

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA310120-1674

27 February 2020

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 30 January 2020. Your request has been dealt with under the Freedom of Information Act (FOI) 2000.

You asked for for a copy of the full Good Growth HCCS bid

Our response to your request is as follows:

The FOI Act provides access to recorded information. At the time your request was received the GLA held a copy of the stage 1 good Growth bid from Hackney Chinese Community Services (HCCS). Routine changes to information whilst dealing with a request are allowed if these would have been made regardless of the request. The GLA ceased to hold a copy of the full stage 1 bid as ongoing updates were made by the applicant therefore, we are unable to meet your request in full as the information is no longer held by the GLA.

We can provide you with parts of the bid which were not updated (and therefore held by the GLA at the time your request was received) and some of the original supporting information of the stage 1 bid. Please note that some of the supporting information is exempt from disclosure under section 43 (2) Commercial interests of the Act.

A commercial interest relates to a person's ability to participate competitively in a commercial activity and in this instance, involves information which is subject to negotiations and ongoing commercial dialogue. Disclosure would be likely to prejudice the ability of HCCS in their negotiations and finalising actual agreements.

Section 43(2) constitutes a qualified exemption from our duty to disclose information under the FOIA and consideration has to be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information. In this instance we regard it not to be in the public interest to release information into the public domain that would be likely to affect the way in which the applicant is able to negotiate with contractual agreements with other third parties.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



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>

OPEN PROJECT SYSTEM

Hackney Community Bath House

Status: Stage 2
Submitted

Project summary report

Project ID: P16055

Good Growth Fund
Round 3

Good Growth Fund Round
3

Project Details

Project title

Hackney Community Bath House

Bidding arrangement

HACKNEY CHINESE COMMUNITY SERVICES ASSOCIATION

Organisation name

HACKNEY CHINESE COMMUNITY SERVICES ASSOCIATION

Programme selected

Good Growth Fund Round 3

Project type selected

Good Growth Fund Round 3

Description

We

will regenerate the derelict Old Bath House, in Hackney. It was previously a slipper bath and for nearly 40 years housed the An Viet Foundation, a Vietnamese refugee/community group. Since 1985, HCCSA have provided health, social, legal and community support to local Vietnamese and Chinese. As LB Hackney has offered us new premises, we aim to create a unique centre that transforms the East Asian landscape, supporting Vietnamese, Chinese and other East Asian communities. The new centre will host a social enterprise kitchen, and provide flexible working space, community and cultural facilities. We will support social and economic activities, and partner with local organizations, to regenerate the area, fostering greater cohesion and contributing to the local socio-economy. LB Hackney has allocated £400000 for structure and compliance. Our recent crowdfund campaign attracted 431 backers who helped us fund £53,000 to equip the kitchen. We gained support from local and national press.

Organisation Details

[REDACTED]

Type of Organisation

Charity

Charity Number

800142

Is your organisation VAT registered?

no

Main Contact Name

[REDACTED]

Main Contact Telephone Number

[REDACTED]

Main Contact Email Address

[REDACTED]

Secondary Contact Name

[REDACTED]

Secondary Contact Telephone Number

[REDACTED]

Secondary Contact Email Address

[REDACTED]

Describe how your project has secured local support, setting out evidence that there is a demand for your project

Our

Crowdfund London appeal raised £53842 to renovate the kitchen. We gained 434 backers; 425 were individuals with a 94% support rate. They came from our minority communities, from Hackney locally, and some from the wider London region. Our appeal attracted 2.5 times the average number (179) of backers per crowdfunding project. Comments from the backers included: 'A really innovative project and looking forward to it all!' and "Happy to support this fantastic project". Our success was supported in local and national press: Hackney Gazette, Hackney Citizen, Evening Standard and The Guardian.

Project Risk Rating

Overall Project Risk Rating

AMBER - Moderate risk level

Explanation of Risk Rating

The new building is twice the size of the premises HCCSA currently occupies. If this application is successful, it offers the opportunities of a renewed building to developing a resource centre for East Asian communities. However, there are also challenges and risks that this project has to overcome. HCCSA is aware of the risks and has developed strategies and plans to ensure the project can overcome therisks and challenges to bring the project to fruition. This project has three main risk areas: financial risks, project management risks, and ability to run the centre after capital work completion. .

Project Risks

TITLE	DESCRIPTION OF CAUSE AND IMPACT	CATEGORY	INITIAL RISK RATING	RESIDUAL RISK RATING	STATUS	
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TITLE	DESCRIPTION OF CAUSE AND IMPACT	CATEGORY	INITIAL RISK RATING	RESIDUAL RISK RATING	STATUS	
Squatters in the building	The building was broken into three times since it was vacant in 2017. The building was squatted from April - September 2019 causing significant interior damage. Continued vacancy attracts vandalism and squatters, risking further damage to the building and the Vietnamese historical records. It causes anti-social behaviour, nuisance to the neighbourhood, with threats and neighbouring break ins.	Other	12 Significant	2 Low	Open	

TITLE	DESCRIPTION OF CAUSE AND IMPACT	CATEGORY	INITIAL RISK RATING	RESIDUAL RISK RATING	STATUS	
Centre Management	<p>The building offers multiple facilities, which can potentially be used throughout the day. Staff capacity is a risk, as insufficient operational management capacity may lead to reduced efficiency. Investing in the correct level of staff and volunteers allows us to make full potential of facilities offered. Additional senior staff will ensure robust administration, outreach and system support.</p>	Outputs and Targets	6 Moderate	2 Low	Open	

TITLE	DESCRIPTION OF CAUSE AND IMPACT	CATEGORY	INITIAL RISK RATING	RESIDUAL RISK RATING	STATUS	
Financial risk	<p>The building is an old building originally designed for different purpose. The cost to restore the building is high. The Austerity policy reduced the Council's ability to invest in the building. It approved a budget of £400,000, barely enough for the works on the structure, compliance and utilities. The incoming tenant HCCSA will have to find resources for interior works.</p>	Financial	8 Moderate	1 Low	Open	

TITLE	DESCRIPTION OF CAUSE AND IMPACT	CATEGORY	INITIAL RISK RATING	RESIDUAL RISK RATING	STATUS	
Project Management	The project has many elements of different designs and purpose, the tight time frame for the Council's landlord works, the community kitchen, and the GGF funded works on interior are scheduled one stage after another very closely. There are areas of overlapping works and work demarcations. These require very experienced capital project manager to oversee the project to bring it to fruition.	Outputs and Targets	8 Moderate	1 Low	Open	

Supporting

Documents Appendix 1 - [REDACTED]

Appendix 2 - 7 Letters of support from local stakeholder organisations • The Factory support letter.pdf • Minik Kardes.pdf • Jun Mo.pdf • ConnectHackney.pdf • Hackney Lunch Clubs support letter.pdf • H Migrant Support Forum letter of support.pdf • H Migrant Centre letter of support.pdf Appendix 3 - [REDACTED]

[REDACTED] 4 - [REDACTED]

[REDACTED] Appendix 5 - Confirmation of project management role by ISHA

Appendix 6 - Crowdfunding application case study, feedback and media Appendix

[REDACTED] Appendix 8 [REDACTED]

Appendix 9 - Research on East Asian communities in Hackney and UK • LBH

Ethnicity_Identity_Religion_Language_-_Census_Analysis • The South-East Asia

Diaspora in the UK • A Profile of Hackney, its People and Place Stage 2

Project History

15/10/2019 at 11:40 Submitted by [REDACTED]

This is a grassroots project developed over two and a half years in conjunction with LB Hackney and other community organisations. We believe this project will be an exciting and innovative new addition to London. We welcome the opportunity for further discussion if you require additional information.

Supporting Documents

Appendix 1 - [REDACTED]

Appendix 2 - 7 Letters of support from local stakeholder organisations

- The Factory support letter.pdf
- Minik Kardes.pdf
- Jun Mo.pdf
- ConnectHackney.pdf
- Hackney Lunch Clubs support letter.pdf
- H Migrant Support Forum letter of support.pdf
- H Migrant Centre letter of support.pdf

Appendix 3 - [REDACTED]

Appendix 4 - [REDACTED]

Appendix 5 - Confirmation of project management role by ISHA

Appendix 6 - Crowdfunding application case study, feedback and media

Appendix 7- [REDACTED]

Appendix 8 - [REDACTED]

Appendix 9 - Research on East Asian communities in Hackney and UK

- LBH Ethnicity_Identity_Religion_Language_-_Census_Analysis
- The South-East Asia Diaspora in the UK https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/384758/SE_Asia_II__2_.pdf
<https://drive.google.com/file/d/1DKoNRHkaygyaz1s12ksjsGzdt7iXdeF3/view>
- A Profile of Hackney, its People and Place <https://hackney.gov.uk/population>

Hackney Community Bath House - Crowdfund London Application

[REDACTED]

[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]

More information can be found here: <https://www.spacehive.com/the-old-bath-community-house/>

Comments from supporters

Ed Woodcock Good luck. Would be good to see the building vibrant again.

Emma Bibal de Castro Amazing Project by these hard working and committed communities

Simon Shaw Fantastic project!

Diana Jackson Would be lovely to see this building be brought back into use!

Annabelle Wilkins Happy to support this fantastic project.

Sun-ako Sali well done to all, this is a fantastic project!

Joana Ribeiro Uau! Congratulations! Very nice project!

Mei Cheung Fantastic news of the Mayor's pledge! This will be an amazing and historically, ground breaking project for the Chinese and South Asian community both local and nation wide.. I don't believe a campaign of this scale has ever been attempted before! Well done to everyone! we are standing up and being counted at long last! This will be a celebration, a much needed positive step with what's happening with our brothers and sister's in Hong Kong...

Alan Zheng-Phoon Lau Good luck!

Helen Rios I'm looking forward for this project

Austin Emery This is an excellent project model and one which should set an example throughout London, the UK and beyond. Eating good food is such an important part of enjoying a fulfilling life... empowering people to learn to prepare this deliciousness for themselves and for each other will be life changing for so many people. I would urge anybody and everybody who has ever eaten a delicious meal (East Asian is especially delicious!), to recognise that OBVIOUSLY the world would be a better place if this fresh cooked delicious food was more and more readily available... especially considering the proliferation of fast, junk, processed food which arguably does much more harm than benefit. Please support this project!

Szi Kay Leung A really innovative project and looking forward to it all!

Angela Suk Ling Poon Truly amazing project to provide opportunities to bring local communities closer together, as well as preserving a striking historical public bath landmark. The new resource centre will bring together knowledge, skills and expertise amongst these communities to enrich the social, economic and civic life in East London.

Vijay Pillai Good luck with your fundraising guys!

Ming Zha What a wonderful project! I wish for your success and thank you for organising this.

Wing Fung This is a really innovative project which could re-vitalise the area. The project will renovate the kitchen to a modern training kitchen. It will create community services and job opportunities.

Betty Moore The building will provide the necessary life force pulsating to the communities coming together to support and have fun as a family centre. Learning from one another's culture and giving back joy to everyone. Let's be part of the greater good.....we can make it happen.

Yvonne Tse A truly innovative project to preserve a stunning London historical landmark by local people to benefit local communities for now and hopefully, for many generations to come. An absolutely worthwhile positive legacy project to get behind. Your contributions (however small/large) will go a long way. Come on London.....

Hackney Chinese Community Services Thanks for supporting our project everyone! Together we are stronger ;-)

Sarah Saurus A really exciting new project, look forward to its success!

Colin Bastin We'll spread the word about this worthy community project!

Lisa Poon Stand united and be strong and successful 🤞👍

Kooi Chock Glendinning Glad I can help support this project.

Magali Kei Terashi worthwhile community cause to donate to and support!

Ellie Turner An inspiring community project. Good luck

Jennie Loh Bigger space, more activities to boost community cohesion

Stuart Howard This is a unique community initiative which people should support

Media coverage

Blogs

Jellied Eel

https://www.sustainweb.org/.../jul19_old_bath_community_house/

Open Dalston

<https://opendalston.blogspot.com/2019/07/community-bath-house-wins-35000.html>

Local Papers

Hackney Gazette

<https://www.hackneygazette.co.uk/news/south-east-asian-community-groups-in-hackney-given-35-000-funding-boost-by-sadiq-khan-1-6150949>

Hackney Citizen

<https://www.hackneycitizen.co.uk/2019/07/09/hackney-east-asian-groups-35k-grant-bath-house-de-beauvoir/>

London Paper

Evening Standard

<https://www.standard.co.uk/futurelondon/culturecity/the-old-bath-community-house-new-kitchen-pledge-mayor-of-london-a4185861.html>

National Paper

The Guardian

<https://www.theguardian.com/commentisfree/2019/jul/11/communities-migrant-women-politicians>



**Minik Kardes @
The Factory Children's Centre**

107 Matthias Road, Newington Green, London N16 8NP

Phone : 020 7060 7487
E-mail : info@mk-thefactory.org
Comp. Reg. No: 3076260
Charity No : 1067893

The Mayor's Good Growth Fund
GLA Regeneration Office
The Queen's Walk
London SE1 2AA

30/09/2019

Dear Sir/Madam

Re: Application for The Mayor's Good Growth Fund by Southeast and East Asian Centre (The Old Bath House), 12-14 Englefield Road, Hackney, London N1 4LS

We are pleased to support the above mentioned application to the Mayors' Office for The Mayor's Good Growth Fund. This funding is for a project, Southeast and East Asian Centre, to renovate and to equip The Old Bath House. The project provides a venue to improve the health, wellbeing, environment, sustainability and socio-economic future of Hackney's residents, and beyond.

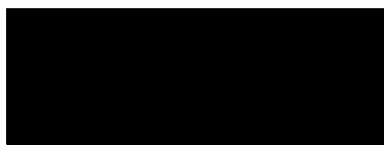
The Old Bath House is a community building which is fallen into disrepairs and disuse. The building is an anchor building in the De Beauvoir ward of the Borough of Hackney.

The 2011 census shows that the population of ethnic group "Other Asian" has grown by 308% and the "Chinese" by 45%. Hackney Council has worked with Hackney Chinese Community Services (HCCS) to bring this historic building back to its glory since July 2017. To demonstrate their support to this project, the London Borough of Hackney has ring-fenced funding towards the structural and compliance works for this community building. HCCS is in the process of accepting a Lease for a period of 10 years from Hackney Council.

In order to develop this project fully, HCCS partners with Kanlungan Filipino Consortium to apply to the Mayor's Good Growth Fund.

This is an important and innovative community initiative that will provide the residents of Hackney and the surrounding areas, an opportunity to be involved in establishing the first ever Southeast and East Asian Community Centre in the UK.

Yours faithfully,



Head of Centre



The Mayor's Good Growth Fund
GLA Regeneration Office
The Queen's Walk
London SE1 2AA

30/9/19

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Yours faithfully,

[Redacted Signature]

[Redacted Name]

(Executive Head of Centre)



JUN MO GENERATION

[REDACTED] Green Lanes London, N4 1QY

[REDACTED] Email: junmoevents@gmail.com

The Mayor's Good Growth Fund
GLA Regeneration Office
The Queen's Walk
London SE1 2AA

1st October 2019

Dear Sir/Madam

Re: Application for The Mayor's Good Growth Fund by Southeast and East Asian Centre (The Old Bath House), 12-14 Englefield Road, Hackney, London N1 4LS

We are pleased to support the above mentioned application to the Mayors' Office for The Mayor's Good Growth Fund. This funding is for a project, Southeast and East Asian Centre, to renovate and to equip The Old Bath House. The project provides a venue to improve the health, wellbeing, environment, sustainability and social-economic future of Hackney's residents, and beyond.

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Yours faithfully,

[REDACTED]
Director of JMG

[REDACTED]
Project Delivery Lead
Hackney Chinese Community Services
28-32 Ellingfort Road
Hackney
London E8 3PA

Department:
Regeneration

Our ref: CL_2019

Date: 01/12/2019

Dear [REDACTED]

Grant Funding in respect of The Old Bath Community House ("the Project")

I am pleased to confirm that the **THE GREATER LONDON AUTHORITY** whose principal offices are at City Hall, The Queen's Walk, London, SE1 2AA ("the Authority") has agreed to grant Hackney Chinese Community Services, whose registered office is at the address shown above, Charity registration number: 800142, thirty-five thousand pounds sterling (£35,000) ("the Funding") towards the cost of the Project.

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

1. The Funding must be used exclusively for meeting the Objectives and for no other purpose and 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 of agreement, 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 ("The Mayor's Pledge")) and accompanied by a written report detailing Your progress in relation to meeting the Objectives using the format set out in Appendix 3 ("Progress Update & Claim Form") and any other information the GLA may require (i.e. evidence of expenditure), pay You sums in respect of such claims provided that they shall not exceeding thirty-five thousand pounds sterling (£35,000) 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 of agreement and/or appendices to it, the GLA shall be entitled to reduce, suspend, withhold and/or require re-payment of the Funding.

3. You must ensure that the requirements set out in this letter of agreement, 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 means 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 18 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 14 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 of agreement;

h) make all relevant documents available and provide access at any time for:

i) inspection visits and scrutiny of files by GLA or anyone acting on their behalf and by the Audit Commission, 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. If the Project includes and/or any part of the GLA Funding is used directly or indirectly to purchase or develop any items in which intellectual property rights exist then you shall take all necessary steps to protect such rights and hereby grant (and where such rights are owned by a third party procure the granting by such owner of) a perpetual, royalty-free license to the GLA to use the same for the purposes related to, and connected with, any policies, initiatives and campaigns, and related to, or connected with, the Authority's discharge of its statutory duties and powers.

8. You must not do anything (in the opinion of the GLA) that may 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.

9. 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 of agreement and/or appendices to it.

10. The GLA may at its sole discretion terminate this letter of 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.

11. You must ensure that your organisation, all sub-grantees, suppliers, sub-contractors and anyone else acting on Your behalf, complies with all laws for the time being in force in England and Wales including, for example (without limitation) the provisions of Bribery Act 2010 and all money laundering legislation any guidance issued by the Secretary of State under the same (whether or not so obliged expressly by that act or such guidance).

12. 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 12a):

- (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;

- (iii) acknowledges that the GLA is under a duty under section 404(2) of the Greater London Authority Act 1999 to have due regard to the need to:

- (1) promote equality of opportunity for all persons irrespective of their race, sex, disability, age, sexual orientation or religion;
- (2) eliminate unlawful discrimination; and
- (3) promote good relations between persons of different racial groups, religious beliefs and sexual orientation,

and undertaking any activity concerning the Project, assist and co-operate with the GLA where possible to enable the GLA to satisfy its duty; and

c) assist and co-operate with the GLA where possible in respect of the GLA's compliance with its duties under clauses 12b)(ii) and (iii).

d) 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;

13. 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.

14. 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

15. 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 the 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 Clause 3 (d), (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.

16. You shall notify the GLA immediately and provide the GLA with a full written explanation, if any of the circumstances in clause 15 above arise.

17. If the GLA becomes entitled to exercise its rights under Clause 15 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 15, 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.

18. "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 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

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 its 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 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 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 its 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).

19. For the purposes of Clause 20:

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 transparency commitment stipulated by the UK government in May 2010 (including any subsequent legislation) in accordance with which the GLA is committed to publishing its agreements, contracts, tender documents and data from invoices and claims received.

20. 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) the GLA 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 20. 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 of agreement by signing and returning the enclosed duplicate.

Yours sincerely

Patrick Dubeck

Head of Regeneration
Development, Enterprise and Environment

For and on behalf of the Greater London Authority

Signed on behalf of Hackney Chinese Community Services to accept the terms and conditions of this letter of agreement in relation to the GLA providing the Funding.

Signature:

Print Name:

Position:

Date:

APPENDIX 1

The Project

Project name	The Old Bath Community House
Area, location& postcode	12-14 Englefield Road, Hackney N1 4LS
GLA project lead	[REDACTED]
Project Delivery Manager	[REDACTED]
Contact address	28-32 Ellingfort Road, Hackney, London E8 3PA
Email	info@chinesecentre.org.uk
Telephone number	[REDACTED]

Spacehive webpage URL	https://www.spacehive.com/the-old-bath-community-house
Total Project Cost	£53,157

About:

We aim to develop a dynamic multicultural community centre, with a community kitchen at the center of its services. It will be open to local people for training in East Asian cuisine, social entrepreneurs to demonstrate their culinary skills, as pop up restaurants showcasing different cultures and food tradition, or be hired to school or local catering events. The restaurant area will be used as a regular cafe and hub for office spots, with facilities for social entrepreneurs to start up their business. It will specifically target women from the East Asian communities who wants set up their own take away business, with variety of food from East Asian countries. The surplus from running the community kitchen social enterprise will be reinvested into our communities. It will support the provision of luncheon clubs for the elderly in the local area, promotion of arts and cultural activities, festivals, employment training, advice and support on issues affecting the East Asian communities.

What will be delivered:

- A modern and safe community kitchen
- Community kitchen with training facilities
- A welcoming and flexible restaurant area for social and work environment
- A community hub with multicultural activities and income generating facilities
- The initial stage, and foundations in restoring this historical community building
- A resource centre for East Asian communities

The Mayor's Pledge

Description of activity	Associated milestone	Completion date	Pledge (Capital)	Pledge (Revenue)	Pledge (Total)
Materials and supplies for kitchen build	Lease agreement and access arrangements to kitchen space finalised with Hackney Council	31/01/2020	£25,000		
Materials and supplies for kitchen build	Renovation of kitchen and installation of cookers	30/11/2020	£10,000		
Total			£35,000		£35,000

APPENDIX 2

The Authority's Logos

SUPPORTED BY
MAYOR OF LONDON



HM Government

This will be provided in relevant digital format for use on all printed / publication material in relation to the project.

Guidance on the use of this logo will be provided.

APPENDIX 3

Progress Update & Claim Form

You will be issued with an editable form (excel document) to make claims to be reimbursed for expenditure. You must keep all invoices and receipts in relation to project expenditure to support your claim for GLA funds. The final claim needs to be accompanied by a summary report (a closure form will be provided, or a public blog would be acceptable) and before/after images of your project. We would advise projects to keep project backers informed of progress via Spacehive and social media, or public blogging, ideally once a month.

GREATER LONDON AUTHORITY Progress Update & Claim Form		Project:	Project Delivery Manager:	
1. Update				
Please provide an update on progress made in the last month highlighting any achievements and any communications activities undertaken				
1	e.g. This month we focused on selecting and ordering materials to renovate the vacant unit.			
2	e.g. We had a lively monthly meeting in the community centre. 4 new members joined our group and offered to help with the project. One of them is a builder and has offered to donate some time to helping us with the fit-out of the vacant unit.			
3	e.g. We held one of our training workshops early, using a local community space. This was agreed with the GLA to generate interest in the project and, by achieving this activity, unlock some further funds. We intend to deliver an extra workshop at the end of the project using in-kind support within our community group.			
2. Current issues				
Please provide an update on any problems that you feel may impact delivery of the project. Please include detail on how you propose to manage them				
1	e.g. There was a problem with the order for floor tiles and so we will be delayed by a few weeks. This shouldn't have any impact on project delivery.			
2				
3				
3. Finance				
Project Budget:	Capital: 5000			
	Revenue: 11500			
Claim this month:	Capital: 2000			
	Revenue: 1000			
Claims so far:	Capital: 0			
	Revenue: 3500			
Evidence (please provide evidence to substantiate any claim. These will have been agreed in the project funding timetable set out in the grant agreement and should correspond)				
e.g. Invoices and receipts + photos of completed work or events				
4. Milestones				
#	Please list the key actions as defined in your funding agreement	Planned date	Revised date	Complete?
1		dd/ mm/ yyyy	dd/ mm/ yyyy	N
2		dd/ mm/ yyyy	dd/ mm/ yyyy	N
3		dd/ mm/ yyyy	dd/ mm/ yyyy	N
4		dd/ mm/ yyyy	dd/ mm/ yyyy	N
5		dd/ mm/ yyyy	dd/ mm/ yyyy	N
6		dd/ mm/ yyyy	dd/ mm/ yyyy	N
7		dd/ mm/ yyyy	dd/ mm/ yyyy	N
8		dd/ mm/ yyyy	dd/ mm/ yyyy	N
9		dd/ mm/ yyyy	dd/ mm/ yyyy	N
10		dd/ mm/ yyyy	dd/ mm/ yyyy	N

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>	<input type="checkbox"/> <input type="checkbox"/>
The award of this grant was formally approved by:	<i>DD</i>	<i>2225</i>
The grant is awarded on:		
The grant covers the following time period:	<i>from 01/9/2019 to 31/03/2021</i>	
It is awarded by:	<i>Regeneration, Development Enterprise and Environment</i>	
to:	<i>Hackney Chinese Community Services</i>	
Company or charity registration number:	<i>Charity number: 800142</i>	
The grant is for a total of:	<i>Thirty-five thousand pounds only.</i>	
Purpose of the grant:	<i>Develop a dynamic multicultural community centre, with a community kitchen at the centre of its services. It will be open to local people for training in East Asian cuisine, social entrepreneurs to demonstrate their culinary skills, as pop up restaurants showcasing different cultures and food tradition, or be hired to school or local catering events.</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.

([REDACTED] [@london.gov.uk](mailto:[REDACTED]@london.gov.uk) / Post Point 17A / Tel extension:
[REDACTED]



**Hackney Migrant Centre
The Old Fire Station
61 Leswin Road
London
N16 7NX**

The Mayor's Good Growth Fund
GLA Regeneration Office
The Queen's Walk
London SE1 2AA

1st October 2019

Dear Sir/Madam

**Application to The Mayor's Good Growth Fund by Southeast and East Asian Centre
(The Old Bath House), 12-14 Englefield Road, Hackney, London N1 4LS**

Hackney Migrant Centre wishes to express its full support for this application to The Mayor's Good Growth Fund for funding to regenerate this important building which has an historic, special relationship with the Vietnamese migrant community in Hackney.

The project will provide a much-needed venue to improve the health, wellbeing and socio-economic future for these local residents and for the wider community. Hackney Council has worked with Hackney Chinese Community Services (HCCS) since July 2017 to bring this landmark building back into use and HCCS is in the process of accepting a 10-year lease for the building from Hackney Council.

To demonstrate their support for the project, Hackney Council has ring-fenced funding towards the structural and compliance works for the building; however, HCCS in partnership with Kanlungan Filipino Consortium will be responsible for the renovation and the modernisation of the building. Therefore, to develop and fund the project, HCCS and Kanlungan Filipino Consortium are submitting this application to The Mayor's Good Growth Fund.

This is a major community initiative to establish the first ever Southeast and East Asian Community Centre in the UK and Hackney Migrant Centre is fully supportive of this exciting venture.

Yours faithfully

Director of Operations

The Mayor's Good Growth Fund
GLA Regeneration Office
The Queen's Walk
London SE1 2AA

Dear Sir/Madam

Re: Application for The Mayor's Good Growth Fund by Southeast and East Asian Centre (The Old Bath House), 12-14 Englefield Road, Hackney, London N1 4LS

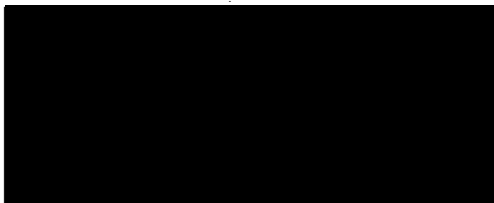
We are pleased to support this application to the Mayors' Office for The Mayor's Good Growth Fund. This funding is for a project, Southeast and East Asian Centre, to renovate and equip The Old Bath House. The project provides a venue to improve the health, wellbeing, environment, sustainability and socio-economic future of Hackney's residents, and beyond.

HCCS is one of the 25 projects in the London Borough of Hackney that Hackney CVS commissioned under its £5.6m Connect Hackney programme. Over six year until March 2021, we are working with organisations across the borough with the aim of reducing social isolation and loneliness for people aged 50 and over.

HCCS has extensive experience over more than three decades of providing community services to Chinese and Vietnamese communities in Hackney, including: a lunch club for older people, advocacy and alternative medicine consultation, general advice and wellbeing activities. In an extremely competitive round of commissioning, HCCS was one of the five organisations from a field of over 20 applications that Connect Hackney selected to deliver services for BAME communities (Black, Asian and Minority Ethnic) in the borough. Their service, a table tennis club for older South East Asian residents developed out of the interests of people using their services, and is focused on improving health, wellbeing and community connections. This underpins a commitment to developing services in a way that has good involvement from the people that will actually be using them.

Connect Hackney hope that the Good Growth Fund will be able to support this project being proposed by HCCS and partners. It is both ambitious and innovative – and will be a welcome addition to the profile of community services and spaces in Hackney that support/promote wellbeing for all.

Yours faithfully,



Programme and Performance Manager – Connect Hackney – Hackney CVS

