultants will be undertaken through the project lead at onRedchurch.

Across the timeline of the GLA-funded project, the project lead at onRedchurch and GLA lead will meet monthly for project updates.

Expected outputs

- 10 Number of new jobs created, existing jobs safeguarded or training and other work opportunities provided
- 2 Minimum number of vacant/underused units brought into productive use for community benefit
- 1 Consortium of operators established with an agenda to co-operate on a managed evening economy
- 4 Number of community businesses, cultural and civic organisations supported on the high street
- 4 Minimum number of activity-based community gatherings, engaging with 1500+ people
- 1 New stakeholder partnership
- 2 Prototype 'green' spaces, piloting improved community access and engagement with the life of the Street
- 2 Minimum number of new directors of onRedchurch CIC, plus 10 members with governance rights and responsibilities

Risks

onRed HSC3: Risk Register 010222								
No	Risk	Likelihood	Impac	Score	Mitigation	After		
	General Project					Likeli	Impact	Score
1	COVID recurrence and lockdown	2	2	4	1. Switch work to online research using Zoom, Miro & other digital work and collaboration tools - 2. Ensure team remains safe and constantly has tests if any fear of infection	1	1	1
2	Programme development stops due to public opposition	2	3	6	1. Ensure that work is not framed as a proposition but positioned as a process of listening - 2. Ensure that participants comments are recorded and if necessary, check contents back with them - 3. Be clear on privacy and confidentiality, or not, of participants' contributions - 4. Make sure that the social and economic benefits and ROI are emphasised - 5. Build the community in to the process of this stage of work and instrumental participation in any legacy actions - 6. Make the proposals, documentation surrounding this stage of work available to the public - 7. Make onRedchurch meetings progressively open meetings across the timeline - 8. Across all projects, emphasise inclusivity and consensus building.	2	2	4
3	Lack of clarity on public purpose of onRedchurch and the programme, due to property owners' stakeholder interest in the Community Interest Company	4	4	16	1. Produce quarterly onRed newsletter and distribute widely in the community, explaining origin story of venture and accountable streams - 2. Review website and expand its expression of social purpose - 3. Energetically engage with and execute a community inclusion programme - 4. Avoid cognitive and non-cognitive bias in favour of property owners, and conscious or unconscious bias agenda-setting in favour of landowners, at expense of other stakeholder partners and community voices - 5. Reframe onRedchurch as a connector, convenor and collaborator, not a representative	2	1	2
4	Availability of vacant property assets to include in forward programme	3	4	12	1. Consult with landowners to identify vacancies, length of time properties are in this position, and seek to secure guarantees of availability of properties to the project - 2. maintain existing coalition of support for the onRedchurch project - 3. work with GLA and LBTH to set down and clarify incentives and rationale for landowners to put their asset in the 'bank'	2	2	4
5	Inability of onRedchurch to develop into a more inclusive, diverse organisation, answerable to new voices in the community	3	3	9	1. Prioritise bringing new voices into the organisation - 2. Marshal private-agenda setting - 3. Set down a protocol and regular reporting on any conflicts of interest - 4. Establish an advisory group and mandate a representative from that group to monitor and measure progress in the divers progression of the organisation and quality of engagement and involvement of the community in the organisation's affairs	1	2	2
Scale: 1 = Low : 5 = High								
Score are multiples of numbers								

Version – March 2021

TfL RESTRICTED

Achieving Social Value and EDI - Action Plan

The Mayor's equality, diversity and inclusion (EDI) strategy 'Inclusive London' sets out the future of London as a diverse, inclusive and integrated city, where everyone should be able to reach their full potential and prosper. The creation of diverse and accessible local places and economies are key aims of the Good Growth Fund, and the GLA is committed to work with their delivery partners through the fund to encourage social integration and champion inclusive growth in London. The Mayor and the GLA must have due regard to the need to eliminate unlawful discrimination, harassment and victimisation, and to advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. Projects awarded funding will be required to meet the Public Sector Equality Duty and the Public Services (Social Value) Act 2012, and demonstrate this through regular reporting of progress.

With reference to the accompanying guidance notes, and using the template below, please outline the impact your project will have and how it will achieve social value for its proposed beneficiaries, and how as an organisation you will take steps to address equality, diversity and inclusion principles within the operation of your business. Where applicable you should outline how you propose to remove or minimise disadvantages suffered by people due to their protected characteristics, take steps to meet the needs of people from protected groups where these are different from the needs of other people and encouraging people from protected groups to participate in your project. Furthermore, please outline how you intend to monitor the impact on these different equalities groups' including disadvantaged groups and excluded groups.

To ensure the table is focused we recommend selecting five priorities areas related to the project, and five priority areas related to your organisation. Key actions relating to achieving social value and EDI should also be recorded in the milestone and funding schedule.

Objective		Current position/ Baseline	Action/ Task	When	Person responsible/ Resource Required	Measure of success
Project Objectives - Achieving Social Value						
1	To create more use of Redchurch Street by protected groups	Source data from LBTH	Render public realm more liveable and amenable to use by diverse communities	From 2022 (QTR2) across project timeline	Project Lead (████████)	Two organisations from protected groups intrinsically involved in determining concept designs for the future of the Street.
2	To support entrepreneurship and economic participation of	Source data from LBTH	Enable meanwhile use of properties by	From 2022 (QTR3)	Project Lead (████████)	A minimum of four business led by entrepreneurs

	diverse communities		local entrepreneurs			from diverse communities to participate in Meanwhile use programme and utilize spaces
3	To support the employment and employability of local people from diverse communities and protected groups	Source data from LBTH	Enable work experience and apprenticeships, to be provided by operators on the Street in retail, the creative industries and other sectors	From 2023 (QTR1)	Project Lead ()	A minimum of 25% of placements resulting from employability programmes to come from diverse communities and protected groups
4	To remove the between disadvantaged people and the benefits of regeneration	Source data from LBTH	Disseminate the process, outcomes and opportunities afforded by regeneration through a quarterly community newsletter	From 2022 (QTR1)	Project Lead ()	In our project evaluation, a minimum of 20% of respondents say that onRedchurch has generated greater opportunities for them in life.
5	To address the inequality of skills development and training of people from diverse communities and protected groups	Source data from LBTH	Enable the use of the Street by training and skills development organisations, especially allied to the retail and hospitality industries	From 2022 (QTR2)	Project Lead ()	A minimum of 20% of opportunities for personal development afforded by the OnRedchurch programme to benefit individuals from diverse communities and protected groups
Organisation Objectives - Addressing Equality, Diversity & Inclusion						
1	To be more informed by the needs, ambitions and objectives of diverse local communities and protected groups	No advisory group or formal external panel in place	Establish an advisory group to the CIC including members from diverse communities and protected groups	From 2022 (QTR1)	Project Lead ()	Advisory group established.

2	To bring diverse communities and protected groups into structured transformational change on the Street and the area	No partnerships or other body in place enabling structured engagement, other than via local government structures	Establish a strategic regeneration partnership for Redchurch, including representatives from stakeholder organisations from BAME and other local organisations	From 2022 (QTR2)	Project Support (██████████ ██████████)	Strategic regeneration partnership established.
3	Broaden the profile of directors of the Community Interest Company	Three directors, all white and from professional or related classes	Appoint new directors of the CIC from diverse and other protected communities in Tower Hamlets	From 2022 (QTR2)	Project Lead (██████████ ██████████)	A minimum of two new directors of the CIC in place.
4	Broaden and devolve governance of the Community Interest Company	CIC with 'membership' limited to three directors	Convert CIC to model with "large membership", not all of whom are directors but have rights over strategy and other aspects of the CIC	From 2023 (QTR1)	Project Lead (██████████ ██████████)	New CIC model established with a minimum of 20 members by the close of the programme.
5	Commit organisation to ethos and practice of diversity, equality and inclusion	No written or published expression of these values	Publish a manifesto for the CIC expressing these principles	From 2023 (QTR1)	Project Support (██████████ ██████████)	Manifesto established with coverage in the local media.

Schedule 2

Funding Schedule

Part A: for Milestone Related GLA Funding

1. On achievement of the Milestones, the Recipient shall submit a Quarterly Claim Form (with supporting evidence of Expenditure Incurred on the Project Objectives including copies of third party invoices, and/or contract documents and transaction listings from the Recipient's finance management system and certified as true and accurate records of such expenditure by its Chief Financial Officer (which shall mean (i) where the Recipient is a London borough council including, without limitation, the Royal Boroughs, the City of Westminster and Corporation of London, the officer of the Recipient who is responsible for the proper administration of its financial affairs pursuant section 151 of the Local Government Act 1972 or, (ii) where the Recipient is not a London borough council, such officer validly authorised to act in such capacity on the Recipient's behalf ("Recipient's Chief Financial Officer")) to the Authority for the appropriate amounts as set out in this Schedule 2 for the relevant Milestone, such claims to be accompanied by:
 - (a) a completed Quarterly Monitoring Form together with such evidence and other information as the Authority may reasonably require; and
 - (b) such other evidence and information as the GLA may require from time to time (as set out in this Schedule 2 or otherwise).
2. The Authority shall make payment to the Recipient, or as otherwise directed in accordance with this Schedule 2, within 30 days of receipt of a valid invoice which the Recipient may issue following approval by the Authority of valid Quarterly Claim Forms submitted in accordance with paragraph 1 above.
3. If the record referred to in Clause 6.1(g) of this Agreement shows that the GLA Funding paid to the Recipient as at the date of the report is in excess of the total Expenditure Incurred by the Recipient for the achievement of the Project Objectives, then the Recipient shall repay that excess amount to the Authority forthwith and in all circumstances no later than 30 days following the approval of the report by the Authority in accordance with Clause 6.1(g) of this Agreement. Without prejudice to this obligation, the Authority may recover this excess by reduction of any funding still to be paid under this Agreement, or by set off against any other money due or to be due from the Authority to the Recipient.

Section 1 - Milestone Funding Table

Installment/Milestone	Date on which claim may be made (subject to Milestone achievement)	Evidence (in addition to the requirements of Clause 4)	Amount (Revenue) (£) – UP TO
Installment #1	01.04.2022	Meanwhile use in motion or agreed for at least one property	16,000
		Tender issued for lead contractor for delivery of Public Realm visioning/community engagement programme	
		Community Newsletter #1 produced	
Installment #2	01.07.2022	First Meanwhile Use opens	20,000
		New Operator Forum created	
		New Regeneration Partnership constituted	
		Community Newsletter #2 produced	
Installment #3	01.10.2022	First Public Realm activation project run	20,000
		Project Plan issued for Work Experience programme	
		Two new directors appointed to onredchurch CIC	
		Community Newsletter #3 produced	
Installment #4	01.01.2023	Second Meanwhile Use opens	20,000
		Visioning Document for Public Realm created & Brief set for Concept Design	

		Plan for CIC to assume membership model	
		Community Newsletter #4 produced	
Installment #5	01.04.2023	Two new Meanwhile uses for community benefit slated for 2023, QTR3 & QTR4	4,000
		Concept Design published for Public Realm Improvements (RIBA Stage 2)	
		Work Experience programme with Operators begins	
		CEO of onRedchurch CIC appointed	
		Community Newsletter #5 produced	
		Completion of all activities within timetable	

Section 2 – Quarterly Claim, Milestones and Declaration forms

This section includes the key documents required for the claiming of expenditure (examples only- grant claim forms will be sent as required per quarter)

GREATER LONDON AUTHORITY											
Co											
For project use	<table border="1"> <tr> <td>Organisation</td> <td>.....</td> </tr> <tr> <td>Project name</td> <td>.....</td> </tr> <tr> <td>Project Manager:</td> <td>.....</td> </tr> <tr> <td>Start Date</td> <td>.....</td> </tr> <tr> <td>Completion</td> <td>.....</td> </tr> </table>	Organisation		Project name		Project Manager:		Start Date		Completion	
Organisation											
Project name											
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Completion											
For internal use	<table border="1"> <tr> <td>GLA Lead</td> </tr> <tr> <td>Date submitted to GLA</td> </tr> <tr> <td>Programme Manager:</td> </tr> </table>	GLA Lead	Date submitted to GLA	Programme Manager:							
GLA Lead											
Date submitted to GLA											
Programme Manager:											
Contents	Guidance										
Section I	Please submit an electronic copy of this claim form signed by your Finance Officer or Director, and follow up with an hard copy. Electronic copies should be returned to: your project manager and programme manager. Please attach evidence of expenditure (see section II for guidance on acceptable evidence).										
Section II	Set out the details of your use of GLA funding on the project: objectives to date (with evidence of expenditure, eg. third party invoices, purchase orders and/or contract documents and transactions listings from your financial management system and certified as true and accurate records of such expenditure and or committed expenditure by your financial officer).										
Section III	A declaration that you have read, understood and complied with all the conditions of the grant set out in the Funding Agreement to which the particular claim refers. Please note, although we will not be asking delivery partners to evidence their match funding expenditure, a signed quarterly claim from your financial officer will act as a declaration that monies have been spent as agreed in the Funding Agreement. Should there be any slippage, an explanation would need to be provided. This declaration must be signed by both the project manager and the financial officer.										
Section IV	A reminder of the deadlines for quarterly claim submissions and monthly monitoring forms. Please note, should you miss these claim deadlines, you will be required to wait until the following quarter to submit your claim.										

Section I: Quarterly Claim Form

[Guidance](#)

Organisation	
Project Name	
Quarter	
Name(s) of officer applying for grant	
Position in organisation	
Email address	
Correspondence address	
Postcode	
Telephone Number	
Mobile Number	

Guidance on completing table:

A: Each Claim should have a unique ID. It should be in the order it is listed in on the claim form. Mark the claim form with the unique ID given below.

B: Projects should match with the projects set out in Schedule 2 of the funding agreement.

C: Workstream should match the projects set out in schedule 2 of the funding agreement.

D. Milestones should match with the milestones set out in Schedule 2 of the funding agreement

E. Only submit evidence relevant to this particular claim. Please indicate the nature of the evidence provided to support this expenditure. The evidence should be a copy of an invoice, or in the absence of such an invoice, transaction listings from your finance management system showing actual expenditure.

F. Self-explanatory

G. Budget should match the budget set out in Schedule 2 of the funding agreement.

H. Cumulative spend to date on this project against this milestone (i.e to include all previous claims against this milestone if relevant)

I. Total amount claiming for this item in this claim.

[illegible]

Section III: Declaration and undertaking

[Guidance](#)

We declare that:

- We have read, understood and complied with all the conditions of the grant set out in the Funding Agreement to which this claim refers.
- The information on this form is correct to the best of our knowledge and belief and I/ we accept full responsibility for it;
- We undertake that we will keep accounts, invoices and receipts for 5 years after the last date grant is paid in connection with this grant and make them available for inspection on request by GLA officers;
- We have taken delivery of and/ or incurred expenditure on the project objectives for which we are claiming grant and our claim covers only the amounts spent on the items described in this form. Our claim is for the net costs of the items, excluding recoverable VAT.
- We undertake that we will notify the GLA immediately in writing or by email of any changes to the details provided in this form.
- We confirm that this claim is for the following amount and relates to the following claim period:

Capital		Q4
---------	--	----

- We confirm that the following **match funding** has been spent on the project this quarter as set out in the schedule 4 of the funding agreement:

Delivery Partner	Forecast (£)	Actual (£)	Variance	Comments
Public funding				
Private funding				

- We confirm that the following is an accurate reflection of the **GLA** funding drawdown to date including this claim:

GLA Funds	Project Lifetime Budget	(insert year) Budget	FY (insert year) YTD	(insert year) Remaining Budget	Future Years Budget*
Capital					

- We confirm that the following is an accurate reflection of the **match funding** drawdown to date including that declared in this claim:

Match Funds	Project Lifetime Budget	(insert year) Budget	FY (insert year) YTD	(insert year) Remaining Budget	Future Years Budget*
Capital					

- We confirm that the following is an accurate reflection of the overall project accounts, including both **match and GLA funds**:

Total Project Budget (inc GLA and Match funds)	Project Lifetime Budget	(insert year) Budget	FY (insert year) YTD	(insert year) Remaining Budget	Future Years Budget*
Capital					

Please forecast below expenditure amounts relating to 17/18 which is unable to be processed and validated through your finance system in time for this Q4 claim submission.

Forecast for remaining (insert year) expenditure	Forecast (£)		Comments
	Capital	0.00	
Carry Forward Request for (insert year)	(£)		Comments
	Capital	0.00	

* To be completed if agreed with GLA Project Manager

This declaration must be signed by the project manager and the Director of Finance or Financial Officer.

Signature	Name in BLOCK letters	Position	Date

Schedule 3
The Authority's Logo



Schedule 4

Self-Evaluation Template

Use this template where the Agreement contains Milestones requiring the Recipient to undertake post-Project delivery monitoring and evaluation. Use this template to evaluate the impacts and outcomes of the Project. The Recipient must, as a minimum, provide all of the information indicated below.

Project Name and Summary	
Borough/Organisation Name	
GLA Project Manager	
Manager completing the self-evaluation	
Total GLA Funding for Project	
Total lifetime cost of Project	
Other public/private investment	
Actual Project start date	
Actual Project end date	

1.0 Executive Summary

2.0 Methodology

3.0 Project Background, Context and Rationale

4.0 Project Aims and Objectives

5.0 Using and Sharing the Results from the Evaluation (if appropriate)

Schedule 5

Subsidy Control Disclosure Form

The GLA is considering giving Assistance or the equivalent of Assistance provided under Paragraph 4, Article 3.2 of Part Two of the Trade and Cooperation Agreement between the European Union, European Atomic Energy Community and the United Kingdom of Great Britain and Northern Ireland up to a maximum of the GLA Funding in relation to the Project.

The GLA is required to check whether you will have received Assistance which, when combined with the proposed GLA Funding, exceeds the Subsidy Control Threshold as defined in Clause 18.35.

Please note if you are part of a group of companies your declaration needs to relate to all subsidy or public funds received by all entities within that group for these purposes.

If you have (in this fiscal year or the 2 fiscal years prior to that) received any Assistance or public funding in respect of costs to which you are intending to apply and to be provided to you under the Project you must inform the GLA (through the contact provided below) of details of such sums by completing the tables set out below. If you have received no such funding please insert "None" in the Amount column in the relevant table(s).

Please also provide details of any subsidy not yet received but which you already have a legal right to receive during the remainder of this fiscal year.

Accordingly, please complete and return this document having signed and dated it and (where applicable) having completed the tables below. Please then return the document to [NAME OF CONTRACT] at [ADDRESS]. If you do not return the document signed and dated (and provided detail of relevant funding, if any, as requested), the GLA will be unable to provide you with the GLA Funding in relation to the Project.

Recipient of Assistance/funding	Purpose of Assistance/funding	Amount	Date

I confirm the above details are correct as at the date below.

Name	Position	Signature	Date

Summary sheet for publication

In compliance with the Local Government Transparency Code 2015

The Greater London Authority must publish details of all grants to voluntary, community and social enterprise organisations. **By signing the grant agreement above, organisations are also accepting the publication of the information** set out below (by GLA officers) and confirming its accuracy:

Overarching grants programme:	High Streets for All Challenge
Description/Purpose of the grant: Brief explanation	<i>The project seeks to diversify the uses along Redchurch Street to provide an alternative to high end retail and reintroduce social value. The project also aims to develop a healthier, more inclusive and equitable public realm through an improved street design.</i>
The grant is for a total of:	<i>Eighty thousand pounds only (£80,000)</i>
The grant is awarded on:	2021/12/03
The grant covers the following time period:	From 2022/01/31 to 2023/03/31
It is awarded to:	onRedchurch CIC
The recipient is:	<i>A voluntary and community sector organisation:</i> <i>A social enterprise:</i> <i>Other:</i> <i>If "Other" please provide more detail</i> ☐ ☒ ☐
Company or charity registration number:	<i>Company number: 13384656</i>
It was awarded by:	<i>GLA Regeneration, Good Growth</i>
The award of this grant was formally approved by:	<i>MD2901</i>

IN ORDER FOR THE GLA TO COMPLY WITH THE 2015 LOCAL GOVERNMENT TRANSPARENCY CODE, THE GLA OFFICER WILL FORWARD THIS SHEET AND THE FUNDING LETTER TO THE GOVERNANCE TEAM AS SOON AS IT IS SIGNED. (██████████) [@london.gov.uk](mailto:██████████@london.gov.uk) / Post Point 11 / Tel extension: 4818).

on Redchurch

21 July 2022

onRedchurch CIC: 2022 Quarter #2 Report

Meanwhile Use

The first 'meanwhile use' of a property on Redchurch Street, facilitated by the High Streets for All programme was launched on 16 May at 6 Redchurch Street. The property is owned by Derwent London, leased by architects Buckley Gray Yeoman but has been vacant for some time and used as a pop-up for high fashion brands as it awaits redevelopment and reuse on a more permanent basis. The location matters since it is a large space at the junction of Redchurch and Boundary Streets. Its vacancy adds to the inactive frontage of this section of the Street on the south side.

Until 24 June 2022, the property was used by not for profit Saira Hospitality. Saira partners with hospitality brands to educate and empower local communities. The organisation creates community-focussed hospitality schools. onRedchurch had been working with Saira, a venture founded in the USA and operating in several locations across the world, including Mexico and the British Virgin Islands, to use the Street's location as a base for its UK debut. Across the six-week residency, Saira trained over 60 candidates for hospitality jobs who had been sourced from organisations local to Tower Hamlets, Hackney and Islington, including Job Centres and youth, homeless and migrant charities. Nine employer partners included The Hoxton, Nobu, Town Hall and Pan Pacific Hotel Group. By early July, 22 candidates had been placed in work.

A presentation on the project is attached to this report.

Operator Forum Created

While we are yet to formalise relationships into a 'forum', we have developed across the period our management of operators on the Street as more of a community. Prior to this, we have engaged with operators on an ad hoc basis, lobbying them to participate in Street events or responding to their individual needs, such as requiring support for development plans of their property or engagement with the Local Borough of Tower Hamlets on planning or licensing issues.

Our engagement of operators has taken different forms:

- Progressive participation in a series of community 'micro-events', conceived and managed by onRedchurch. These have been designed to render operators and their

on Redchurch

business accessible and useful to local people. One example was a 'Wellness Weekend' on the weekend of 23-24 April 2022 that offered free yoga and spin classes, access to information on stress management and better sleep, plus free "goodie bags". Participating enterprises included Sweaty Betty, London Shuffle Club, Psycle, Anatome, Intune and Pump Street Chocolate. Images of this event are attached to this report.

- Consultation on visioning a public realm for the future of Redchurch Street has embraced operators on the Street. To date, this has taken the form of informal conversation, led by JA Projects, as well as formulation by JA and onRedchurch of a stakeholder 'roundtable' which will include operators and act as a recruitment pool for future Directors of the CIC. Prospective members of the Roundtable include one representative from a retail chain on the street and up to three representatives of independent businesses.
- A first off-line group meeting of operators on the Street was hosted at Dishoom on 14th June. This was a breakfast hosted by Dishoom. Operators who participated included Psycle, 100 Shoreditch, Murdock London, St Hilda's East Community Centre, Labour & Wait, Boundary, Browns East, InTune, Bow and Bethnal Green Foodbanks and 88 Restaurant Group (representing Smoking Goat and BRAT).
- Several creative industries entrepreneurs local to Redchurch participated in the first of a series of Creative Careers Conversations, hosted by St Hilda's East Community Centre, sharing careers and personal development advice with St Hilda's Girls Group

New Regeneration Partnership Constituted

No formal partnership has been constituted yet. However, we continue to extensively speak with prospective stakeholders in a future partnership. Regular meetings continue to take place between onRedchurch and the London Boroughs of Tower Hamlets and Hackney. JA Projects have engaged with many local community organisations in arriving at a first stage scoping report - attached. At this time, there is no need to constitute a formal organisation. We feel that this is best established once we have an idea of how local organisations wish to 'contract' with development of the Street around a vision. Also when a scheme of next stage work has been set down and requires stakeholder engagement, management, coalition and consensus building.

Community Newsletter #2 Produced

A second newsletter has been produced and was circulated to 2,000 residences towards the end of June - see attached. The newsletter took the theme of Street Art, cued by a new mural painted in the area of Somali professional boxer Ramla Ali who lives in Bethnal Green, is a powerful advocate for refugee rights and is the founder of Sisters Club, an organisation offering self defence classes to women. The cover of the newsletter was an image of the mural created by Paint the Change and a group of young people brought together by Rich Mix Street and Numbi Arts. Numbi created our newsletter. This is the second newsletter they

on Redchurch

have designed for us. The newsletter included a short history of Street Art in Shoreditch, an article on the Ramli mural and a poem on the power of Street Art, an important feature of the recent heritage of Redchurch.

19 October 2022

onRedchurch CIC: 2022 Quarter #3 Report

Public Realm Activation

In the period, JA Projects progressed their work towards a new vision for the public realm of Redchurch Street through Stage A and Stage B reports. onRedchurch supported their activity extensively. The Stage B report includes a long list of five prospective public realm improvement projects to be shared in late October with key local authority stakeholder partners and in November presented to the public.

Following the appointment of JA projects, two key activities took place to support activation of the public realm planning and visioning.

On 31 July 2022, passersby and invited groups and individuals were invited to share their views on diverse aspects of Redchurch Street, its accessibility, quality of environment and experience. A Tower Hamlets-based social enterprise supported the engagement practice. And the event was delivered at St Hilda's East Community Centre. The event acted as a moment to seed and speculate upon a new, more permanent improvement to the space at St Hilda's too. The building's cafe space is no longer operational and access to the building is through a narrow door and uninviting lobby. The event was laid out in such a way as to trial changes to the operation of the cafe space. Conversation themes included wider pavements, green spaces and improved access to Redchurch by communities.

On 5th September, a second event took place: 'Sowing Seeds'. Following discussions around public spaces, green infrastructure, parking and the use of pavements at the event in July, it became apparent that a key element of the success of future public realm projects was the integration of designed green interventions with associated programming and management strategies. At this event, several different organisations came together with connections to the management of public spaces and public programmes in the area - also local residents. A walking tour of green spaces in the neighbourhood took place, with guest contributions from host or stakeholder organisations. No similar capacity building have ever taken place in the area and the event has acted as a pretext to more formal engagement in forward programmes from the likes of Spitalfields City Farm, Women's Environment Network and Spitalfields Crypt Trust.

on Redchurch

Work Experience Programme Plan

Across the period we have been consulting on a possible plan. This process continues.

In support of a plan we have met and spoken with officers from the London Borough of Tower Hamlets with responsibility for youth employment, joined the Tower Hamlets Secondary Schools Careers Advisory network and consulted with prospective delivery partners, including The Switch and Speakers for Schools.

On 27th September, at Rich Mix, we ran a Creative Industries Hub event, in partnership with the London Borough of Waltham Forest and Tower Hamlets and reached out to over two creative industries organisations on or near Redchurch Street to get involved. This has now provided us with a new network of creative industry employers that we intend to further involve in discussions around a possible work experience programme.

This event followed an earlier evening that we organised at St Hilda's East Community Centre. Three local creative industries organisations were invited to share with the Unity Girls Group their experience and understanding of career pathways in the creative industries.

New Directors Appointed

In the period no new directors have been appointed but a process put in place to identify prospective candidates. This process - known as 'Redchurch Roundtable' - has now been set down, with a first event scheduled to take place at Mother Advertising on 7th November. The Roundtable will be a meeting of diverse stakeholders in the regeneration and improvement of the area - a combination of individuals and organisations. The agenda of the Roundtable is:

"act as advisor and critical friend of Redchurch Street and the activities of onRedchurch CIC. It will inform the making of a future vision for the Street, act as an accountable panel to onRedchurch CIC and in time, we see it as a source of the organisation's future governance, as it converts from one form of a Community Interest Company to a membership-based organisation."

We decided to align the appointment of new directors with the visioning by JA Projects, to restrict 'consultation fatigue' and also incentivise engagement.

Community Newsletter #3

on Redchurch

We have not produced a third newsletter. The first two newsletters were well received but we have decided that investment in communications and engagement at this time is best vested in the work of JA Projects and their engagement programme. In time, we also plan to raise private sector sponsorship to support this aspect of our work.

In support of engagement of the community, we hosted and ran a 'Summer Sunday' Festival on the Street. A market that supported local small businesses and independent traders, it also raised £3k+ in funds for a local food bank.

on Redchurch

onRedchurch CIC Quarter #4 Report

Public Realm Activation

On 3rd January 2023, JA Projects completed their Final Placemaking Vision, drawing to a close their work supported by onRedchurch and the GLA.

Their final submission included a main report and suite of appendices that included a 'callout' to the proposed new advisory group - or 'Roundtable' - a terms of reference for this group, a policy audit and a 30min produced compilation of excerpts from interviews with local residents and operators, known as 'Redchurch Radio'.

The Vision has been widely circulated by us within the London Borough of Tower Hamlets and Hackney Council. JA Projects has broadly costed the programme of work and this has been shared with LBTH to inform future regeneration plans. Existing landowners have reacted favourably to the programme. And in March 2023, an abridged version was created and has been further summarised and shared in our latest Community Newsletter distributed to stakeholders.

The green space and green network dimension of the Vision formed the basis of an application for funding to the GLA's Green and Resilient Spaces Fund (submitted February 2023). And we await advice from LBTH on the allocation (or not) of Section 106 funding for "public realm improvement" linked to the Huntingdon Estate to development of concept plans for the scheme.

On 22nd February, following on from some of the community considerations of JA Projects' report, and also ████████ to future funding of their programme by partners such as LBTH, we hosted a dialogue at Shoreditch Arts Club, hosted by independent facilitator Daisy Froud, that engaged with the question of how property owners and community organisations might better work together to benefit the area. Proceedings were posted in a blog, available to read [here](#).

Meanwhile Use Programme

A second Meanwhile Use – an East End Trades Guild 'Department Store' – is at a planning stage, with onRedchurch working with landowners Blue Coast Capital and Redevco on securing a possible site and the Guild consulting members on the nature of their participation in the programme. This second Meanwhile Use – intended to trigger subsequent involvement of the Guild on the Street – will take place prior to the end of Summer 2023. We have had responses from local manufacturers including Tatty Devine, Ince Umbrellas, local brewers and artisan bakeries, and printmakers as well as from less established businesses and those who work with less privileged makers including from Oiti-jo.

Work Experience Programme Plan

Across the period we have continued to consult on and have finalised a plan. This is attached as an appendix to this claim. The programme of capacity building has already begun with the project now entering a planning phase. Delivery will commence in 2024 QTR2.

New Directors and CEO Appointed

In the period no new directors have been appointed and a new CEO has also not been appointed. Instead an advisory body has been established, known as Redchurch Roundtable. Made up of a first wave of local residents, individuals are now assuming responsibility for different dimensions of the public life of the Street - e.g. community liaison, waste management, green public realm and liaison with landlords. A roles and responsibilities paper is in the process of being written. Members of the Roundtable accept that in time they will act as a Board of Management of onRedchurch, with some assuming responsibility as Directors of the organisation and existing management of onRedchurch reporting to them. Attached to this claim, are minutes from the two Roundtable meetings to date, evidencing this progress.

Plan for CIC to Assume Membership Model

A new draft set of Articles of Association for onRedchurch have now been set up. These formulate a plan for the CIC to assume a new membership model. These are now to be circulated and consulted upon with the Roundtable, with final adoption by June 2023.

Community Newsletter #4 and #5

A third newsletter was not produced - as per our previous report, we decided that investment in communications and engagement was best allocated to the work of JA Projects and their engagement programme.

In the claim period, we have produced two newsletters: a zine - 'Spring on Redchurch' - featuring JA Projects' work and distributed to 1500 households. Also a report for stakeholders, summarising their proposed programme and inviting comment.

The zine includes comments from the public including:

"It would be great to see more space for mosque visitors to gather after prayers. Maybe the railing could be removed and the bike rack moved further down the road. Right now it gets too cramped on Fridays."

And

"We're concerned with how the changes to Redchurch Street are affecting the wider area. Rents on Calvert Avenue are being raised to the same level as on Redchurch Street itself."

Principal artwork included an illustration by JA Projects and the work of local artist Yusra Mohamed, sister of Nada Mohamed, who participated as a paid facilitator in JA Projects' engagement of communities in their vision.