



Resource Allocation Sub (Policy and Resources) Committee

Date: MONDAY, 3 FEBRUARY 2025

Time: 1.45 pm

Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members:

Deputy Christopher Hayward (Chairman)	Caroline Haines
Deputy Henry Colthurst (Deputy Chairman)	Deputy Shravan Joshi MBE
Deputy Randall Anderson	Alderman Vincent Keaveny, CBE
Deputy Keith Bottomley	Alderwoman Dame Susan Langley, DBE
Tijs Broeke	Deputy Alastair Moss
Mary Durcan	Alderman Sir William Russell
Helen Fentimen OBE JP	Deputy Sir Michael Snyder
Jason Groves	Deputy James Thomson CBE
Alderman Timothy Hailes JP	

Enquiries: Ben Dunleavy
ben.dunleavy@cityoflondon.gov.uk

Accessing the virtual public meeting

Members of the public can observe all virtual public meetings of the City of London Corporation by following the below link:

<https://www.youtube.com/@CityofLondonCorporation/streams>

A recording of the public meeting will be available via the above link following the end of the public meeting for up to one civic year. Please note: Online meeting recordings do not constitute the formal minutes of the meeting; minutes are written and are available on the City of London Corporation's website. Recordings may be edited, at the discretion of the proper officer, to remove any inappropriate material.

Whilst we endeavour to livestream all of our public meetings, this is not always possible due to technical difficulties. In these instances, if possible, a recording will be uploaded following the end of the meeting.

Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

NB: Certain items presented for information have been marked * and will be taken without discussion, unless the Committee Clerk has been informed that a Member has questions or comments prior to the start of the meeting. These for information items have been collated into a supplementary agenda pack and circulated separately.

Part 1 - Public Agenda

1. **APOLOGIES**

2. **MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

3. **MINUTES**

To agree the public minutes and non-public summary of the Sub-Committee meeting held on 11 December 2024.

For Decision
(Pages 7 - 12)

4. **CAPITAL FUNDING UPDATE**

Report of the Chamberlain.

For Decision
(Pages 13 - 24)

5. **COMMUNITY INFRASTRUCTURE LEVY NEIGHBOURHOOD FUND - APPLICATIONS FOR DECISION**

Acting Managing Director of City Bridge Foundation.

For Decision
(Pages 25 - 78)

6. **DRAFT HIGH-LEVEL BUSINESS PLAN 2025/26 - CITY SURVEYOR'S DEPARTMENT**

Report of the City Surveyor.

For Decision
(Pages 79 - 90)

7. ***CITY SURVEYOR'S BUSINESS PLAN 2024-29 -QUARTER 3 OF 2024/25 UPDATE**

Report of the City Surveyor.

For Information

8. ***THE CITY SURVEYOR'S CORPORATE AND DEPARTMENTAL RISK REGISTER
JANUARY 2024 UPDATE**

Report of the City Surveyor.

For Information

9. ***24/25 ENERGY & DECARBONISATION PERFORMANCE Q2 UPDATE FOR THE
OPERATIONAL PORTFOLIO**

Report of the City Surveyor.

For Information

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-
COMMITTEE**

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

12. **EXCLUSION OF THE PUBLIC**

MOTION – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of the Schedule 12A of the Local Government Act.

Part 2 – Non-Public Agenda

13. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the Sub-Committee meeting held on 11 December 2024.

For Decision
(Pages 91 - 94)

14. **TRANSFORMATION FOR THE NATURAL ENVIRONMENT CHARITIES -
OUTCOMES OF THE NATURAL ENVIRONMENT CHARITIES REVIEW**

Joint Report of the Executive Director, Environment, the Acting Managing Director of City Bridge Foundation, and the Chamberlain.

For Decision

15. **CITY SCHOOLS' JOINT VISION – NEXT STEPS**

Joint Report of the Headmistress, City of London School for Girls, and the Head of the City of London School.

For Discussion
(Pages 141 - 178)

16. **FUTURE OPTIONS FOR 20-21 ALDERMANBURY, GUILDHALL COMPLEX**

Report of the City Surveyor.

For Decision
(Pages 179 - 192)

17. **UPDATE REPORT ON THE OPERATIONAL PROPERTY REVIEW (NON-HOUSING) – UTILISATION ACTION PLAN**

Report of the City Surveyor.

For Decision
(Pages 193 - 202)

18. **CYCLICAL WORKS PROGRAMME (CWP) AND ADDITIONAL RESOURCES FOR CITY FUND PROPERTIES (ARCFP) REQUEST FOR FUNDING FOR 2025/2026**

Report of the Chamberlain.

For Decision
(Pages 203 - 214)

19. **REQUEST TO DRAW DOWN ON YEAR 1 GUILDHALL SCHOOL OF MUSIC & DRAMA CYCLICAL WORKS PROGRAMME FUNDS**

Joint Report of the City Surveyor, the Chamberlain and the Principal of Guildhall School of Music and Drama.

For Decision
(Pages 215 - 226)

20. **MARKETING OUTCOME - BUFFER LAND AT CLAYS LANE NORTH**

Joint Report of the Executive Director, Environment and the City Surveyor.

For Decision
(Pages 227 - 246)

21. **DELEGATED AUTHORITY REQUEST – PROPOSED HIGHWAYS TRANSACTION (DISPOSAL OF CITY FUND LAND AND AIRSPACE) – 1 UNDERSHAFT, LONDON EC3A 8EE**

Report of the City Surveyor.

For Decision
(Pages 247 - 252)

22. ***ANIMAL HEALTH AND WELFARE SERVICE – NEW SERVICE DELIVERY PLAN**

Report of the Executive Director, Environment.

For Information
(Pages 253 - 262)

23. ***MANSION HOUSE UPDATE REPORT**

Joint Report of the Town Clerk and the City Surveyor.

For Information

24. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

25. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB-COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

Part 3 - Confidential Agenda

26. **PROPOSAL FOR DEVELOPMENT OF A CITY BUSINESS INVESTMENT UNIT**

Report of the Executive Director, Environment.

For Decision

RESOURCE ALLOCATION SUB (POLICY AND RESOURCES) COMMITTEE

Wednesday, 11 December 2024

Minutes of the meeting of the Resource Allocation Sub (Policy and Resources)
Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on
Wednesday, 11 December 2024 at 2.00 pm

Present

Members:

Deputy Henry Colthurst (Deputy Chairman)	Alderman Timothy Hailes JP
Deputy Randall Anderson	Caroline Haines
Deputy Keith Bottomley	Alderman Vincent Keaveny, CBE
Helen Fentimen OBE JP	Alderman Sir William Russell
Jason Groves	Deputy James Thomson CBE

In Attendance

Members:

Mary Durcan

Officers:

Caroline Al-Beyerty	- Chamberlains
Michael Cogher	- Comptroller and City Solicitor
Dionne Corradine	- Chief Strategy Officer
Gregory Moore	- Deputy Town Clerk
Katie Stewart	- Executive Director, Environment
Cornell Farrell	- Barbican Centre
Sonia Virdee	- Chamberlain's Department
Genine Whitehorne	- Chamberlain's Department
Jack Joslin	- City Bridge Foundation
Nicholas Basye	- City of London Schools
Jonathan Cooper	- City Surveyor's Department
John Galvin	- City Surveyor's Department
Dorian Price	- City Surveyor's Department
Peter Young	- City Surveyor's Department
Ian Hughes	- Environment Department
Ben Dixon	- Town Clerk's Department
Ben Dunleavy	- Town Clerk's Department
Polly Dunn	- Town Clerk's Department

1. APOLOGIES

Apologies for absence were received from Tijs Broeke, Deputy Christopher Hayward and Deputy Shravan Joshi.

2. **MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations.

3. **MINUTES**

The Town Clerk advised the Sub-Committee of one correction to the minutes, to record Alderman Tim Hailes' apologies for October's meeting.

The public minutes and non-public summary of the meeting held on 30 October were approved as a correct record, as amended.

Matters arising

Officers provided an update on operational property, noting that there were several related reports on the agenda.

4. **CAPITAL FUNDING UPDATE**

Members considered a report of the Chamberlain concerning funding for capital projects.

The Town Clerk informed the Sub-Committee that the gateway report for the Replacement of the Foreshore River Defences was waiting for approval by the Town Clerk under delegated authority on behalf of the Investment Committee. Members approved the release of funding for that scheme once the gateway report had been approved.

RESOLVED, that – Members having reviewed the schemes summarised in Table 1 in the context of the current financial climate, confirm their continued essential priority for release of funding at this time and agree the release of up to £2.1m for the schemes progressing to the next Gateway in Table 1 from City Fund £2.1m (including £0.4m for OSPR and £0.6m from CIL), with the Replacement of the Foreshore River Defences approved for release pending the decision, under delegated authority, of the Investment Committee on the gateway report.

5. **COMMUNITY INFRASTRUCTURE LEVY NEIGHBOURHOOD FUND - APPLICATIONS FOR APPROVAL**

Members considered a report of the Managing Director, City Bridge Foundation, concerning the Community Infrastructure Levy Neighbourhood Fund (CILNF).

At the request of a Member, the Town Clerk confirmed that the Policy and Resources Committee was responsible for approving changes to the Sub-Committee's terms of reference.

A Member sought assurance that the CILNF application approval thresholds were working effectively. In reply, officers provided an overview of the application process, including the CILNF panel's scrutiny role. The Policy and Resources Committee had deemed the process to be robust at a meeting in 2023. Officers had undertaken a corporation-wide analysis of funding which

helped provide context on whether an organisation was already being supported from other areas of the City Corporation.

A Member said they felt that the CILNF may have deviated away from its original intention of addressing the pressures from development.

It was noted that an incorrect version of Appendix 5 had been circulated which would have provided an analysis of the impact of CILNF grants. It would be included on the agenda for the February meeting.

The Chairman requested that officers also explore the potential of introducing an aggregate limit on applications under the approved thresholds.

RESOLVED, that – Members

1. Note the current position of the CILNF with respect to funds available
2. Note the approved grants under delegated authority at meetings of the CILNF Officer Panel from July to November 2024 (Appendix 1).
3. Approve the grant recommended to Maggie Keswick Jencks Cancer Caring Centres Trust for £145,500 at the meeting of the CILNF Officer Panel in November 2024
4. Approve the updated Terms of Reference for the CILNF Officers Panel
5. Note the administrative change made to the CILNF Policy under delegated authority
6. Endorse the updated Terms of Reference for RASC (for onward approval by Policy and Resources Committee)
7. Note the findings of the evaluation of the CILNF grant programme to date

6. **CITY'S OPERATIONAL PROPERTY PORTFOLIO (NON-HOUSING) - CORPORATE PROPERTY ASSET MANAGEMENT STRATEGY 2024-29**

Members considered a report of the City Surveyor concerning the operational property portfolio.

Members welcomed the aspirations in the Strategy. They highlighted the need for a culture change about how best corporate property assets were deployed across the City Corporation, so that they could be utilised where needed. The Chairman suggested that the City Corporation should adopt a default stance of selling an operational property asset unless its necessity could be proven.

RESOLVED, that – Members approve the revised Corporate Property Asset Management Strategy 2024-29.

7. ***PREVIOUS YEARS CYCLICAL WORKS PROGRAMMES - UPDATE REPORT**

Members received a report of the City Surveyor concerning the cyclical works programme.

Members noted that the new process for allocation of funding had been agreed by the Resource Allocation Sub-Committee in March 2024. Officers undertook to circulate details and a report on any changes to the funding at the end of the financial year.

Officers confirmed that, as part of the process, they would report on any changes to the funding at the end of the financial year.

RESOLVED, that – the report be received and its contents noted.

8. ***CITY SURVEYOR'S BUSINESS PLAN 2024-29 - QUARTER 2 OF 2024/25 UPDATE**

Members received a report of the City Surveyor concerning the departmental business plan.

A Member gave notice that they would ask a question on KPI.12 – Property Contract Performance Compliance in the non-public session.

RESOLVED, that – the report be received and its contents noted.

9. ***THE CITY SURVEYOR'S CORPORATE AND DEPARTMENTAL RISK REGISTER 2024 UPDATE**

Members received a report of the City Surveyor concerning corporate and departmental risks.

RESOLVED, that – the report be received and its contents noted.

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions.

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There was no other business.

12. **EXCLUSION OF THE PUBLIC**

RESOLVED, that - under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of the Schedule 12A of the Local Government Act.

13. **NON-PUBLIC MINUTES**

The non-public minutes of the meeting held on 30 October 2024 were approved as a correct record.

14. **TRANSFORMATION FOR THE NATURAL ENVIRONMENT CHARITIES - OUTCOMES OF THE NATURAL ENVIRONMENT CHARITIES REVIEW**

The Chairman informed the Committee that the report had been withdrawn.

15. **REQUEST TO EXTEND LOAN TERM FOR CITY JUNIOR SCHOOL**

Members received a Joint Report of the Heads of the City of London School for Girls and the City of London School.

16. **WALBROOK WHARF DEPOT - REPLACEMENT OF MECHANICAL AND ELECTRICAL SERVICES**

Members considered a report of the City Surveyor relating to the Walbrook Wharf Depot.

17. **BARBICAN CENTRE - CARRY FORWARD OF CWP FUNDS TO 2025/26**

Members considered a report of the Barbican Centre concerning project funding.

18. ***ANNUAL REPORT ON OPERATIONAL PROPERTY PORTFOLIO**

Members received a report of the City Surveyor concerning the operational property portfolio.

19. ***EXECUTIVE OVERVIEW AND SUMMARY OF THE STATUS OF GUILDHALL COMPLEX**

Members received a report of the City Surveyor concerning the Guildhall Complex.

20. ***CYCLICAL WORKS PROGRAMME 2024/25 UPDATE REPORT**

Members received a report of the City Surveyor concerning the Cyclical Works Programme.

21. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions.

22. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE SUB-COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There was one item of urgent business.

22.1 **Proposed Lease to TfL and reinstatement of Arthur Street shaft (Bank Station Underground Capacity Upgrade Project)**

Members considered a briefing note from the City Surveyor relating to the Arthur Street shaft, circulated as a late item.

The meeting ended at 3.02 pm

Chairman

Contact Officer: Ben Dunleavy
ben.dunleavy@cityoflondon.gov.uk

This page is intentionally left blank

City of London Corporation Committee Report

Committee(s): Resource Allocation Sub Committee – For Decision Policy & Resources Committee – For Decision	Date 3 rd February 2025 13 th February 2025
Subject: Capital Funding Update	Public
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	The schemes for which funding is now requested span across a range of corporate outcomes
For City Bridge Foundation (CBF), which outcomes in the BHE Bridging London 2020 – 2045 Strategy does this proposal aim to support?	n/a
Does this proposal require extra revenue and/or capital spending?	Yes
If so, how much?	£7.4m
What is the source of Funding?	£6.7m - City Fund, £0.6m City Estate £0.1 CBF
Has this Funding Source been agreed with the Chamberlain’s Department?	Yes
Report of: The Chamberlain	For Decision
Report author: Yasin Razaaq, Capital and Projects Manager	

Summary

The purpose of this report is for Members to consider release (following gateway approvals) to allow schemes to progress.

Members are reminded of the two-step funding mechanism for capital funding

- Firstly, within available funding, ‘in principle’ approval to the highest priority bids is sought and appropriate provisions are set aside in the annual capital and revenue budgets within the MTFPs.
- Secondly, following scrutiny via the gateway process to provide assurance of robust option appraisal, project management and value for money, Members are asked to confirm that these schemes remain a priority for which funding should be released at this time.

Members need to consider release (following gateway approvals) to allow schemes to progress.-Release of £7.4m to allow progression of six schemes summarised in Table 1 ‘Project Funding Requests’ is now requested.

Recommendations

Resource Allocation Sub Committee and Policy & Resources Committee Members are requested:

- (i) To review the schemes summarised in Table 1 and, particularly in the context of the current financial climate, to confirm their continued essential priority for release of funding at this time and accordingly:
- (ii) To agree the release of up to £7.4m for the schemes progressing to the next Gateway in Table 1 from City Fund £6.7m (£6.5m from OSPR) and £0.6m for City Estate. The CBF element will be approved separately through delegation to the CBF director.

Main Report

Background

1. Schemes have been approved in principle through the annual capital budget setting process and, where appropriate, the CIL and OSPR quarterly approvals but they are subject to a drawdown approval when the funding is required to progress.
2. The scope of this prioritisation relates only to those funded from central sources, which include the On-Street Parking Reserve, Community Infrastructure Levy (CIL), flexible external contributions and allocations from the general reserves of City Fund, City's Cash or CBF¹. This means that projects funded from most ring-fenced funds, such as the Housing Revenue Account, Designated Sales Pools and Cyclical Works Programmes *are excluded*, as well as schemes wholly funded from external grants, and tenant/developer contributions e.g. under S278 agreements and S106 deposits.

Current Position

3. The total amount of funding available to draw down for approved schemes is £118m shown in Appendix 1.

Current Requests for the Release of Funding

4. There are six schemes with 'in principle' funding approved that have progressed through the gateways, for which release of up to £7.4m is requested:

¹ Contributions from City Bridge Foundation are limited to its share of corporate schemes such as works to the Guildhall Complex or corporate IT systems and are subject to the specific approval of the City Bridge Foundation

Table 1 Project Funding Requests

Table 2: Project Funding Requests	Gateway	CIL/OSPR	City Fund	City's Estate	City Bridge Foundation	Total
			£m	£m	£m	£m
Funding to progress to the next gateway						
East Poultry Avenue Canopy Remedial Repair Works	GW2-GW5			0.600		0.600
Car Parks Fire and Health Safety Actions –CCTV		OSPR	0.191			0.191
Pedestrian Priority	GW5	OSPR	1.300			1.300
Outdoor Fitness Equipment at Old Waterman's Walk	GW2-GW5	OSPR	0.091			0.091
St Pauls Gyratory	GW5	OSPR	4.900			4.900
Future Network Programme	GW4b		0.200	0.134	0.010	0.344
			6.682	0.734	0.010	7.426

5. Further details of the individual schemes are provided in Appendix 2 attached.
6. In accordance with step two of the capital funding mechanism, Members are required to approve the funding drawdown for these schemes
7. Funding for these schemes can be met from the provisions set aside from City Fund £6.7m OSPR and £0.7m from City Estate and £0.1m from CBF

Conclusion

8. Members are requested to:

1) Review the above, with members are asked to approve the funding drawdowns for the schemes in Table 1 that are included in the Medium Term Financial Plan.

Appendices

Appendix 1 - Approved Bids

Appendix 2 - Requests for Release of Funding – Scheme Details

Background Papers

Yasin Razaaq

Capital & Projects Manager

Email: Yasin.Razaaq@cityoflondon.gov.uk

This page is intentionally left blank

Project Name	City Fund £'m	City's Cash £'m	CBF £'m	Total Funding Allocation £'m	Release of Funding Previously agreed	Release of Funding now requested
Finsbury Circus Garden Re-instatement	2.558	0.000	0.000	2.558	2.542	
Barbican and Golden Lane Healthy Streets	0.250			0.250	0.223	
Car Park - Hampstead Heath, East Heath Car Park Resurface	0.000	0.415	0.000	0.415	0.387	
Chingford Golf Course Development Project	0.000	0.075	0.000	0.075	-	
Outdoor Fitness Equipment	0.091			0.091		0.091
DCCS - Social Care Case Management System	0.144	-	-	0.144	-	
Spitalfields Flats Fire Door Safety	0.146	0.000	0.000	0.146	-	
CHB - IT LAN Support to Replace Freedom Contract	0.096	0.043	0.011	0.150	-	
I.T - GDPR and Data Protection Compliance in addition saving money in being able to share and find information quickly	0.090	0.100	0.010	0.200	-	
CHB - Libraries IT Refresh	0.220			0.220	-	
Fire Safety - Baynard House Car Park Sprinklers Replacement (remaining floors)	0.250	-	-	0.250	-	
OS Epping Forest - COVID-19 Path Restoration Project	-	0.250	-	0.250	-	
Guildhall - Great Hall - Internal Stonework Overhaul	0.000	2.000	0.000	2.000	1.740	
Barbican Centre - Replacement of Central Battery Units for Emergency Lighting system	0.280	-	-	0.280	-	
Barbican Replacement of Art Gallery Chiller	0.300	0.000	0.000	0.300	0.018	
Guildhall event spaces - Audio & Visual replacement / upgrade	0.000	0.330	0.000	0.330	0.045	
Smithfield Market - Glass Canopy Overhaul	-	0.300	-	0.300	-	
Mansion House - essential roof repairs	-	0.330	-	0.330	-	
Guildhall School - Safe technical access and working at height - Silk Street Theatre	-	0.345	-	0.345	-	
SVY - Energy Reduction Programme – Phase 2	0.194	0.181		0.375	-	
BBC - Barbican Centre - Catering Block Extraction	0.400			0.400	0.024	
DBE - Embed climate resilience measures into Public Realm works (Cool Streets and Greening)	6.800			6.800	6.422	
Car Parks Fire and Health Safety Actions - Fire Doors, Lighting and CCTV system replacement	9.240	3.604	0.277	0.400		0.191

Structural - West Ham Park Playground Refurbishment	0.000	1.279	0.000	1.279	0.863	
SVY - St Lawrence Jewry Church - Essential works (Top-Up Funding)		2.565		2.565	2.136	
Guildhall School - Rigging infrastructures in Milton Court Concert Hall	-	0.460	-	0.460	-	
St Paul's Cathedral External Re-lighting	1.160	-	-	1.160	0.665	
SVY - Smithfield Condenser Pipework Replacement		0.564		0.564	-	
GSMD - Guildhall School - Milton Court Correction of Mechanical Systems		0.600		0.600	-	
Smithfield Market - East Poultry Avenue Canopy Repairs and Remedial Works	-	0.600	-	0.600	-	0.6
Enhancing Cheapside	1.000			1.000	0.330	
MAN - Central Criminal Courts, Fire Safety and associated public address system (Top-up bid)	0.683			0.683	-	
GSMD - Guildhall School - John Hosier Ventilation and Temperature Control		0.700		0.700	-	
DBE - Beech Street Transportation and Public Realm project (Top-Up Bid)	0.900			0.900	0.191	
Energy programme of lighting and M&E upgrade works (Phase 1)****	0.440	0.489	0.049	0.978	0.165	
Guildhall Complex Masterplan - Redevelopment of North and West Wing Offices (top-up)		1.150		1.150	0.250	
SVY - Denton Pier and Pontoon Overhaul Works	1.000			1.000	0.050	
Central Criminal Court: Cells Ventilation - Top-Up bid to meet full scope of statutory requirements. (£1m bid agreed in principle as part of the 2021/22 capital bid round.)	1.000	-	-	1.000	-	
Smithfield Car Park - Ceiling Coating and Damp Works		1.050		1.050	-	
DBE - Public Realm Security Programme	1.238			1.238	0.027	
Car Park - London Wall Joints and Waterproofing	2.000	0.000	0.000	2.000	0.783	
LMA : Replacement of Fire Alarm, Chillers and Landlords Lighting and Power	1.397	0.000	0.000	1.397	0.145	
OSD - Climate Action Strategy		2.120		2.120	0.795	
Guildhall - Installation of Public Address & Voice Alarm (PAVA) and lockdown system at the Guildhall (Security Recommendation)	0.930	0.495	0.075	1.500	0.118	
GSMD - Guildhall School of Music & Drama Heating, Cooling & Ventilation		2.000		2.000	0.355	

Guildhall School - Repairs to roof, expansion joint repairs and drainage and water systems (subject to holistic approach for highwalks, Barbican and School)	-	1.750	-	1.750	-	
Vision Zero Programme	2.400			2.400	0.275	
Public Switched Telephone Network (PSTN) Replacement	1.375	0.925	0.200	2.500	0.250	
DBE - Public Realm (Pedestrian Priority)	8.400			8.400	6.034	1.3
Beech Street Transportation and Public Realm project top-up to deliver permanent air quality and associated public realm improvements following successful experiment.	2.500	-	-	2.500	-	
Guildhall Yard - Refurbishment/ Replacement of Pavements	0.000	3.000	0.000	3.000	-	
Barbican Exhibition Halls	5.000	0.000	0.000	5.000	1.548	
SVY - Climate Resilience Measures	4.000	0.000		4.000	-	
SVY -Energy Efficiency / Net Zero Carbon - Investment Estate - City Fund	4.340			4.340	-	
Structural - Lindsey Street Bridge Strengthening	5.000	0.000	0.000	5.000	0.030	
Transforming Fleet Street	9.000			9.000	0.565	
I.T - Rationalisation of Financials, HR & Payroll Systems (ERP project)	14.800	11.700	1.300	27.800	19.100	
Network Contract - Support and Refresh	5.365	3.608	0.278	9.250	0.535	0.344
St Paul's Gyratory	13.950	-	-	13.950	4.500	4.9
Barbican Podium Waterproofing, Drainage and Landscaping Works (Ben Jonson, Breton & Cromwell Highwalk) Phase 2 – 1st Priority	13.827	0.000	0.000	13.827	2.417	
Smithfield Area Public Realm and Transportation	12.000			12.000	0.370	
St. Paul's Gyratory Transformation Project	13.900			13.900	2.226	
	148.664	43.027	2.200	181.170	56.124	7.426

This page is intentionally left blank

Appendix 2

Requests for Release of Funding – Scheme Details

The following provides details of the four schemes for which approval to release funding of £7.4m is now sought, as summarised in Table 1 of the main report.

East Canopy Remedial Repair Works, GW2-GW5, £600k

These works are considered to be essential to ensure that the East Poultry Avenue canopy is safe – the report states that with the application of the identified remedial works to the canopy elements and the application of protective coatings canopy structure will be restored and its life expectancy extended, the canopy structure is expected to have at least a further 10 years of life. The 600k is funded from City Estate.

Car Parks Fire and Health Safety Actions –CCTV system replacement £191k

Drawdown CCTV replacements Baynard House and Tower Hill Car park for £191k funded by OSPR.

This was part of the £400k Car Parks Fire and Health Safety Actions – Fire Doors, Lighting and CCTV system replacement bid which approved as part of the Q2 OSPR bids for in 23/24.

This has gone through the procurement procedure as opposed to the Gateway process.

Outdoor Fitness Equipment at Old Waterman's Walk, GW2-GW5, £90.5K

A project to install outdoor fitness equipment at Old Waterman's Walk in the City of London to transform an underused grey space into a community-friendly hub for exercise. This will help to deliver on priorities set out in the Sports Strategy that commits to activating our streets and public spaces to encourage physical activity.

£33K of OSPR is required for the feasibility and design work and preparation of detailed cost estimates and approvals. Survey work to understand the ground conditions needs to be commissioned and officer time establishing the land ownership of the subsurface and any structural or legal agreements that are required needs to be undertaken.

The next report would be GW3/4/5 where a request to release the reaming funding would be sought

The total estimate for the project is £90.5K, for which OSPR was approved by P&R in December through the 2024 Q2 CIL and OSPR bids paper.

Pedestrian Priority Programme GW5 £1.3m

Programme implementing pedestrian priority schemes at various locations in the Square Mile to enhance comfort, safety and accessibility for people walking and wheeling, contributing to the objectives of the Transport Strategy and the Climate Action Strategy.

This report covers the Cheapside project which consists of a bus gate traffic restriction east of Bread Street and associated public realm improvements.

This is a request for £1.3m of OSPR taking the overall drawdown to £7.4m against the total budget £8.55m. This budget is all OSPR funding apart from £150k of S106.

St. Paul's Gyratory Transformation Project – Phase 1 GW5 £4.9m

The project will transform the St Paul's gyratory. Largely unchanged since the 1970s, the designs will reorganise the traffic-dominated streets to create a new public space, introduce safer walking and cycling routes, and retain access for buses and motor-vehicles. Closing the southern section of King Edward Street to traffic enables the City to create Greyfriars Square, a new, 3,000-square-metre public space in the heart of the Square Mile.

The project will be built in two phases. Phase 1 will improve streets to the south of the Museum of London 'rotunda' roundabout, starting in 2025 and completed by 2027. Phase 2 will improve the Museum of London roundabout to be programmed at the same time as the Museum of London/Bastion House is redeveloped.

The GW5 request of £4.9m of OSPR funding relates to changes to the highway layout within the Phase 1 area. This would take the project budget to £9.4m, with total estimated cost of the whole project between £17.5 - £19.5m. The project has funding of £11m from OSPR and £2.9m from CIL, with remaining amount expected to be funded through S106/S278.

A separate Gateway 5 report relating the design of Greyfriars Square will be brought to Members later in 2025.

Future Network Programme GW4b £0.344k

The current City of London Corporation and City of London Police network was implemented in 2017 based on a traditional Local Area Network (LAN) and Wide Area Network (WAN) approach using Multiprotocol Labelling Switch (MPLS) technology. Whilst this technology is still supported, the Network hardware is ageing, and the requirements of the organisation have evolved to a point where there is no longer a cohesive approach to networking across the organisation.

The programme will include the replacement and upgrade of the network hardware across all 120 existing COL, and 12 COLP buildings, and 110 CCTV sites delivered through the Secure City Programme.

Approve an additional draw down of £344k from approved funds to allow the programme to progress to Gateway 5. This involves a £200k contribution from City Fund, City Estate £134k and £10k from CBF. Previously £535K has been requested, the current estimate for the project is £9.24m excluding risk.

13/02/2025

P&R Delegated Authority

This page is intentionally left blank

City of London Corporation Committee Report

Committee(s): Resource Allocation Sub (Policy and Resources) Committee – For decision	Dated: 03/02/2025
Subject: Community Infrastructure Levy Neighbourhood Fund – Applications for Decision	Public For Decision
This proposal: • delivers Corporate Plan 2024-29 outcomes	Diverse Engaged Community; Vibrant Thriving Destination; Flourishing Public Spaces
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Simon Latham, Interim Managing Director of the Bridge House Estate	For Decision
Report author: Sheena Etches, Funding Manager, Central Funding and Charity Management Team	

Summary

The City Corporation adopted a Community Infrastructure Levy (CIL) in 2014. National CIL Regulations require that 15% of CIL receipts be reserved for neighbourhood funding. Management of the City of London's Community Infrastructure Levy Neighbourhood Fund (CILNF) process is aligned with the City's existing grant allocation process, through the Central Funding & Charity Management Team (CFCMT). Members are asked to make decisions on CILNF Officer Panel recommendations from their meeting in January 2025, and, in light of the forthcoming election are requested to delegate authority to the Town Clerk, in consultation with the Chairman and Deputy Chairman, to consider CILNF applications of £100k and over until the Sub-Committee's next meeting. Members are also asked to note the grants approved under delegated authority from December 2024 to January 2025, and to note the findings of the evaluation of the CILNF grant programme to date.

Recommendations

Members are recommended:

1. To note the current position of the CILNF with respect to funds available.
2. To approve the grants recommended at the meeting of the CILNF Officer Panel in January 2025 (**Appendix 2**): £101,600 over 12 months to the City of London Crime Prevention Association; £162,184 over 3 years (Year 1 £46,762; Year 2 £56,803; Year 3 £58,619) to Family Action; £195,971 over 5 years (Year 1 £51,192; Year 2 £46,643; Year 3 £45,039; Year 4 £34,873; Year 5 £18,224) to

Mental Fight Club; £390,419 funding to provide new community facilities at Middlesex Street Estate.

3. To delegate authority to the Town Clerk to consider CILNF applications of £100k and over, in consultation with the Chairman and Deputy Chairman until the Sub-Committee's next meeting.
4. To note the approved grants under delegated authority at meetings of the CILNF Officer Panel from December 2024 to January 2025 (**Appendix 3**).
5. To note the findings of the evaluation of the CILNF grant programme to date (**Appendix 4**).

Main Report

Background

1. The City Corporation adopted a Community Infrastructure Levy (CIL) in 2014. National CIL Regulations require that 15% of CIL receipts be reserved for neighbourhood funding. Local authorities are required to engage with communities on how this neighbourhood funding should be used to support development of the area. Local authorities are required to report annually on the collection and use of CIL funds, identifying separately the amount of funds allocated to neighbourhood funding. The Community Infrastructure Levy Neighbourhood Fund (CILNF) application process is managed by the Central Funding & Charity Management Team (CFCMT), with Officers assessing applications and providing support to Committee in the consideration of larger applications. The administrative cost incurred in operating the CILNF is recoverable from the 5% of City of London CIL funds allowed to cover such costs in the Regulations.
2. The City of London's CILNF Funding Policy is set out at **Appendix 1**. Since the launch of the City of London's CILNF in September 2020, Members and Officers have worked together to commit £8,632,533 in funding to City communities.

Financial year	Funds committed as at 7.1.2025
2020/21	£406,410
2021/22	£1,985,084
2022/23	£3,099,542
2023/24	£1,609,037
2024/25	£1,532,460

3. The balance of the General CILNF and Barbican & Golden Lane Neighbourhood Funds as at 7 January 2025 was £9,081,322 of which grants totalling £850,174 are being presented to this Sub-Committee for decision. CFCMT is currently working with 17 organisations who are in the process of submitting applications with an estimated ask of £1.44m and a further 19 organisations who are developing grant bids for an estimated £1.26m.

Current Position

4. Management of the City of London's CILNF process is aligned with the City's existing grant allocation process, through the Central Funding & Charity Management Team (CFCMT). Applications to the CILNF undergo a process of due diligence and assessment by Funding Managers with detailed financial assessment undertaken by the Charity Finance Team before sign off by the Funding Director. Eligible applications are then presented to the CILNF Officer Panel for recommendation or delegated decision. The CILNF Officer Panel comprises of 11 Senior Officers from across the spectrum of CoL Services (Community & Children's Services, Libraries, Environment, Planning, Green Spaces, Town Clerk's, Chamberlain's, EEDI, Destination City) and is chaired by the Assistant Director - Planning. At the Officer Panel consideration is given to each proposal's outputs and outcomes, value for money in terms of social, environmental as well as financial value, equality considerations.
5. As agreed at your Committee on 22 February 2024, CILNF Officer Panel was given delegated authority to approve applications for up to £100,000 with decisions for all applications above £100,000 to be undertaken by this Sub-Committee. This delegation was agreed to keep CFCMT decision-making in line with the increased delegations across CoLC. Importantly, it also allows for the quick (12 week) turnaround of smaller grants to community and grassroots organisations to increase the diversity of applicants to the CILNF programme, with the decision-making for grants for over £100,000 taking up to 6 months.
6. At its meeting in January 2025, the CILNF OP considered four applications and are recommending that members approve the following grants. Full assessment reports are available at **Appendix 2**.
7. £101,600 over 12 months to the City of London Crime Prevention Association (CoLCPA) to fund a portfolio of crime prevention and reduction initiatives delivered through the 'Prevent Violence Against Women and Girls and Domestic Abuse Consortium for the City of London' (Consortium). CILNF funding will support the Consortium to employ a Project Manager, Business Engagement Officer and Marketing/Analyst role to establish an additional 40 Safe Havens in the City; sign up an additional sign up an additional 50 hospitality venues to the Ask for Angela scheme; deliver WAVE/Ask Angela and Safe Haven training sessions to 90 hospitality venues; provide NTE 'footfall' data provided by Oxford Partners and associated crime hotspot analytics which will be shared quarterly with City of London Police to inform their policing activities; and deliver 12 Bystander Intervention training sessions and Worker Protection Act 2023 training to City businesses and employees (estimated 480 individuals trained).
8. £162,184 over 3 years (Year 1 £46,762; Year 2 £56,803; Year 3 £58,619) to Family Action towards the expansion and enhancement of the Aldgate FOOD Club (AFC) through the staffing and provision of both a lunchtime and twilight FOOD Club session for 50 weeks each year at Artizan Street Library plus three annual member social events. The proposal, which will extend the AFC to support both residents experiencing food poverty and City workers in low

paid roles experiencing in-work poverty, is a key asset in delivering the CoL's Joint Local Health and Wellbeing Strategy 2024-2028 supporting its members to build their financial resilience and prevent them from falling into crisis.

9. £195,971 over 5 years (Year 1 £51,192; Year 2 £46,643; Year 3 £45,039; Year 4 £34,873; Year 5 £18,224) to Mental Fight Club an award winning organisation that promotes social inclusion of City residents and City workers experiencing mental health issues thereby pre-empting the onset of serious mental illness, supporting early recovery and maintaining recovery in the long term. Funding will support the delivery of 22 fortnightly Dragon in the City Cafes (DCC) each year, expand DCC session capacity in line with its relocation from Shoe Lane Library to a larger space at One New Change and support DCC to become financially resilient through building corporate sponsorship and donations.
10. £390,419 funding to provide new community facilities at Middlesex Street Estate (MSE) including a Garden Community Room, Community Gym, refurbished MUGA and play space, enhanced green spaces and community gardening facilities to improve the health and wellbeing of the estate's residents. The CILNF funded enhancement of the MSE podium garden, community gardening equipment and new play and exercise facilities seizes an opportunity to improve the wellbeing of residents by providing a community adversely affected by the impacts of external development with much needed new community infrastructure which will create lasting social impact. The application has been driven by MSE Residents Association and based on extensive formal consultation with residents and external stakeholders.
11. The forthcoming election period has the potential to create a 4.5 month hiatus in the decision-making on CILNF grants of £100k and over. The CFCMT has focused on completing as many large grant assessments for RASC decision as possible in advance of the recess. There are two further large grants currently under assessment: Ozero Arts £285,590 for three-year support for Classical Pride Festivals in the City of London; and XLP £354,723 for a two-year employability programme supporting young people not in education, employment or training (NEET) or at risk of becoming NEET to secure long term employment. Given the fund's rolling deadline, it is also possible that a time-critical application is submitted during the recess that requires a decision before the next meeting of the Sub-Committee. Accordingly, Members are requested to delegate authority to the Town Clerk, in consultation with the Chairman and Deputy Chairman, for decisions on CILNF applications of £100k and over during this election period and until the Sub-Committee's next meeting, to enable CFCMT to keep within the CILNF published decision timelines and not adversely affect potential time sensitive projects.
12. At its meetings from December 2024 to January 2025, the CILNF OP considered two applications. A schedule of the grant decisions that were made under delegated authority for the Aldgate Business Partnership's public realm project featuring the display of migration stories of local residents and Tower Hamlets Youth Sport Foundation's support to increase sports provision for City of London youth is available in **Appendix 3** for information.

13. Additionally, Members are asked to note a recent analysis that was conducted by the CFCMT on the Neighbourhood Fund grant portfolio. The paper is the first comprehensive analysis of the grants awarded by the CILNF since its launch in 2020. Key findings and an analysis of all the CILNF grants awarded to date is included at **Appendix 4** for information.
14. 68 CILNF grants have been awarded over the funding programme's initial 45 months of operation (December 2020 to August 2024 inclusive) - a total of £8,155,330. Grants awarded over this period have ranged in value from £7,885 (St Michael Cornhill) to £774,000 (Barts Heritage). At the request of members, in April 2024 the CFCMT initiated a programme of outreach to increase the diversity of applicants to the CILNF with a particular focus on supporting applications from community and grassroots organisations. Such applicants tend to have a low turnover and often new to grant funding applicants tend to request smaller value and shorter-term initial grants. These initial pilot phase and scoping grants are anticipated to be followed by requests for 3-4 year continuation grants once demand for, and impact of, projects has been evidenced.
15. In response to the CILNF outreach work there is a predicted 56% increase in the total number of grants for 2024/25 compared to the previous year. This correlates to the increase in pre-application advice sessions which have more than tripled each month. The outreach programme is still in its infancy and its outputs are not expected to be fully felt until at least April 2025.

Corporate & Strategic Implications

16. **Corporate Plan Implications:** the CILNF can resource community-led infrastructure improvements and activity across the City and contribute towards meeting the four aims of the Corporate Plan 2024-29 - Diverse Engaged Communities, Providing Excellent Services, Vibrant Thriving Destination and Flourishing Public Spaces.
17. **Security Implications:** the CILNF fulfils a statutory requirement for the spending of CIL. There are no direct security implications, though future funded projects may bring security benefits.
18. **Financial Implications:** the CILNF makes use of that proportion of City CIL monies which are required by statute to be used to assist in the delivery of new infrastructure to meet community needs (15% of CIL funds). The costs of management of the grant application process will be met through the 5% of CIL funds set aside by statute to cover CIL administration.
19. **Equalities and resourcing implications:** the CIL Neighbourhood Fund and revised policy have been subject to a full Equalities Impact Assessment. The Equalities Impact Assessment has concluded that there are no adverse impacts arising for equality groups and social mobility. The CFCMT has developed an Equalities Action Plan outlining the actions it will take to improve the positive equalities impact of the CILNF.

Conclusion

20. Community Infrastructure Levy legislation requires local authorities to reserve between 15% and 25% of CIL receipts for neighbourhood funding. The CILNF application process is managed by the City Corporation's Central Funding & Charity Management Team, with Officers assessing applications and providing support to Committee in the consideration of larger applications. Members are asked to approve the grant award recommendations and note the delegated decisions of the CILNF Officer Panel. Considering the gap in meetings caused by the upcoming elections, Members are asked to delegate authority to the Town Clerk, in consultation with the Chairman and Deputy Chairman, to consider applications of £100k and over until the Sub-Committee's next meeting. Members are also asked to note the key findings of the evaluation of the CILNF grant programme to date.

Appendices

Appendix 1 – CIL Neighbourhood Fund Policy (Nov 2004)

Appendix 2 – CILNF Assessment Pack January 2025

Appendix 3 – CILNF Applications Approved and Rejected under Delegated Authority December 2024 to January 2025

Appendix 4 – Analysis of CILNF grants – Key Findings (Oct 2024)

Background Papers

Report to Policy & Resources Committee 02/05/2019: City of London Community Infrastructure Levy – Approval of Neighbourhood Fund

Report to Policy & Resources Committee 22/02/2024: Community Infrastructure Levy Neighbourhood Fund –Approval of updated Community Infrastructure Levy Neighbourhood Fund Policy

Sheena Etches

Funding Manager – Central Funding and Charity Management Team

E: sheena.etches@cityoflondon.gov.uk

Updated through Town Clerk delegated authority 20 November 2024; notified to RASC 11 December 2024; notified to P&R Committee 16 January 2025

City of London

Community Infrastructure Levy

Neighbourhood Fund Policy



City of London Community Infrastructure Levy

Neighbourhood Fund Policy

CIL introduction and legislative background

1. The Community Infrastructure Levy is a charge levied on new development, introduced by the Planning Act 2008. It is intended to help local authorities deliver the infrastructure needed to support development. The power to set a charge came into effect from April 2010, through the Community Infrastructure Levy Regulations 2010, which have subsequently been amended.
2. The City of London Corporation implemented a Community Infrastructure Levy (CIL) for the City of London from 1 July 2014.
3. Further information on the City of London's CIL is available on the City Corporation's website at <https://www.cityoflondon.gov.uk/services/planning/planning-policy/community-infrastructure-levy-cil-and-planning-obligations-s106>

CIL Neighbourhood Fund Requirements

4. Community Infrastructure Levy Regulations require that 15% of CIL receipts should be reserved to enable the delivery of neighbourhood priorities. These receipts should be passed directly to existing parish and town councils where development has taken place. Where a neighbourhood plan or neighbourhood development order has been made 25% of CIL receipts from development in the plan area is reserved for the delivery of neighbourhood priorities as identified in the neighbourhood plan.
5. Where there is no existing parish, town or community council, neighbourhood plan or development order, then the local authority will retain neighbourhood CIL funds, but should engage with communities where development has taken place and agree with them how best to spend the neighbourhood CIL.
6. Within the City of London, there are no existing parish, town or community councils. There is one neighbourhood forum – the Barbican & Golden Lane Neighbourhood Forum. There are no adopted neighbourhood plans or neighbourhood development orders. Given that the City is little over one square mile in area, the City Corporation

considers that it should be regarded as two neighbourhoods for the purposes of collection and spending of CIL Neighbourhood Funds. The City Corporation therefore retains the CIL Neighbourhood Fund and should seek community views on how this Fund should be used.

Community Definition

7. The City of London has a resident population of approximately 8,000 and a daily working population of approximately 513,000 occupying nearly 9 million square metres of office floorspace. For the purposes of the CIL Neighbourhood Fund, 'community' is defined as local residents, City workers and the owners and occupiers of City buildings.

What can the City of London's CIL Neighbourhood Fund be used for?

8. CIL Regulations 59(C) and 59(F) require that the Neighbourhood Fund be used to support the development of the neighbourhood. The scope of projects that can be funded by the Neighbourhood Fund is wider than that for general CIL funds and comprises:
 - a. The provision, improvement, replacement, operation or maintenance of infrastructure; or
 - b. Anything else that is concerned with addressing the demands that development places on an area.
9. This definition is deliberately wide and allows the City Corporation to work collaboratively with local communities to determine priorities and how the Fund should be used.
10. For the purposes of the CIL Neighbourhood Fund the City Corporation considers infrastructure to include the construction, refurbishment, repair, restoration, repurposing, expansion or fit out of new or existing buildings or open space; lighting; public art; street furniture or other physical improvement that enhances the neighbourhood for the benefit of City of London communities.
11. The CIL Neighbourhood Fund can also fund the reasonable on-going maintenance costs of funded infrastructure improvements for up to a maximum of three years from the completion of the infrastructure provided that the maximum grant award of £500,000 is not exceeded and that the maximum five year length of grant award is not exceeded.

12. The CIL Neighbourhood Fund can fund the costs of an Access Audit prior to a subsequent application for infrastructure improvements.
13. CIL Regulations allow greater flexibility in the use of the Neighbourhood Fund compared with other CIL expenditure. Neighbourhood Funds may therefore be used to fund revenue expenditure and activities including events, workshops, celebrations, projects or anything else that addresses the impact of development on the neighbourhood.
14. To avoid creating long term commitments on the Neighbourhood Fund, any requests for revenue funding should be clearly justified, showing demonstrable community benefit, and time limited to a maximum of 5 years.
15. Projects should be delivered within the agreed timescale (maximum 5 years from the date of grant awarded) unless a grant extension is agreed.
16. In recognition of the value in providing continuous and consistent support to City communities through work funded via the CIL Neighbourhood Fund, organisations will be permitted to reapply for funding at the end of a grant to provide funding for up to a maximum of 5 years from the date of the initial grant awarded. Applicants in receipt of 5 years of funding will not be eligible to reapply for CIL Neighbourhood Funding for a period of 12 months. Any organisation seeking to reapply to the CILNF will have to demonstrate a successful track record of delivering positive outcomes for City communities in their previously funded work. The CIL Neighbourhood Fund will need to balance a portfolio of existing organisations and new applicants to the CIL Neighbourhood Fund to ensure that the funds available are not concentrated in a small number of returning organisations.

Community Priorities

17. The City of London's Statement of Community Involvement May 2023 as approved by the Planning and Transportation Committee sets out how the City Corporation will engage with City communities to ensure that consultations are effective, inclusive and open and accessible for everyone.
18. The Statement of Community Involvement (May 2023) section 3.30 states that public consultation should be carried out on a regular basis. The CIL Neighbourhood Fund and consultation are managed within the City Corporation by the Central Grants Unit. The Central Grants Unit should undertake occasional consultation on community funding priorities to

inform changes to the CIL Neighbourhood Fund structure and funding regime. This consultation will take place over a minimum six-week period, with information published on the City Corporation website and information sent to consultees on the City Plan consultee database, plus other interested parties identified by the Central Grants Unit.

19. The City Corporation community consultation on priorities for the use of the City's CIL Neighbourhood Fund undertaken in 2019 identified support for the Fund to be used primarily to deliver infrastructure and services that meet local community identified needs.

20. Community consultation on priorities for the use of the City's CIL Neighbourhood Fund undertaken in 2023 identified support for the Fund to be used for the following priorities and identified needs:

- a) Preserving existing and creating of more green space in the City including estate gardens and support for gardening clubs.
- b) Addressing the needs of people from disadvantaged backgrounds, minoritised communities, older people, disabled people, LGBTQIA+ people and those living in poverty.
- c) Sporting, exercise and health activities including promoting walking and cycling.
- d) Activities and services for children, young people and families.
- e) Making public spaces and services fully accessible for disabled people and the elderly.
- f) Proposals and activities that have been co-designed by engaging the community in the development of the proposal and/or proposals that demonstrate community support.
- g) Mitigating climate change & enhancing biodiversity & wildlife.
- h) Improving street cleanliness.

21. When there are too many strong applications for the Neighbourhood Funds available, determination of applications will consider the extent to which the application meets one or more of the following cross-cutting criteria:

- a. Proposals that enable everyone to flourish and reach their future potential regardless of their socio-economic background.

- b. Proposals that create a greener City by addressing climate change and managing our environment for this generation and generations to come.
 - c. Proposals that ensure community engagement and empowerment in decision making about activities and services offered.
22. A full review of the Neighbourhood Fund, including priorities and governance, will be undertaken at least every 5 years.

Governance Process

23. The City Corporation's CIL Neighbourhood Fund will be allocated following the assessment of eligible applications that meet the assessment criteria for infrastructure projects or activities that take place within the City of London and which benefit City of London communities.
24. The determination of these applications will rest with the City Corporation.
25. The City Corporation will publish details of funded applications on the City Corporation's website at: [CIL Neighbourhood Approved Grants](#).
26. The City Corporation will prepare an annual report for the CIL Neighbourhood Fund as a separate item within the wider annual CIL and s106 monitoring report. The Neighbourhood Fund monitoring will include details of:
- Total CIL Neighbourhood Fund receipts for the reporting year;
 - Total CIL Neighbourhood Fund expenditure for the reporting year;
 - Details of CIL Neighbourhood Fund expenditure for the reporting year, including the amount spent on each individual project;
 - Total CIL Neighbourhood Fund monies remaining.

Application Process

27. The application process will be managed by the City Corporation's Central Grants Unit. Information about the Neighbourhood Fund and how to apply will be posted on the City Corporation's website at: <https://www.cityoflondon.gov.uk/about-us/working-with-community/community-infrastructure-levy-neighbourhood-fund>

28. Applications can be made at any time and should be submitted via an online application form which will be posted on the City Corporation's website at:
<https://citycorporationgrants.my.site.com/fundingprograms/s/funding-program/a028d00000Bp70V/cil-neighbourhood-fund>

Eligibility Criteria

29. CIL Neighbourhood Fund applications will be accepted from the following types of organisation:
- Constituted voluntary organisations and resident associations
 - Constituted business organisations and associations
 - UK Registered charities
 - Registered community interest companies (CIC)
 - Charitable companies (incorporated as not for profit)
 - Registered charitable incorporated organisations
 - Exempt or excepted charities
 - Registered charitable industrial and provident society (IPS) or charitable community benefit society (BenCom).
30. Applicant organisations should have a clear set of governing rules and governing document appropriate to their legal status.
31. Applicant organisations should have a minimum of three unrelated members on their governing body.
32. Applicant organisations are required to provide at least one year's signed, audited or independently examined accounts for the organisation.
33. Applicants should have robust financial procedures in place to ensure that funds are used appropriately. The applicant must have an ordinary business bank account and all cheques from the bank account must be signed by at least two individual representatives of the organisation who are not related to one another and who do not live at the same address.
34. Applications must be for infrastructure or activities that benefit City of London communities and take place within the City of London. Applications should demonstrate City-based support.

35. Applications cannot be accepted from individuals. Individuals who wish to apply for funding should do so through a City-based constituted organisation or group falling into the above definition.
36. Applications will not be accepted from political parties or organisations involved in political lobbying.
37. Applications from City Corporation teams, divisions and institutions will be accepted where they:
 - Have the support of a City-based community group, or
 - Can demonstrate that delivery will meet community priorities, either through consultation with communities, or through an adopted City Corporation strategy which can demonstrate community support.
38. Applicant organisations should have a safeguarding policy that ensures the organisation provides a safe and trusted environment which safeguards anyone who comes into contact with it, including beneficiaries, staff and volunteers. Application organisations seeking funding for activities with or for young people and vulnerable adults must have a robust safeguarding policy in place which outlines procedures, training, incident reporting and safeguarding risks.
39. Applicants in receipt of a rejected application cannot reapply to CIL Neighbourhood Fund for 12 months from the submission date of the rejected application.
40. Applicants may have no more than one active CIL Neighbourhood grant at any time.
41. Applications for infrastructure funding to mitigate the direct impacts of specific development will not be accepted. Such mitigation should be delivered as part of the development process and funded through s106 Planning Obligations.
42. Applications to fund projects which are already in receipt of other City CIL funding, s106, or s278 funding for site specific mitigation will not normally be accepted.
43. Applicant organisations who have received five year's funding will be subject to a fallow period of 12 months before they can reapply for CIL Neighbourhood Funding. The start of funding will be measured from the date of first grant awarded. Continuous funding will be considered as funding in each of the five calendar years from the date of grant awarded irrespective of short gaps between the allocation of

continuation grants. The 12 month fallow period will be measured from the date of approval of the applicant's Year Five Information & Learning End of Project report.

Application Advice

- 44. The Central Grants Unit provides pre-application advice and support to applicants. The Central Grants Unit will also provide feedback to unsuccessful applicants. Requests for advice should be emailed to grants@cityoflondon.gov.uk
- 45. The Central Grants Unit cannot provide assistance with project management or delivery of schemes funded through the Neighbourhood Fund.

Assessment Criteria

- 46. Applications should demonstrate that funding will be used to meet the Regulatory requirements for CIL funding set out in Community Infrastructure Levy Regulations, namely to support the development of the area by:
 - d. the provision, improvement, replacement, operation or maintenance of infrastructure; or
 - b. anything else that is concerned with addressing the demands that development places on an area.
- 47. Applications should evidence of the feasibility, deliverability and sustainability of the project.
- 48. Applications should set out clear timescales for delivery.
- 49. Applications for infrastructure projects should have obtained all necessary planning and other consents prior to the release of funding.
- 50. Applications should not include expenditure for any spending commitments made before the date of grant awarded.
- 51. Applicants should not apply to CLINF for any part of a project that is already funded.
- 52. Applications that include a request for funding towards a post where the post holder will work more than 17.5 hours per week must submit a job description to outline the key roles and responsibilities of the post, the hours, the pay rate/salary.

53. We are a Living Wage Friendly Funder. Any post paid for in full or part by a grant must be paid the London Living Wage as a minimum.
54. Applications for funding to support infrastructure and projects should specify the activities (outputs) that will be delivered and the differences (outcomes) that will be achieved as a result of delivering the project. Applicants should submit a monitoring framework with measurable targets that sets out how the organisation will track progress against intended outputs and outcomes.
55. Applications for funding in excess of £100,000 should demonstrate how the project will deliver value for money, including through the identification of any contributory or match funding. This can include contributions in time or expertise, for example, where a local community delivers infrastructure improvements themselves, but is not necessary for a successful bid.
56. Applications for infrastructure projects in excess of £100,000 should seek three quotes for all elements of intended work/materials over the value of £10,000. Submission of original quotes may be requested during the assessment process. Applicants should indicate which quote they consider represents best value for money. When assessing value for money the City Corporation will consider environmental value, social value as well as financial value.
57. Applications for the realisation of infrastructure projects of £100,000 or more should usually evidence that an access audit has been undertaken in relation to the proposed project and that its recommendations have informed the submitted proposal.

Value of Bids

58. The minimum value for applications to the CIL Neighbourhood Fund is £10,000, with the exception of applications for the funding of access audits for which there is no minimum. Applicants seeking smaller grants should consider applying to the City Corporation's Stronger Communities Fund: <https://www.cityoflondon.gov.uk/about-us/working-with-community/central-grants-programme/stronger-communities>
59. The maximum grant awarded from the CIL Neighbourhood Fund is £500,000.
60. The total value of any grant/s awarded or consecutive grants awarded to the same applicant organisation cannot exceed £500,000 within any

5 year (60 month) period measured from the date of grant awarded of the initial grant to the applicant organisation.

Awards Process

61. The determination of applications will be made through a combination of officer delegation and Committee approval, depending on the financial value of the application.
62. Funding applications for under £100,000 will be determined by City Corporation officers under delegated authority. Decisions should normally be made within 12 weeks of the receipt of a valid application.
63. Decisions taken under delegated authority will be reported to the Resource Allocations Sub-Committee.
64. Applications for £100,000 and over will be considered by the City Corporation's Resource Allocation Sub-Committee, normally on a quarterly basis. Applications will be considered as items in the public part of the meeting agenda. Decisions should normally be made within 6 months from the receipt of a valid application.
65. Where a grant has been awarded for revenue expenditure, applicants have up to one year from the date of the grant letter in which to begin to draw down funds. Where a grant has been awarded for capital expenditure, applicants have up to two years from the date of the grant offer letter in which to draw down funds. The grant offer may be revoked where the grant is not drawn down as outlined above unless an alternative timescale has been agreed in writing. The City Corporation will monitor delivery of projects, including taking action to ensure that projects are delivered on time, or seek to recover funds if projects do not proceed within agreed parameters.
66. Applicants who withdraw their application during the assessment process may reapply to the CIL Neighbourhood Fund at any time.

Complaints Process

67. Any applicant wishing to complain or express dissatisfaction about the conduct, standard of service, actions or lack of action by the Central Grants Unit during the assessment of their application should follow the City of London's simple three-stage procedure outlined on the Corporation's website at: [Feedback - City of London](#). At Stage 1 complainants should contact grants@cityoflondon.gov.uk upon which their complaint review will be undertaken by the Head of Central Grants

Unit. A full response should be provided within ten working days. At Stage 2 a complaint review will be undertaken by the Chief Officer of the Department or a nominated Senior Officer (Chair of CILNF Officer Panel). A full response should be provided within ten working days or the complainant will be advised of any delay At Stage 3 complainants should contact complaints@cityoflondon.gov.uk upon which a complaint review will be undertaken by the Town Clerk & Chief Executive or a Senior Officer acting on his/her behalf. A full response should be provided within ten working days or the complainant will be advised of any delay.



Community Infrastructure Levy Neighbourhood Fund

Assessment Pack – January 2025

CoL Crime Prevention Association (26076)

Family Action (26801)

Mental Fight Club (26538)

CoL Housing New Developments and Special Projects Team (26797)

COMMUNITY INFRASTRUCTURE LEVY NEIGHBOURHOOD FUND

City of London Crime Prevention Association (26076)

Amount requested: £291,000

Amount recommended: £101,600

Purpose of grant request: To provide deliver a programme of initiatives to prevent Violence against Women and Girls and Domestic Abuse for workers, residents and visitors in the City of London.

Type of cost: Revenue

Ward(s) benefitting: All

Neighbourhood Area(s) benefitting: n/a

The Applicant

The City of London Crime Prevention Association (CoLCPA) is a registered charity (1068671) established in 2006 to promote crime prevention and reduction measures in the City of London, in conjunction with the police and voluntary agencies, by protecting people and property from criminal acts, encouraging greater public participation in the prevention of crime and through providing education, information and practical assistance to the community. The Association has a national membership (250+) of those involved in safety, security, and emergency response who are invited to eleven meetings per year and two membership networking events plus guests, where they can hear about the latest crime trends, counter terrorism updates, security issues facing the City and discuss appropriate mitigation methods. CoLCPA also produces 'City Security', a quarterly magazine with a 10,000 hard-copy and digital circulation. CoLCPA promotes crime prevention and reduction initiatives within the City of London, serving as both a communication network for major stakeholders (Bank of England, National Security Inspectorate) and a charitable donor providing small grants to other security related charities (averaging £20,000 per annum). The organisation works in partnership with the City of London Police with the Chairman of the City of London Police Authority Board appointed Patron of CoLCPA during their term in office. In partnership with law enforcement and other relevant associations, CoLCPA has helped develop a number of local and national preventative initiatives including Project Kestrel, a fire safety training package for security and facilities personnel; Project Griffin, a national counter-terrorism awareness initiative now called ACT Awareness; and the Cross Sector and Safety Security Communications (CSSC) providing security alert messaging. CoLCPA has one full-time member of staff providing administrative support to its active Board of eight trustees – two of whom, appointed in December 2024, are female with lived-experience of Violence Against Women and Girls (VAWG).

Background and detail of proposal

As identified in the City of London's 'Violence Against Women and Girls Strategy 2022-25', seven out of ten women have experienced some form of sexual

harassment in public and one in four women experience domestic abuse during their lifetime. Cultural and systemic drivers, such as harmful attitudes and gender-based power dynamics, contribute to harassment, domestic abuse, and sexual violence which is why addressing VAWG requires a focus on both prevention and cultural change. Sexual offences account for 2% of all crime in the City but are rising, with a 25% increase since 2022/23. Whilst VAWG remains a small proportion of recorded crime in the City, sexual offences have seen the second-highest year-on-year percentage increase with sexual offences predominantly linked to the night-time economy (NTE), occurring mostly in NTE hotspots during NTE hours, in particular around Bishopsgate. VAWG affects people regardless of their sexual orientation, gender, gender identity, age, religion, culture, ethnicity, background or disability and is directly linked to consequences such as homelessness, mental health issues and substance misuse. In the City of London VAWG victims are primarily women over 16 years of age, though about 10% of victims of other sexual offences are adult males. 2023/24 Data.Police.uk crime statistics identify 9,404 reported crimes in the City of London of which there were 1,621 'violence and sexual offences' – the second most prevalent types of crime reported during the period.

To stem the increase in this type of crime and ensure that the City remains a safe place to live, work and visit in November 2023, to coincide with the Lord Mayor's year of office, CoLCPA set up the 'Prevent Violence Against Women and Girls and Domestic Abuse Consortium' for the City of London (Consortium). The Consortium currently has 52 active voluntary participants representing over 30 City of London organisations, associations and business entities including The City of London Police, British Transport Police, Metropolitan Police, The Security Industry Authority, Safer Business Network, Employers' Initiative on Domestic Abuse and City Business Improvement Districts (BIDs). The Consortium is governed by an Executive Committee of 14 which is made up of 10 members plus the Chair (who is also the Chair of CoLCPA), a Patron (former Lady Mayoress, Elisabeth Mainelli) and two Ambassadors (including the former CoL Police Commissioner). 40% of the Consortium's Executive Board identify as female of which half have lived experience of VAWG. Management and administration of the Consortium is provided by CoLPA which is acting as lead applicant for this CILNF application. Collectively the Consortium aims to deliver twelve core crime prevention initiatives which benefit City residents, workers and those seeking hospitality in the City of London including: a Taxi Marshalling service operating from Liverpool Street station Thursday to Saturday (10pm-1am) where licensed taxi marshals help individuals to find a safe, legitimate taxi or guide people to nearby public transport options; the establishment of 'Safe Havens' across the City providing a place of temporary refuge for a person to escape an unsafe situation and facilitate their onward journey; the development of a 'Safe Haven App' which shows users live Safe Haven locations and sends a message to that location that the vulnerable person is seeking assistance; intelligence analysis and sharing; 'Ask for Angela' scheme providing assistance to those in distress at hospitality venues to get the support they need for a safe onward journey; prevent drink spiking; bystander awareness training; high visibility private sector security presence in partnership with the City Security Council; comms; user surveys; education and training. Whilst these crime prevention schemes are aimed at preventing VAWG they are universal in their application with the potential to reduce violence and sexual offences in the City.

The Square Mile is home to almost 1,000 licensed premises, with 16 of them benefitting from 24-hour licenses, and over 300 serving alcohol after midnight. Creating a thriving hospitality sector and night time economy (NTE) is central to delivering the CoL's 'Destination City' vision. Since the end of 2023, the Taxi Marshalling service, which has facilitated over 12,000 journeys for 22,000+ passengers of which 51% were females (of which a third were lone females) and 49% males, has been funded through three successive Proceeds of Crime Act (POCA) grants. Other strands of the Consortium's programme including funding for the Business Engagement Manager and WAVE/Ask Angela training has also been funded through individual POCA grants to a Consortium member (Safer Business Network). Moving forward the Consortium seeks to move away from this piecemeal funding to a more centralised approach enabling it to consolidate its management and expand its programme of work. CoLCPA, on behalf of the Consortium, is seeking initial 12-month CILNF funding to provide management infrastructure through continuation funding for the full-time Project Manager, Business Engagement Officer and Marketing/Analyst role; analysis of crime statistics to identify crime hotspots in the City; delivery of improved comms and marketing of crime prevention programmes; delivery of 6-monthly Prevent VAWG surveys; establishment of an additional 40 new Safe Havens in the City; and provision of free in-person training sessions to City businesses and employees including Bystander Awareness, WAVE/Ask for Angela and Safe Haven. Although the Consortium's primary focus is the reduction of VAWG and DA, all the crime prevention programmes delivered by the Consortium are inclusive providing services for all genders and protected characteristics.

Using the mapped crime data, the Business Engagement Officer will connect directly with City businesses in crime hotspot areas to promote awareness amongst employers of local safety initiatives. In partnership with the City of London Police Licencing Team, the officer will lead on the Consortium's training programme providing free face-to-face training sessions to business employees including 'WAVE' to increase the skills, knowledge and confidence of those working in licensed premises focusing on identifying vulnerability; the 'Ask for Angela' scheme that helps anyone who is feeling vulnerable on a night out to get the support they need; and 'Bystander Awareness' which teaches appropriate responses to situations we interpret as being potentially harmful to another person. This in-person training will run in tandem with free e-learning offered to City businesses via Safer Business Network and the City BIDs. Over the last three years there has been continuous demand for in-person training with monthly sessions attracting 25+ attendees - businesses using the additional e-learning often for new staff once managers have been trained.

The Consortium aims to reduce the number of VAWG and DA crimes in the City of London by an estimated 25% over the next 3 years and to increase City residents, workers and visitors feelings of safety in the late evenings which it will measure through twice-yearly public surveys. By the end of Year One through CILNF funding the Consortium will establish an additional 40 Safe Havens in the City; sign up an additional 50 hospitality venues to the Ask for Angela scheme; deliver WAVE/Ask Angela and Safe Haven training sessions to 90 hospitality venues; provide NTE 'footfall' data provided by Oxford Partners and associated crime hotspot analytics which will be shared quarterly with City of London Police to inform their policing

activities; and deliver 12 Bystander Intervention training sessions and Worker Protection Act 2023 training to City businesses and employees (estimated 480 individuals trained). The Worker Protection Act 2023, which came into force in October 2024, introduces a new duty on employers to take reasonable steps to prevent sexual harassment of their employees. CILNF funded Consortium staff will also support the administration of the Taxi Marshalling scheme, the promotion of the Safe Haven app (to be launched in the City, Westminster and Charing Cross), development of an education programme with London universities, partner the City Security Council to deliver high visibility night time patrols in the City, support the wider uptake in the City of the 'Stamp out Spiking' scheme and be an active partner in fostering the Employers' Initiative on Domestic Abuse.

The Consortium regularly updates the City of London Police Violent Crime Sub-Committee and attends Safer City Partnership meetings. It maintains a high level relationship with the Chief Officers of the City of London Police, Metropolitan Police and British Transport Police in addition to active relationships with the Safer Business Network, Employers' Initiative on Domestic Abuse, the Suzy Lamplugh Trust and White Ribbon. Additional income for delivery of the Consortium's crime prevention programmes for the City of London has been confirmed from the Worshipful Company of Security Professionals (£10,000/year towards Bystander Awareness), CoLCPA which plans to donate £10,000 each year, the City BIDs (£240,000 across three years, including Eastern City Partnership and Aldgate Connects, for taxi marshalling) and the private business sector (including £120,000 from Vigilant Security towards the Safe Haven app and £30,000 from QCIC towards administration).

Following consultation with the CoL Community Safety Team, CoL Police Licencing Team and CoL Licencing Team, CoLCPA's request for three-year funding is being recommended as an initial 12-month grant to evidence demand for its training and assessment of the additionality of the proposed crime hotspot analysis over and above that provided by BID and CoL Police analysts with the potential for continuation funding through CILNF. A provision towards annual safeguarding training for CoLCPA Board and staff has been added to the Year One grant request.

Value for Money

There is reputational benefit for the City of London in terms of achieving its vision for 'Destination City' in maintaining the Square Mile's reputation as a low crime area. Moreover, as identified in the CoL's 'VAWG Strategy 2022-25' the prevention of VAWG is of significant social value as it 'will improve the Square Mile population's resilience, well-being, warding off of adverse childhood experiences, mental illness and homelessness in the years to come'. In economic terms the prevention of VAWG and other violent crime will reduce the need for additional policing costs, the potential loss of business productivity through employee mental health, sickness and associated issues. CILNF funding for the Consortium is anticipated to lever in a further £210,000 over the duration of the grant from the private security sector, City BIDs and private donations. In turn, increasing the safety and security of the City's night time economy will boost revenue growth and create a socially attractive hospitality environment.

Financial Information

Historically, the majority of CoLCPA's income has derived from its 250+ membership fees (£400 per organisation, £350 for sole traders), donations and legacies with expenditure primarily on raising funds, publishing its monthly magazine 'City Security,' charitable donations to other organisations delivering in the security sector and the wage of its full-time Administrator. However, in 2023/24 CoLCPA began raising income for Consortium related crime prevention initiatives through POCA grants, security businesses and City of London BIDs with its income growing to circa £209k in 2024/25. Consolidating the Consortium's fundraising through CoLCPA will see CoLCPA's turnover further increase in 2025/26. To reflect CoLCPA's increasing turnover, the Board has increased its reserves policy for 2023/24 to £40,000. As at end March 2024 CoLCPA held £48,224 free unrestricted reserves, £8,224 above its adopted reserves policy of £40,000. There are no concerns about the financial viability of the applicant over the duration of the grant.

Year end as at 31 March	2023	2024	2025
	Signed Accounts	Draft Accounts	Forecast
	£	£	£
Income & expenditure:			
Income	76,044	147,100	208,938
Expenditure	(92,511)	(121,859)	(191,102)
Surplus/(deficit)	(16,467)	25,241	17,836
Reserves:			
Total restricted	0	19,710	32,890
Total unrestricted	42,693	48,224	52,880
Total reserves	42,693	67,934	85,770
Of which: free unrestricted	42,693	48,224	52,880
Reserves policy target	10,000	40,000	40,000
Free reserves over/(under) target	32,693	8,224	12,880

Recommendation

The Consortium is a sector-led initiative for the City of London with a substantial membership dedicated to delivering the City of London's 'VAWG Strategy 2022-25' vision that 'the Square Mile is free from Violence Against Women and Girls and is a place that is safe for everyone to live, work and learn' and contributes to the City of London's Corporate Plan's priority to provide 'a vibrant thriving destination by ensuring the Square Mile is a safe and welcoming place for everyone...that works for residents, visitors, business and leisure'. The application also meets the CILNF priority to support proposals that demonstrate community support as evidenced by the Consortium's strong organisational membership, with the establishment of a steering group ensuring that the Consortium's comms and marketing includes an element of co-design from those with lived experience. A grant is recommended as follows:

£101,600 over 12 months to provide funding for a Prevent Violence Against Women and Girls and Domestic Abuse Consortium Project Manager, Business Engagement Officer and Marketing/Analyst to promote and deliver a programme of free in-person crime prevention training (WAVE/Ask for Angela, Safe Haven and Bystander Awareness) to City businesses and employees, to establish and promote a further 40 Safe Havens in the City, analyse and share

VAWG crime data with key stakeholders and undertake 6-monthly Prevent VAWG public surveys.

Condition One: The 'Prevent Violence Against Women and Girls and Domestic Abuse Consortium' for the City of London (Consortium) to establish a steering group of individuals with lived-experience of VAWG or Domestic Abuse to ensure the Consortium's marketing, comms and training is shaped and informed by a user-voice.

Condition Two: The 'Prevent Violence Against Women and Girls and Domestic Abuse Consortium' for the City of London (Consortium) to share its enhanced crime 'hotspot' analytics quarterly with key stakeholders including the Community Safety Manager – City of London Corporation, Licencing Inspector – City of London Police and Safer City Partnership meetings.

COMMUNITY INFRASTRUCTURE LEVY NEIGHBOURHOOD FUND

Family Action (26801)

Amount requested: £240,516

Amount recommended: £162,184

Purpose of grant request: To expand and enhance Family Action's Aldgate FOOD Club through the staffing and provision of both a lunchtime and twilight FOOD Club session for 50 weeks each year at Artizan Street Library plus three annual social events for members.

Type of cost: Revenue

Ward(s) benefitting: All

Neighbourhood Area(s) benefitting: n/a

The Applicant

Family Action (FA) is charitable company (264713) founded in 1869 to preserve and protect the good health, in particular mental health, of families, individuals and groups within the community and the relief of poverty. An award winning charity (Third Sector Charity of the Year 2021), FA work from the heart of local communities supporting people through change, challenge and crisis supporting over 60,000 families each year through 200 community-based services which provide practical, emotional and financial support to individuals, children and families experiencing poverty, disadvantage and social isolation in England and Wales. FA services fall under nine overarching themes: Early Years and Perinatal; Children and Families; Young People; Adult Mental Health and Wellbeing; Special Educational Needs and Disabilities (SEND); Domestic and Sexual Abuse; Care Experienced and Adoption; Food; Financial support. Their Food Services include delivery of the National School Breakfast Programme on behalf of the Department for Education, providing a healthy breakfast for 350,000 children every school day. FA also runs 32 Food on Our Doorstep (FOOD) Clubs across the country, supporting people experiencing food insecurity, and deliver Life Skills sessions building confidence, financial and employability skills alongside access to healthy food. Since 2023, FA has worked closely with the City of London Community and Children's Services, Adult Skills and Education Service, and Libraries Service to deliver the Aldgate FOOD Club at Artizan Street Library supporting residents impacted by the cost of living crisis to access affordable food funded for two years through the Combined Relief of Poverty Charity (£82,790).

Background and detail of proposal

The Greater London Authority's (GLA) Survey of Londoners evidenced that that 17% of children in the capital experience food insecurity, along with 20% of adults (1.5 million Londoners), 36% of single parents and 32% of black Londoners. Within the City of London there is huge disparity in income and pockets of high deprivation including Mansell Street Estate, Middlesex Street Estate and Golden Lane Estate. The Portsoken ward, for example, is in the second quintile of the Index of Multiple

Deprivation with 21% of children under-16 and 31% of adults 60+ living in low income households. The situation is exacerbated by the lack of low cost food shops and supermarkets in the area. The Living Wage's Report (London's Low Pay Landscape) identifies that half of low paid Londoners have used a food bank in the past year, with about a quarter visiting one at least once a week and that low income households often face additional, complex challenges such as unemployment/low-paid work, mental health problems, housing insecurity, disabilities/health conditions and social isolation.

To respond to ongoing cost of living pressures and address resultant food poverty experienced by low-income families in the City of London and support City workers experiencing in-work poverty, FA is seeking CILNF funding to extend the Aldgate FOOD Club (AFC) on Thursdays 2-4pm to March 2028 and expand provision through the launch of a second twilight session for the City's hidden workforce on Friday evenings 5-7pm starting in August 2025. The proposal has been encouraged by City Corporation Community and Children's Services Officers as part of a coordinated approach that complements statutory services and aligns with the aims of the City's Joint Health and Wellbeing Strategy. The FOOD club will be held on the upper floor of Artizan Street Library (lift accessible for disabled members and those with pushchairs, children or limited mobility) for 50 weeks each year bringing a wider, more diverse community into the library and promoting the support and services it offers. This increase in capacity and longevity of funding cannot be met through the level of resources available through the CRPC and so FA is applying to CILNF for AFC's three-year continuation and expansion funding.

Previously run on a referral only basis, to widen participation to include City workers suffering from in-work poverty and in keeping with all of FA's other 30+ FOOD Clubs nationwide, the AFC will also welcome self-referrals specifically targeting vulnerable people in low income households who are struggling with food insecurity. Referrals via CoL Housing (estate management, tenancy sustainment), CoL Adult Social Care, CoL Children and Families Services, CoL Early Years and Education, CoL Libraries, Guinness Housing Trust, City Advice (Toynbee Hall), City Connections, Society Links (youth services) and Age UK City of London will continue. In addition a new comms plan will promote the AFC via Aldgate School and Children Centre, nurseries, Golden Lane Community Centre, Portsoken Community Centre, St Luke's, local churches, City Squared VCS network, Neaman GP Practice, Social Prescriber's team, Shoreditch Trust, City Advice, CoL Member's newsletters/surgeries and to the City's hidden workers in hospitality, security and cleaning. Currently 39% of AFC members are Asian/Asian British, with Bengali spoken by many members. Budget has been set aside to provide marketing in a number of local languages with specific targeted comms to people living in social housing in Mansell Street Estate, Middlesex Street Estate, Golden Lane Estate and families of children attending Aldgate School.

The government is committed to reducing food bank use and FA are part of a working party led by Feeding Britain that will be looking to see how this can be achieved. Unlike foodbanks, which provide individuals in crisis with short-term emergency help, FOOD Clubs offer regular support to members, who are able to access food at low prices enabling them to stretch their budget further and prevent financial crises. Typically food banks provide a limited variety of long-life, tinned and dried foodstuffs which are limited in their nutritional value compared to the range of

foods and fresh items available at FOOD Clubs. FOOD Clubs also differ in that members pay a small membership fee – establishing that all members of the club are equal and breaking down the perceived stigma of accessing food by providing a more dignified way to access help when struggling. The AFC will improve access to healthy, low cost food for people struggling with food insecurity; save members' money and increase disposable income, so that people can afford other essentials such as heating, hygiene products and clothing; improve mental health and wellbeing by reducing members' financial stress; signpost and support members to access local services; and reduce food waste and landfill through using otherwise surplus food. All AFC staff/volunteers complete mandatory training including health and safety, safeguarding, equality and diversity, and Level 2 Food Hygiene and Allergy Awareness. FA has achieved 5-star Food Hygiene ratings for all FOOD Clubs assessed, and hold the 'Investing in Volunteers' quality standard.

The AFC is run by a dedicated FOOD Club Assistant who schedules staggered appointments for members to prevent the need for queuing with at least two volunteers each session providing information on the range of food available and at hand to help pack. Volunteers are provided by City corporates (A&O Shearman and Structure Tone) with two additional corporate supporters in development. Members can purchase food worth £17.50 - £20 for just £4 each week with sufficient cereals, grains, meat, fresh vegetables, spices, sauces, dairy items and frozen meals to feed a family up to four meals. Food bag sales will raise an anticipated £49,960 over the next three years which together with the CILNF grant will fund a p/t Food Club Coordinator and p/t Food Club Assistant, provide families with fresh and culturally appropriate food including fresh Halal meat, hire of the library (£10,800/year), central support costs, marketing and three FOOD Club social events each year co-designed, planned and delivered with members, helping members to build community connections. Food is supplied to AFC by surplus food charities (Felix Trust, His Church) and purchased direct from vegetable wholesalers. FA aims to build attendance to 45 members at each session providing food for 90 low-income families each week. It is estimated that members will use the FOOD Club for an average 12 months with approximately 50% turnover of members each year as personal circumstances change. Current membership demographics are: 95% of members have household income below £30,000; over a quarter (28%) of members have a household income below £5,000; 60% of members are in households where no adults are currently in employment; almost 1 in 4 members (24%) have a disability; 46% of members are eligible for benefits and tax credits; 63% are non-White with 39% Asian/Asian British (including Indian; Pakistani; Bangladeshi; Chinese; any other Asian background).

During assessment the funding request has been revised to include an inflationary increase on food and room hire costs and reduction in relation to wrap around service provision with FA now providing two programmes to City members through additional external funding.

Value for Money

The proposal represents good value for money in terms of the financial value of additional services that it will lever in for the benefit of low income City residents and workers. Through external funding FA will offer AFC members two programmes of wraparound provision: 'Fuel Your Finances' which aims to support members to

maximise income, reduce energy costs and improve energy safety funded until initially end March 2026; and 'Life Skills' a programme which supports members to develop confidence and social networks funded initially to end December 2025. AFC will provide 4,500 bags of food each year with an estimated value of approximately £90,000 thereby doubling the value of the CILNF grant investment. In social value terms it should be noted that there are no food banks operating within the City of London with AFC the only FOOD Club. From an environmental standpoint AFC will save 10,000+kg per year of surplus food from going to waste in landfill.

Financial Information

FA's income has been slowly growing. Total income for 2023/24 was £40.4m of which 95% was restricted to funding specific services received from Local Authorities, central government and NHS Trusts with a net surplus for the year of £136,000. The Charity has a significant pension deficit but has a clear plan to manage this and continues to make significant annual payments towards the deficit under an agreed payment scheme with the Pension Regulator (£822k in 2023/24). FA Trustees do not consider this deficit to represent an immediate demand on the Charity's funds. Income and expenditure are projected to reduce in 2025/26 in line with a number of contracts coming to end on 31 March 2025. This is not unusual for FA and discussions are in progress to renew or replace these contracts and related work streams. Total free unrestricted reserves at 2023/24 year end were £2.23m which was below FA's reserves policy of 6 months running costs of the head office, potential closure costs and continuing lease obligations (£4.26m). FA's Board budgets from a worst case scenario to include only known income and maximum predicted expenditure. Their current budget for 2025/26 indicates a potential deficit of £3.22m but excludes contracts that will be awarded as the year progresses and potential in-year efficiency savings. As an example the 2024/25 budget began with a predicted deficit of £2.43m and now predicts a surplus. There are no financial concerns in relation to the applicant for the duration of the grant.

Year end as at 31 March	2024 Signed Accounts £	2025 Management Accounts £	2026 Budget £
Income & expenditure:			
Income	40,361,000	42,384,381	35,904,999
Expenditure	(39,323,000)	(41,996,443)	(39,128,704)
Gains/(losses)	(902,000)	0	0
Surplus/(deficit)	136,000	387,938	(3,223,705)
Reserves:			
Total endowed	9,865,000	9,865,000	9,865,000
Total restricted	4,215,000	4,514,908	2,897,408
Total unrestricted	6,729,000	6,817,030	5,210,825
Total reserves	20,809,000	21,196,938	17,973,233
Of which: free unrestricted	2,232,000	2,320,030	713,825
Reserves policy target	4,260,000	4,260,000	4,260,000
Free reserves over/(under) target	(2,028,000)	(1,939,970)	(3,546,175)

Recommendation

The Aldgate FOOD Club is the City's key distributor of food to those experiencing food poverty and the impact of the continuing cost of living crisis. The proposal, which will extend the AFC to support City workers in low paid roles experiencing in-

work poverty, meets the CILNF Community Priority to 'address the needs of people from disadvantaged backgrounds, minoritised communities, older people, disabled people, LGBTQIA+ people and those living in poverty' by offering an additional out-of-hours FOOD Club session each week with culturally appropriate food items, increasing the number of local people who benefit and reaching those who struggle to attend during weekdays. With financial insecurity and poverty known to be a major determinant of health inequalities and negatively impact wellbeing, AFC is a key asset in the delivery of the CoL's Joint Local Health and Wellbeing Strategy 2024-2028 supporting its members to build their financial resilience and prevent them from falling into crisis. A grant is recommended as follows:

£162,184 over 3 years (Year 1 £46,762; Year 2 £56,803; Year 3 £58,619) towards the expansion and enhancement of Family Action's Aldgate FOOD Club through the staffing and provision of both a lunchtime and twilight FOOD Club session for 50 weeks each year at Artizan Street Library plus three annual social events for members.

COMMUNITY INFRASTRUCTURE LEVY NEIGHBOURHOOD FUND

Mental Fight Club (26538)

Amount requested: £195,971

Amount recommended: £195,971

Purpose of grant request: To provide creative wellbeing events in the City of London to support and improve the mental health and wellbeing of City residents and City workers.

Type of cost: Revenue

Ward(s) benefitting: All

Neighbourhood Area(s) benefitting: n/a

The Applicant

Mental Fight Club (MFC) is a CIO (1158926) founded, led, and delivered by people with mental health experience. Established in 2003, MFC provides community-based support to people who are disabled through mental ill health. MFC's approach responds to the marginalisation and stigma commonly experienced by this cohort, increasing individuals' agency and ability to address their own needs over the long term, supporting independence and integration. MFC's two keystone projects are the Dragon Café, a weekly drop-in creative space that has been delivered for over 10 years in Southwark and, since 2018, Dragon Café in the City which is held fortnightly in partnership with the CoL Library Services at Shoe Lane Library. In addition MFC delivers special events across London that showcase the work of participants or support specific groups. In the last ten years MFC has welcomed over 20,000 individual attendees to its events, worked with over 900 neurodivergent artists and artists with experience of mental health, and partnered with a number of leading cultural institutions (Bloomsbury Festival, V&A, Museum of the Home, South Bank Centre, Museum of London). MFC is run by a four part-time staff, 15 volunteers and a Board trustees most of whom have lived experience of mental illness either directly or through the experience of friends and family.

Background and detail of proposal

Mental ill health, especially that caused by isolation, has increased due to the pandemic with depression rates in the UK doubled since the COVID-19 pandemic began (Office for National Statistics, May 2021). Groups disproportionately affected are those burdened by existing inequalities such as young people, women, clinically vulnerable adults, people living with a disability and those living in the most deprived areas. In part due to the long waiting times to access mental health services, there has been an increased focus on community-based, preventative and holistic mental health care. The All Party Parliamentary Group (APPG) for Arts, Health & Wellbeing's 'Creative Health Report' recognises the value of arts in health, the ability for the arts to support wellbeing, loneliness and mental health and the potential for the arts to reduce health service and social care costs.

The Dragon Café in the City (DCC) is a free, all-day, drop-in creative space, delivered every other Wednesday to support the mental health and wellbeing of City residents and workers, hosted by CoL Library Service in the public open access area of Shoe Lane Library. MFC provides an integrated service to overcome the shame and stigma commonly experienced by people with a mental health diagnosis, and the fact that many individuals may not identify with or want to disclose their status. All age ranges, backgrounds, genders and ethnicities are included and welcome. This non-judgemental approach has proven to be successful in engaging with a cohort of disabled people that is particularly vulnerable due to their complex needs. . MFC works with patrons (as MFC refers to attendees) at all stages of their recovery and management of their illness following a crisis, incident or inpatient stay. Most are unable to work, some find it difficult to leave their homes, and all are unable to connect easily with others. Patrons' mental health struggles include depression, anxiety, psychosis, hearing voices, obsessions and compulsive behaviours with many often experiencing multiple challenges including physical conditions such as Parkinson's, homelessness, insecure migration status and poverty.

MFC is not a therapeutic intervention, but is based around artist-led creative activities which are highly effective in building communication, reflection, community and self-nurturing. This addresses the compounding impacts of marginalisation to build patrons' agency, resilience, confidence, a social network and sense of belonging - vital tools in enabling patrons to better recognise and support their own needs, with evidenced positive impact on quality of life, independence and participation in society, including via volunteering and paid roles within MFC. The regularity and format of the Dragon in the City Café (DCC) is based on a detailed understanding of the holistic needs of patrons. An informal, public, free flow space offers opportunities to engage in activities, observe, chat or a safe place just to 'be'. A wide variety of creative activities are offered including film, photography, dance, singing, visual arts, storytelling and writing alongside well-being sessions including self-massage, yoga, laughter-therapy, pilates and work-life balance classes. A patron's journey often starts with simply sitting alone for repeated sessions before an individual chooses to talk or join in. Over time, individuals build the confidence to create, direct and present their own art, supported by MFC staff, experienced team of freelance facilitators and volunteers, many of whom have lived experience of mental ill health. Patrons also regularly move into roles leading or co-leading activities within the Dragon Café team. Activities are structured into day-long programmes (midday to 7pm). Each day features an average of four activities, each one lasting an hour with social breaks in between. Lunch time activities and evening activities ensure DCC is accessible to those with care and work responsibilities. Blending in-person and online provision ensures DCC is accessible to those with chronic health and mobility-limiting conditions.

MFC is applying to CILNF specifically to support the delivery of DCC over the next five years as it expands its capacity from 25 to potentially 40 attendees/activity and diversifies its funding base as it relocates to a new larger space at One New Change (anticipated move date December 2025). Funding will support the provision of 22 sessions each year providing 88 creative and wellbeing activities to build a strong patrons' community, reduce social isolation and improve patrons' ability to support their own wellbeing. MFC plan to seize the opportunity of the relocation to One New Change, the City's main shopping centre next to St Pauls Cathedral, to expand its

impact with an anticipated increase in more regular attendees of at least 25% alongside associated increase in both volunteers and support staff. Funding will support more targeted communications (in a range of languages) to reach those marginalised in the City including refugees, homeless, those unemployed due to mental ill health and small City-based businesses which find it hard to support the mental wellbeing of their staff internally. Expected programme outcomes anticipate that; 85% of participants report that their mental wellbeing has improved; 80% of participants feel more able to engage with supporting their own mental wellbeing; 85% of participants note an increased sense of community.

DCC attracts a diverse cohort of patrons from the homeless to the City worker with on average 41% BAME and 21% white attendees. 64% of patrons state they are disabled and 34% are over 60 years of age. To attract new attendees and a younger patrons groups, DCC aims to use CILNF funding to enhance its programme to provide a platform for innovative and emerging artists to provide wire sculpture, Qi gong, ballad walks and up-cycling sewing and programme at least one physical activity per event. MFC is supported in its work through a strong network of connections to other City organisations active in the sector including Healthwatch, City of London Police, The Advocacy Project, Bridge Watchers, Samaritans, Hackney CVS, City Carers Community, St Mungos and the recently formed 'City Squared' CoL VCS network who will support the promotion of DCC.

A key outcome of this CILNF proposal is the diversification of MFC's funding base to move the future funding of DCC from reliance on CoL grants to corporate sponsorship given the DCC's new high-footfall City location at One New Change Shopping Centre, payroll giving and patron donations. MFC will prioritise building relationships with businesses with a turnover of between £800k and £8m, CoL based offices and a business interest that has some creative link.

Value for Money

The proposal, which provides early intervention and self-guided condition maintenance, represents good value for money when considering the potential cost both to the National Health Service in terms of therapy, treatment and potential in-patient costs and to City employers in terms of sickness absence. There is also significant social value through the reduction of social isolation and loneliness as evidenced in the Campaign to End Loneliness's research which identified that social isolation can also contribute to cognitive decline, poor sleep quality, lower educational attainment and long-term unemployment. In purely economic terms, CILNF funded activity is anticipated to lever in an estimated £89,500 contribution from City businesses and donations over the five-year funding period with the aim that DCC will cease to be CoL grant reliant. As demand for DCC grows MFC will secure additional volunteers to keep salary costs level.

Financial Information

Whilst, MFC has successfully diversified its income to secure funding from a wider range of trusts and foundations, grants continue to be predominantly single-year preventing the organisation from longer-term financial planning and expansion of activity. MFC's income has been growing steadily, raising 28% of its funds through local health commissioners, 68% from trusts and foundations (National Lottery, Southwark Charities, Sports England, Southwark Neighbourhood Fund, City Bridge

Foundation, Culture Mile BID) and 4% from donations and project fees. In 2023/24 MFC had an income of £203,290 with £72,716 in unrestricted reserves, slightly in excess of its 3-months running costs reserves policy (£60,000) and a further £12,500 designated reserves ring fenced for MFC's annual profile raising event. There are no financial concerns in relation to the applicant over the duration of the grant.

Year end as at 30 April	2023 Signed Accounts £	2024 Draft Accounts £	2025 Management Accounts £
Income & expenditure:			
Income	188,260	203,290	203,340
Expenditure	(184,510)	(205,077)	(204,818)
Surplus/(deficit)	3,750	(1,787)	(1,478)
Reserves:			
Total restricted	50,063	52,416	50,873
Total unrestricted	89,356	85,216	85,281
Total reserves	139,419	137,632	136,154
Of which: free unrestricted	72,856	72,716	72,781
Reserves policy target	60,000	60,000	60,000
Free reserves over/(under) target	12,856	12,716	12,781

Recommendation

MFC is an award winning organisation that promotes social inclusion by enabling CoL residents and workers experiencing mental health issues to create and connect with the wider community thereby reducing social isolation and providing the critical tools necessary for patrons to articulate effective personal strategies to pre-empt the onset of serious mental illness, support early recovery and maintain recovery in the long term. Funding will enable DCC to both expand its capacity and become financially resilient. The proposal meets the CILNF community priority to 'address the needs of people from disadvantaged backgrounds, minoritised communities, older people, disabled people, LGBTQIA+ people and those living in poverty' by supporting a well-tested, specialist intervention based on lived experience that is empowering disabled people who have complex needs to live more active and independent lives. The proposal also strongly meets two of the City of London's Joint Local Health and Wellbeing Strategy 2024-28 key priorities by 'improving mental health' and 'increasing social connections and reducing social isolation'. A grant is recommended as follows:

£195,971 over 5 years (Year 1 £51,192; Year 2 £46,643; Year 3 £45,039; Year 4 £34,873; Year 5 £18,224) to provide 22 creative wellbeing events in the City of London each year to support and improve the mental health and wellbeing of City residents and City workers.

COMMUNITY INFRASTRUCTURE LEVY NEIGHBOURHOOD FUND

City of London Corporation – Housing Special Projects Team (26797)

Amount requested: £423,191

Amount recommended: £390,419

Purpose of grant request: Provision of new community facilities (Garden Community Room, Community Gym, refurbished MUGA), enhanced green spaces and Community Gardening facilities to improve the health and wellbeing of Middlesex Street Estate residents.

Type of cost: Capital (99%) & revenue (1%)

Ward(s) benefitting: Portsoken

Neighbourhood Area(s) benefitting: n/a

The Applicant

The City of London's Department of Community & Children's Services Housing Department (CoL HD) five key aims are that: people of all ages live in safe communities; people of all ages can achieve their ambitions through education, training and lifelong-learning; people of all ages can live independently, play a role in their communities and exercise choice over their services; people of all ages enjoy good health and wellbeing; people of all ages feel part of, engaged with and able to shape their community. This application, to enhance and improve podium facilities on the Middlesex Street Estate (MSE), has been developed with the Middlesex Street Estate Residents Association (MSERA) and the Middlesex Street Gardening Club (MSGC) in collaboration with CoL Surveyors and CoL Police, with CoL Housing New Developments and Special Projects Team acting as lead applicant given its specialism in managing the delivery of complex infrastructure projects relating to housing stock and services.

Background and detail of proposal

MSE, in the Portsoken ward of the City of London, comprises of Petticoat Tower (23 floors) and Petticoat Square with properties encircling a landscaped podium area – an open public plaza at first floor level. The estate is home to approximately 400 residents. 159 of the flats are social housing with the remaining 67 held on long leases. The estate was built between 1965 and 1970 and shares its site with Artizan Street Library and Community Centre. As outlined in the CoL's Joint Local Health & Wellbeing Strategy 2024-28, Portsoken ward has the highest level of pensioner and child poverty in the City and is amongst the top 20% of wards in the country for levels of deprivation. The CoL's most diverse ward, Portsoken is also where the youngest population is fastest growing. In addition, 40% of residents living in MSE are elderly, 30% of MSE residents report a disability and 31% of residents living in MSE are from BAME communities.

This funding proposal is connected with the Eastern Base proposal at Middlesex Street which will redevelop parts of MSE's car parks, ground floor service yard,

and seven retail units on Gravel Lane, to provide an operational base for the CoL Police (CoLP) in the East of the City (planning reference: 23/00882/FULL). The first-floor car park at MSE has been vacant for some years following the removal of the access ramps and the basement car park has been part-used as a secure vehicle compound by the CoLPol since 2020. The introduction of the new CoLP accommodation directly below the podium requires the renewal of the waterproof membrane that sits above the existing concrete roof slab, introduction of additional insulation to improve thermal performance and reduce podium footfall noise to a structure which is over 60 years old. CoL HD New Developments and Special Projects Team is leading the application to ensure that the needs of the residents are protected and to seize an opportunity to improve the wellbeing of residents.

The podium has become a shared communal garden, with an active Community Gardening Club (MSGC), which provides a traffic free and sheltered space with well-developed planting, seating, raised planters, greenhouse, play-space for toddlers and an enclosed steel mesh ball court (the MUGA). The lifting, waterproofing and repair of the podium will provide an opportunity to not only replace the existing garden and recreation facilities but enhance and extend them. All removal, repair and replacement works will be fully funded by the CoL Surveyor's and CoL HD with the CILNF funding only specific new and additional facilities for residents to improve their health and wellbeing through reducing social isolation and increasing community cohesion.

The scheme of works has been informed by a robust programme of consultation with residents and commercial tenants of the MSE including surveys, door-knocking, community meeting and workshops to inform the detailed Statement of Community Involvement (CommComm UK, Sep 2023), 'Residents' use of MUGA' survey (Nov 2024) and monthly Community Steering Group meetings with representation from MSERA, Petticoat Square Leaseholders' Association, Chair of the CoL Community & Children's Services Committee, CoL Lead Councillor for Residents' Engagement, Senior Officers from the Department of Community & Children's Services, CoL Resident Services, City Surveyors and CoLP, Portsoken Ward Members, Construction Team, Project Managers and Community Consultants. As a result of detailed consultation the scheme was updated to include a refurbished and redesigned podium garden with community garden room, new covered space, improved seating, enhanced planting plus gardening, play and exercise equipment.

Specifically the CILNF grant will fund the expansion and enhancement of the sunken garden through the replacement of failed planters and increased diversity of planting in a transformed area of the podium which will be redeveloped to provide full access for people with a disability. At the centre of the podium, embedded in the new planting and at the heart of the community space, CILNF will provide a timber clad 'Community Garden Room' with a biodiverse planted roof and sliding bi-fold doors opening directly onto the garden as a multi-purpose meeting space suitable for 20-24 people. The room will function as a free space with heating, lighting, tea making facilities and furniture available for use by residents from 09:00 to 20:00 from Monday to Saturday and from 12:00 to 20:00 on Sunday. Management, cleaning and inspection arrangements for the space will be included in the management plan for the estate. Adjacent to the Community Garden Room will be a new canopied area with picnic-style seating providing shade and shelter from rain extending the period

the garden can be used by residents. These new facilities will become a vital meeting point and social hub for residents reducing loneliness and social isolation.

Age UK research into the risk of loneliness, which can be linked to social isolation, found that residents aged 65 years and above in Portsoken Ward are at very high risk of loneliness (Social Isolation in the City of London Report). MSE has a high number of single occupancy accommodation with 50 studio and 90 one bedroom flats on the estate. Social isolation and lack of social connection has a profound impact on individuals leading to increased loneliness, depression, anxiety, and other physical health issues, such as heart disease and the risk of early mortality. Research has also evidenced that social isolation can also contribute to cognitive decline, poor sleep quality, lower educational attainment and long-term unemployment (Campaign to End Loneliness). 69 MSE residents are in receipt of benefits including 16 pensioners unable to regularly afford to access the high-end City coffee bars nearby. The provision of community facilities at the heart of the estate will support their individual wellbeing and 'social capital' - the value gained by connections between people and the impact that has on improving lives and health on both an individual and community level. It is anticipated that 95% of residents will use or attend events in the new Community Garden Room each year.

The estate has an active gardening club (MEGC) whose members participate in planting and tending to the podium garden. MEGC currently has a small wooden greenhouse on the podium, a basic composting system and two watering points. MEGC has worked closely with the landscape designer on the overall concept of the new podium design and planting scheme which will incorporate specimen plants grown by the club on site over the last decade. In line with the CILNF Community Priority to support Gardening Clubs, the proposal seeks funding to provide MEGC with a new larger, lockable aluminium greenhouse, additional garden tools, a four-section composting system and an additional two taps and hoses to enable watering of all areas of the new layout. The MEGC will take shared responsibility for the longer-term upkeep of the planting supporting estate staff with regular garden maintenance.

The CILNF grant will fund the upgrading of the play space to provide equipment for older toddlers and pre-school children – climbing tower and ball chute - plus two carer's benches for supervising adults which will be installed alongside re-instated items of existing play equipment. CoL HD will fund the upgrading of the MUGA pitch surface and provide acoustic installation to improve resident amenity. There are 76 children aged under 16 on MSE and CILNF funds are sought specifically to expand the range of sports provision for these children and residents, based on the results of a recent residents' survey, to include fixed football goal posts, basketball nets and poles with adjustable nets that can be adapted for badminton and tennis. At the specific request of the MSERA the Eastern Base project will include provision for the fit out of the upper floor of 20 Gravel Lane (above the Estate Office) to be run as a Community Gym. Access to the gym will be between the hours of 09:00 to 20:00 from Monday to Saturday and from 12:00 to 20:00 on Sunday. Resident volunteers, through MSERA, will manage locking and unlocking the space with CoL HD responsible for regular cleaning of the gym and washroom facilities. Users of the gym will be asked to familiarise themselves with notices displayed within the premises relating to action in the event of a fire, the proper use of equipment, and

other health and safety matters such as fault reporting. CILNF funding is requested towards the purchase of gym equipment and its maintenance for three years, after which CoL HD will take responsibility. The indoor gym will be a convenient and much needed on-site facility for all residents providing opportunity for regular exercise to promote health and wellbeing with an anticipated 80% of residents visiting the gym at least once in the first year.

The new planting scheme will increase biodiversity by an estimated 30% through the careful selection of wildlife friendly planting which will include a diversity of food sources, with emphasis on nectar and pollen rich flowers, with wide seasonal availability. Biodiversity enhancements include the creation of micro habitats and refuge features including open areas of sandy substrate for ground invertebrates, vertical log piles to provide a range of dry to wet timber, bird boxes, bat boxes, bee post, invertebrate hotel, water trays and biodiverse roofs to the Community Shelter and Community Garden Room. The landscape redesign has also provided an opportunity to increase the climate change resilience of the planting scheme through the introduction of drought tolerant planting including hardy aromatic herbs and other Mediterranean basin species. To reduce water use the MSGC has committed to targeted watering via hoses rather than automated irrigation drip line, and rain water will be harvested. The redesign will result in increased foliage cover and expansion of the overall planting area by 25%.

The CILNF funded podium enhancement works are scheduled to begin at the end of March 2024 with an anticipated completion date of November 2025. The scheme of works has been fully reviewed for accessibility with recommendations having informed improvements to the final concept design including slopes provided around the edge of the raised podium area with shallow gradients and one short 1:17 ramped section with handrails to the previously difficult to access sunken garden. Other specific accessibility provisions include step-free access to the Community Garden Room and raised planting beds.

Value for Money

The contract for the main works was awarded following an FTS Open Tender process with eight bidders and two full responses. The tender evaluation criteria was weighted at 20% technical, 25% Technical Interview, 40% commercial and 15% responsible procurement with the highest ranked contractor offered the contract. The funding request has been reduced during assessment to align with the RIBA Stage 4 schedule of work and revised costings. The project also evidences high environment value through its focus on increasing biodiversity by an estimated 30% and development of a planting scheme that is climate resilient. Two biodiverse planted roofs and the invertebrate refuges will support the diversification of mini-beasts on site in turn supporting the diversification of birds. Harvesting of rainwater will reduce water usage and new planting will offer an increased level of shading and natural flood management. On-site greening will increase by around 25% of area. The project is of very high social value both through its provision of a central community space to reduce social isolation and improve community cohesion in an estate with a high percentage population of individuals living alone and through its increased provision for physical activity through play and exercise as an avenue for residents of all ages to make social connections and to improve health and wellbeing.

Financial Information

The CoL Corporation manages two funds, City Fund and City's Estate. In common with other local authorities, City Fund receives funding via grants from central government, a share of business rates income and the proceeds of the local council tax. City Fund also generates rental and interest income to help finance its activities. Financial projections for City Fund indicate a potential deficit of (£15.7m) in 2026/27 which is being addressed through reassessing commitments to major projects and reprioritisation of reserves. City Fund maintains adequate levels of both general and earmarked reserves to support its functions across the short to medium term. The CoL HD itself posted a surplus in 2023/24 and is projecting a surplus for 2024/25 of which the majority is set aside as a dedicated repairs reserve. The MSE Podium redevelopment has confirmed funding from CoL Police/CoL Surveyors and CoL Housing who will also fund the ongoing maintenance and repair of the podium and its assets. Therefore there are no concerns about the financial viability of the applicant in relation to the delivery of the grant funded project.

Year end as at 31 March	2024 Housing Actual £	2025 Housing Budget £
Income & expenditure:		
Income	16,616,000	17,734,000
Expenditure	(14,461,000)	(15,359,000)
Surplus/(deficit)	2,155,000	2,375,000
Reserves:		
Major Repairs Reserve	2,073,000	4,304,000
Total unrestricted	309,000	453,000
Total reserves	2,382,000	4,757,000
Of which: free unrestricted	309,000	453,000

Recommendation

The CILNF funded enhancement of the MSE podium garden, community gardening equipment and new play and exercise facilities seizes an opportunity to improve the wellbeing of residents by providing a community adversely affected by the impacts of external development with much needed new community infrastructure which will create lasting social impact. MSE, an estate in the City's most deprived ward, has a high percentage of individuals living alone including pensioners and care leavers at risk of social isolation with the consequent impacts on their health and wellbeing. The proposal strongly delivers on the CoL HD's aim to '*ensure that people enjoy good health & wellbeing*' through the expansion of on-site play and exercise facilities for older toddlers to adults. The CILNF funded new Community Garden Room and Shelter are essential new infrastructure around which to focus community engagement and strongly meet the CoL's Joint Health & Wellbeing Strategy 2024-28 Priority Two by '*increasing social connection and reducing social isolation*'. The application has been driven by MSERA and based on extensive formal consultation with residents and external stakeholders meeting a further two of the CoL HD's key aims to ensure '*people of all ages feel part of, engaged with and able to shape their community*' and '*independence, involvement and choice*'. The project's thoughtful landscape design, planting scheme and ecology infrastructure will also deliver the CoL's Biodiversity Action Plan's aim to '*protect and enhance habitats and species in*

the City’ enhancing biodiversity on the podium by an estimated 30%. Significantly the proposal meets seven of the CILNF’s community priorities by ‘*preserving existing and creating more green space in the City including estate gardens and support for gardening clubs*’ with a range of new equipment and facilities to be provided for MSGC; providing ‘*sporting, exercise and health activities*’; ‘*addressing the needs of people from disadvantaged backgrounds, minoritised communities, older people, disabled people and those living in poverty*’; ‘*mitigating climate change & enhancing biodiversity & wildlife*’; providing ‘*activities and services for children, young people and families*’; ‘*making public spaces and services fully accessible for disabled people and the elderly*’; and through the partnership with MSERA delivering ‘*proposals and activities that have been co-designed and demonstrate community support*’. The proposal benefits from a strong local voice, with MSERA and MSGC spearheading this application and ensuring enduring community ownership of the project. Funding is recommended as follows:

£390,419 to provide new community facilities (Garden Community Room, Community Gym, refurbished MUGA and play space), enhanced green spaces and Community Gardening facilities to improve the health and wellbeing of Middlesex Street Estate residents.

Condition: Release of £42,973 towards gym equipment and maintenance inclusive of OH&P and prelims to be conditional upon the receipt of a finalised list of gym equipment agreed with MSERA.

Condition: Release of £35,448 towards steel grillage to support the Community Garden Room inclusive of OH&P and prelims to be conditional upon confirmation of requirement.

Appendix 3

Grants Approved and Rejected under Delegated Authority December 2024 to January 2025

Applicant	Description	Decision
Aldgate Business Partnership (25774)	<p>£65,848 across 12 months to fund community engagement, temporary installations/improvements for Vine Street (five freestanding totem lightboxes, a flower bed billboard, 20 running metres of portrait/text vinyls and 20 wayfinding signs) and related launch event in deliverance of the Aldgate Public Realm strategy plus the cleaning of the Vine Street railway arches brickwork.</p> <p>'Stories of Aldgate' is the first stage of a longer term plan to invigorate, animate, and help make-safe Vine Street to ultimately include the installation of new lighting for the currently dark and unwelcoming arches of Vine Street railway bridge. The initiation project is made up of three elements: the collection of local stories, a lighting and wayfinding public art installation and celebratory event, plus streetscape improvement. ABP has funded the development stage of the 'Stories of Aldgate' having commissioned Heard to identify and support local people to articulate their histories of migration and community and recording these as source material for the project. A CILNF grant is specifically sought to fund the production and delivery of 'Stories of Aldgate' which will capture and celebrate the rich history and vibrant community of the Aldgate area by showcasing local stories within a creative public realm installation and brought to life via a spoken word launch event with performances by some of the storytelling participants to be held at City Wall at Vine Street. By focusing on migration the project will explore the challenges individuals have faced, their contribution and how they have enriched the community of Aldgate. 'Stories of Aldgate' has been developed in collaboration with the Migration Museum and one of the project's legacies will be the formation of an archive of historic and local migrant individual's stories and memories which the Migration Museum will extend through their own additional research and which has the potential to be used in displays/projects at the Migration Museum once it relocates to the City. In addition to the 10 storytellers, 50+ attendees to the live storytelling launch and 60 participants joining the walks, a further 82,437 workers, residents and visitors are anticipated to engage with the physical exhibition (over three months) with a further anticipated 5,800+ online audience.</p>	Approved
Tower Hamlets Youth Sport Foundation (26678)	<p>£84,868 (£27,457; £28,281; £29,130) over three years towards coaching qualifications for the young people and contributions towards coaching fees, venue hire, equipment/kits, and administration/management of two Platform Cricket Hubs.</p> <p>THYSF's broad aims are to encourage (through cricket): more young people to be physically active, more participation of young people from ethnic minority backgrounds and more participation of young people from economically disadvantaged backgrounds. To engage participants in the hubs, THYSF will run a five-week cricket unit to year four classes (aged 8/9) in local primary schools for each of the three years of this proposal - City of London Primary Academy</p>	Approved

	<p>(COLPAI) and The Aldgate School, guaranteeing high attendance from City residents. The cricket hubs themselves – which will each have around 30 participants – will provide coaching, youth work, workshops and personal mentoring. Children will have access to competitive festivals and holiday provision, alongside a 30-week core programme which takes place for two hours each week throughout the year. The sessions will feature team building, problem-solving, fitness/nutrition, multi-sport and cross-curricular activities, with a focus on personal/social development. There will be competitions, social events and extra support for refugee families led by its partner charities Afghanistan & Central Asian Association (ACAA) and Afghan Association Paiwand Ltd, aiming to support access to other services. THYSF has been working with the two charities to ensure THYSF staff are trained to work with refugee/asylum seekers. The programme also includes a sports leadership element where 16–21-year-olds are trained, qualified and mentored as coaches to support their local activities. Beyond the project, THYSF will continue to work with the City of London to make sure children and families can connect into other services and activities as relevant, and partner with Middlesex Cricket in the Community to support transition into sustained participation. The City of London Community Sports Officer also sees an opportunity for THYSF to support with the City’s cricket team for the London Youth Games.</p>	
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

City of London's Community Infrastructure Levy Neighbourhood Fund Analysis of Grants Awarded

Key Findings

This paper provides the first comprehensive analysis of the grants awarded by the Community Infrastructure Levy Neighbourhood Fund since its launch in 2020. Notable findings of the grant analysis include:

- Approval rates for CILNF applications are more or less constant with between 70-80% of applications being recommended for funding each year.
- The average length of grant in 2024/25 is 1.75 years.
- Of the £8,155,330 grants awarded (to 1.10.24) £2,054,810 (25%) of total grant spend was towards infrastructure and capital elements and £6,100,520 (75%) was towards activities and service delivery.
- The value of the capital elements to grants awarded is not as large as may have been expected, with 72% of the grants with a capital element awarded less than £100,000 and a third (33%) awarded a capital element of less than £25,000.
- Although 43% of grants with a capital element were awarded to grantees in the religious sector the average value of these grants was relatively modest (£74,316) compared to the average value of capital elements awarded to VCS sector organisations (£249,775) and culture/arts sector organisations (£237,321).
- 18% of grantee organisations had a turnover of £5+m, but almost a third (28%) of grants were awarded to small organisations with a turnover of less than £100k.
- Although a quarter of CILNF grantee organisations (25%) were user-led (with representation from beneficiaries within the management and/or Board) including 9% BAME-led. By comparison the value of grants to user-led organisations £1,367,104 was only 16% of the total value of CILNF grants awarded. Of concern, is that the average grant to BAME-led grantee organisations was only £46,651 – approximately a third of the value of the average grant to non-user led organisations.
- 57% of the total value of CILNF grants awarded £4,641,404 have been given to grantees working in the cultural and heritage sectors with the lion's share having been awarded to grantees from the cultural sector (40% of total CILNF funds awarded - £3,263,754). This reflects CILNF's historic focus supporting the delivery of the Destination City strategy.
- By comparison grantees from the health sector and the youth sector are few in number and have been awarded 3% or less each of the total CILNF pot with low average grants of £50,085 and £48,485 respectively.
- In relation to the City of London's Corporate Plan Strategic Outcomes many CILNF funded projects delivered more than one Corporate Plan Strategic Outcome. Almost half of the grants (46%) awarded to date have increased community cohesion meeting the strategy to create 'Diverse engaged communities'. 44% of CILNF grants awarded have increased weekend footfall meeting the CoL's strategy to create a 'Vibrant Thriving Destination'. Almost a third of grants (32%) have improved the public realm and/or cultural icons delivering 'Flourishing public spaces'.
- Grants often simultaneously benefitted a specific community and general beneficiaries. 75% of all CILNF grant funded projects benefitted general beneficiaries. A quarter (25%) of all CILNF grants benefitted children under 11 years old and a further 25% benefitted young people/youth aged 11-25 years. 18% of funded projects benefitted minoritised ethnic groups. However CILNF funded projects benefitting LGBTQ+ communities and People with learning difficulties were almost absent from the funded portfolio.

City of London's Community Infrastructure Levy Neighbourhood Fund Analysis of Grants Awarded

Background

1. This paper provides the first comprehensive analysis of the grants awarded by the Community Infrastructure Levy Neighbourhood Fund since its launch in 2020, primarily in order to establish a baseline from which to measure future changes to the impact of fund in response to the programme of CILNF outreach work that has been initiated.
2. The paper analyses the impact and learning from 68 CILNF grants awarded over the funding programme's initial 45 months of operation (December 2020 to August 2024 inclusive) by addressing the key learning questions agreed for the programme.
3. The CILNF is an atypical grant funding programme in relation to both the type of organisation that is eligible to apply and the breadth of projects which it is able to fund. These USPs are its key strengths enabling it to be responsive to, rather than to prescribe, local community needs. In line with embedding EDI within funding best practice, CILNF has a rolling deadline and offers the potential for long-term 5-year funding providing flexibility for applicants and enabling them to plan further ahead. The programme's management is underpinned by the CILNF Equalities Action Plan and reviewed against IVAR's Open and Trusting Grant-Making for Public Agencies.
4. During the Summer 2023 City communities were engaged through public consultation to determine their priorities for the CILNF. Surveys were received from 207 respondents of which 40% of respondents lived in the City, 38% of respondents worked in the City and 22% of respondents both lived and worked in the City. Respondents identified eight community priorities which were incorporated in the updated CILNF Policy in January 2024. Applications for CILNF now need to meet at least one community priority:
 - a. Preserving existing and creating of more green space in the City including estate gardens and support for gardening clubs.
 - b. Addressing the needs of people from disadvantaged backgrounds, minoritised communities, older people, disabled people, LGBTQIA+ people and those living in poverty.
 - c. Sporting, exercise and health activities including promoting walking and cycling.
 - d. Activities and services for children, young people and families.
 - e. Making public spaces and services fully accessible for disabled people and the elderly.
 - f. Proposals and activities that have been co-designed by engaging the community in the development of the proposal and/or proposals that demonstrate community support.
 - g. Mitigating climate change & enhancing biodiversity & wildlife.
 - h. Improving street cleanliness.

Value and distribution of grants over time

5. The first CILNF grant was awarded on 15 December 2020 and the programme has been in operation for 3 years and 9 months as at end August 2024 (45 months). A total of £8,155,330 in grants has been awarded over this period.
6. Grants awarded over this period have ranged in value from £7,885 (St Michael Cornhill) to £774,000 (Barts Heritage). Of the top five largest grants awarded, 3 were awarded in 2022/23 corresponding to the year with the highest average value of grant awarded £221,396. See Table 1.

Table 1 (Source CILNF spend to 1.10.24)				
Financial Year	No of months	No of grants awarded	Value of grants awarded in year	Average value of grant awarded
2020/21	4	4	£406,410	£101,603
2021/22	12	20	£1,985,085	£99,255
2022/23	12	14	£3,099,542	£221,396
2003/24	12	18	£1,609,037	£89,391
2024/25	5	12	£1,055,256	£87,938
Total	45	68	£8,155,330	£119,931

7. The average value of grants awarded dropped significantly in 2023/24 due in part to the closure of the CILNF to large applications whilst the CILNF community consultation was undertaken. Whilst this temporary closure may have artificially lowered the value of the average grant that year, subsequently the value of the average grant awarded in the first five months of 2024/25 is similarly low £87,938 (see Table 1). This coincides with the start of the CILNF outreach programme to increase the number and broaden the range of applications to the funding programme with a specific focus on supporting community and grassroots organisations. Such applicants tend to have a smaller turnover and often new to grant funding tend to request smaller value and shorter term initial grants. These initial pilot phase and scoping grants are anticipated to be followed by requests for 3-4 year continuation grants once demand for, and impact of, projects has been evidenced.
8. There have been 68 grants awarded to date from a total of 98 applications – an average of 18 grants awarded per year. There have been 12 applications to date in the first 5 months of 2024/24 which with seasonal peaks and troughs could be anticipated to rise to 29 grants in total for the year – a 56% increase on the total number of grants in the previous year. This correlates to the increase in pre-application advice sessions that have been given in the months since the CILNF outreach programme began with an average of 17.3 pre-application sessions per month since June 2024 – more than triple the average number of sessions provided in the previous 9 months. The outreach programme is still in its infancy and its outputs are not expected to be fully felt until at least April 2025.
9. Approval rates for CILNF applications are more or less constant with between 70-80% of applications being recommended for funding each year with other applications either being rejected or withdrawn by the applicant during assessment. See Table 2.

Table 2						
Financial Year	No of months	Total applications	No of applications rejected	No of applications withdrawn	No of grants awarded	% approval rate
2020/21	4	13	4	5	4	31%
2021/22	12	25	2	3	20	80%
2022/23	12	20	3	3	14	70%
2023/24	12	25	3	4	18	72%
2024/25	5	15	1	2	12	80%
Total	45	98	13	17	68	

10. Whilst the CILNF can fund applications up to £500,000, the fund is in fact characterised by its award of grants of less than £100,000. 66% of CILNF grants to date (45 grants) have been for less than £100,000 (see Table 3). Ignoring the possible anomaly of grants awarded in 2023/24 when the fund was shut to large applications for part of the year, subsequently in 2024/25 the proportion of grants awarded of less than £100,000 has

continued to rise with 92% of grants awarded in this financial year (2024/25) being less than £100,000.

Table 3				
Financial Year	No of months	No of grants awarded	No of grants awarded < £100k	% of total grants awarded < £100k
2020/21	4	4	2	50%
2021/22	12	20	11	55%
2022/23	12	14	6	43%
2023/24	12	18	15	83%
2024/25	5	12	11	92%
Total	45	68	45	

Length of grants awarded

11. In line with funding best practice and in response to the CILNF public consultation CILNF Policy was updated in January 2024 to explicitly allow continuous funding for up to a maximum of five years. However, there has been as yet no particular change in the average length of grant over the last four years (see Table 4). Note in 2023/24 CILNF was shut to large applications for part of the year. The average length of grant in 2024/25 is 1.75 years.

Table 4			
Financial Year	No of months	No of grants awarded	Average length of grant in years
2020/21	4	4	2.25
2021/22	12	20	1.75
2022/23	12	14	1.86
2023/24	12	18	1.3
2024/25	5	12	1.75
Total	45	68	

12. 82% of CILNF grants awarded are for two or less years in duration, with only 3% of grants awarded to date being for the maximum 5 years (see Table 5).

Table 5		
Length of grant	No of CILNF grants since programme launch	% of CILNF grants since programme launch
1 year	40	59%
2 year	16	23%
3 year	8	12%
4 year	2	3%
5 year	2	3%
Total	68	

13. There is no discernible trend in the length of grants awarded. See Table 6.

Table 6				
Financial Year	No of months	% of 1 year grants awarded	% of 1 or 2 year grants awarded	% of 3, 4 or 5 year grants awarded
2020/21	4	50%	50%	50%
2021/22	12	50%	80%	15%
2022/23	12	50%	71%	29%

2023/24	12	78%	94%	6%
2024/25	5	58%	83%	17%
Total	45			

Continuation/Repeat Funding

14. In January 2024 CILNF Policy was amended to prevent applicants becoming reliant on CILNF funding by introducing a 12 month fallow period after 5 years of continuous funding and introducing a maximum grant over a five year period of £500,000. Prior to this there was no clear maximum award from the fund.

Table 7		
Organisation	No of grants	Total value of grants awarded
Barbican Centre Trust	4	£737,807
Age UK City of London	3	£188,121
Pollinating London Together	2	£500,000
New Diorama	2	£335,640
Urban Learners	2	£105,250
Ramadan Tent Project	2	£52,350
Tempo Time Credits	2	£49,869

15. To date only 7 organisations have received two or more CILNF grants of which Barbican Centre Trust (Communities Team) has received four and Age UK City of London three grants. Only two of these repeat grantees have reached or exceeded the new CILNF maximum grant level. See Table 7.

Capital v. Activity Spend

16. Since the CILNF opened a total of £8,155,330 has been awarded in grants (to 1.10.24) of which £2,054,810 (25%) of total grant spend was towards infrastructure and capital elements and £6,100,520 (75%) of total grant spend was towards activity and service delivery.
17. The value of funding towards capital and infrastructure projects is relatively stable each year at approximately £435,000 to £500,000 per year – although we only have figures for the first five months of 2024/25 to date. Conversely the percentage of grants in each financial year with a capital element is diminishing over time (see Table 8).

Table 8					
Financial Year	No of grants with capital element	% of grants awarded with capital element	No of grants awarded	Value of capital element awarded	Value of activity element awarded
2020/21	3	75%	4	£230,301	£176,109
2021/22	6	30%	20	£435,268	£1,549,817
2022/23	5	36%	14	£443,713	£2,655,829
2023/24	3	17%	18	£490,886	£1,118,151
2024/25	1	8%	12	£454,642	£600,614
Total	18		68	£2,054,810	£6,100,520

18. The value of the capital elements to grants awarded is not as large as may have been expected given the nature of the fund, with 72% of the grants with a capital element

awarded less than £100,000 and a third (33%) awarded a capital element of less than £25,000 (see Table 9).

Table 9		
Value of capital element of grant	No of grants with capital element	% of grants with a capital element
< £25k	6	33%
£25k-£49,999	4	22%
£50k-£99,999	3	17%
£100k-£249,999	1	6%
£250k+	4	22%
Total	18	

19. Only 22% of grants had a capital element of a value of more than £250,000. The capital element of grants ranged from £7,855 to £454,642 (London Symphony Orchestra). The other three significant grants with a capital element were: Barbican Association £449,550; The Temple Church £311,000 (of a total grant of £408,500); Historic Royal Palaces £300,000.
20. By comparison the top six (single) grants for activity were: Barts Heritage £774,000; Museum of London £650,605; Barbican Centre Trust Ltd £272,370; Pollinating London Together £270,000; Temple Bar Trust £250,000; Parochial Church Council of the Ecclesiastical Parish of St Andrew by the Wardrobe £250,000.
21. Analysis of capital element of grant awarded by grantee organisation sectors shows that religious organisations were awarded the most grants with a capital element (8 grants total capital element value £594,532) but that the average value of these capital elements of the grants (£74,316) was less than an third of the value of capital elements of grants awarded on average to voluntary & Community/Residents Associations Sector organisations (£249,775) and Culture/Arts sector organisations (£237,321). So although 43% of grants with a capital element were awarded to grantees in the religious sector the average value of these grants was relatively modest. See Table 10.

Table 10					
Grantee Organisation Sector	No of grants with capital element	% of grants with capital element	Value of capital element of grants awarded to the sector	Average value of capital grant by grantee sector	
Voluntary & Comm inc Residents Association	2	11%	£499,550	£249,775	
Culture Arts	2	11%	£474,642	£237,321	
Charitable company					
Heritage	3	17%	£353,650	£117,883	
Health	1	6%	£65,301	£65,301	
Livery Companies	1	6%	£49,791	£49,791	
Religious	8	43%	£594,532	£74,316	
Environment	1	6%	£17,344	£17,344	
Total			£2,054,810		

Areas/wards specifically benefiting from CILNF grant funding

22. Only 19% of grants awarded were specific to a given ward, the other 81% of grants generated benefits across the City of London.
23. Wards benefiting from a location specific grant were: Farringdon Without (4 grants); Portsoken (4 grants); Aldersgate (1 grant); Bishopsgate (1 grant); Castle Baynard (1 grant); Cordwainer (1 grant); Cripplegate (1 grant).
24. 54% of the 13 ward specific grants were capital only, 23% of ward specific grants were for activity only and 23% of ward specific grants were for a mix of capital and activity.

Type of CILNF grantee organisations – turnover, user-led, sector

25. 39% of CILNF grantee organisations had a turnover of £1m or more with 18% of organisations having a turnover of £5m or more. Of those with a turnover of £5m or more 50% were cultural/arts organisations.
26. Significantly, 53% of CILNF grantee organisations had a turnover of under £1m with 28% of organisations having a turnover of less than £100k. Organisations with a turnover of less than £100k were constituted in a wide variety of ways including businesses, registered charities, CIC and constituted voluntary organisation and there was no predominant type of organisational model. (See Table 11).

Table 11		
Annual Turnover of grantee	No of grantees	% of grantees
£5m+	12	18%
£1m to £4,999,999	14	21%
£500k to £999,999	5	7%
£100k to £499,999	17	25%
< £100k	19	28%
D/K	1	1%

27. Almost two thirds of grantees (64%) were charities (Registered Charities, Charitable Companies and CIOs). However, there has been no notable change in the type of grantee organisation type over time. See Table 12.

Table 12			Financial Year				
Grantee organisation type	Number of grantees	% of grantees	2020/21	2021/22	2022/23	2023/24	2024/25
Registered Charity	24	35%	2	5	8	4	5
Charitable Company	17	25%	2	5	4	3	3
Business organisation/ association	8	12%	0	3	0	5	0
CIC	6	9%	0	2	0	1	3

Other (Churches, Livery Cos)	5	7%	0	3	1	1	0
Charitable Incorporated Organisation	3	4%	0	0	0	3	0
Constituted voluntary organisation or Resident Association	3	4%	0	1	0	1	1
Exempt or excepted charity	1	2%	0	0	1	0	0
IPS/Bencom	1	2%	0	1	0	0	0
	68						

28. A quarter of CILNF grantee organisations (25%) were user-led (with representation from beneficiaries within the management and/or Board) with 9% BAME-led. By comparison the value of grants to user-led organisations £1,367,104 was only 16% of the total value of CILNF grants awarded. Of concern, is that the average grant to BAME-led grantee organisations was only £46,651 – approximately a third of the value of the average grant to non-user led organisations. See Table 13.

29. Of the 17 user-led organisations 14 (82%) had a turnover of <£500K.

Table 13					
	Number of grantees	% of grantees	Value of grants to awarded	% of total CILNF spend to date	Average value of grant
BAME user led	6	9%	£279,907	3%	£46,651
Other user led	11	16%	£1,087,197	13%	£98,836
Not user led	51	75%	£6,788,226	84%	£133,102
Total	68		£8,155,330		

30. 57% of the total value of CILNF grants awarded £4,641,404 has been given to grantees working in the cultural and heritage sectors with the lion's share having been awarded to grantees from the cultural sector (40% of total CILNF funds awarded - £3,263,754). This reflects CILNF's historic focus to support the delivery of the Destination City strategy. The new CILNF Priorities introduced post public consultation in January 2024 do not include delivery of arts or culture unless they are delivering on one of the eight identified community priorities (See Clause 4).

31. Although 18% of CLINF grantees were from the religious sector, this sector has only been awarded 15% of the overall CILNF funds to date representing an average grant of £103,699 compared to an average grant to heritage sector grantees of £275,530, VCS/Residents Associations average grant £157,534 and Culture/Arts average grant £155,417.

32. Grantees from the culture/arts sectors represent the largest group of grant recipients, the largest value of grants awarded to any sector and a high average grant per

organisation. Whilst the culture/arts sector has received a lot of high value grants from the CILNF, by comparison grantees from the health sector and the youth sector are few in number and have been awarded 3% or less each of the total CILNF pot with low average grants of £50,085 and £48,485 respectively. See Table 14.

Table 14					
Grantee Organisation Sector	Number of grantees	% of grantees	Value of grants to awarded to grantees in sector	% of total CILNF spend to date	Average value of grant to grantees in sector
Culture/Arts	21	31%	£3,263,754	40%	£155,417
Heritage	5	7%	£1,377,650	17%	£275,530
Religious	12	18%	£1,244,382	15%	£103,699
Voluntary / Community including Residents Associations	4	6%	£630,137	8%	£157,534
Environment	6	9%	£597,960	7%	£99,660
Other	9	13%	£491,190	6%	£54,577
Health	5	7%	£250,423	3%	£50,085
Youth Provision	3	5%	£145,454	2%	£48,485
Infrastructure/ Advice	1	1%	£80,089	1%	£80,089
Livery Company	2	3%	£74,291	1%	£37,146
	68		£8,155,330		

Meeting Community Priorities

33. New Community Priorities were introduced in January 2024 but due to the time taken between application and decision the first grant awarded under the new CILNF Policy was not awarded until May 2024. As at August 2024 only 9 grants had been awarded that relate to the new CILNF Community Priorities.

Table 15		
CILNF Community Priority Met	No of grants	% of grants
Services for people from disadvantaged backgrounds	6	67%
Co-designed/community supported proposals	4	44%
Sport, exercise and health activities	3	33%
Children, young people and family activities	3	33%
Improving accessibility for disabled people and the elderly	3	33%
Developing green spaces and gardening clubs	2	22%
Mitigating climate change & enhancing biodiversity	1	11%
Improving street cleanliness	1	11%

34. Funded projects can meet more than one community priority. To date two thirds (67%) of grants awarded since May 2024 have delivered services for people from disadvantaged backgrounds and 44% of funded projects have been co-designed or evidenced community support for their proposals. All of the eight community priorities have been addressed through the grants awarded to since May 2024. See Table 15.

Main CILNF grant funding outputs and outcomes

35. CILNF grants were tagged in relation to their main grant purpose/output. 31% of CILNF grants to date delivered arts/culture including public art; the main focus of 16% of grants was the delivery of capital projects and restoration and the main focus of 12% of grants was the delivery of community celebrations & events. Other key outputs delivered through CILNF funding were Environmental improvement, climate action and biodiversity; access improvements; advice services; training, upskilling & employment; mental health services; sports and exercise. See Table 16.

Table 16		
Main grant purpose (outputs)	No of grants	% of grants
Arts/culture including public art	21	31%
Capital works and restoration	11	16%
Other	8	12%
Community celebrations & events	8	12%
Environmental improvement, climate action, inc biodiversity	5	7%
Access improvements	4	6%
Advice services	4	6%
Training, upskilling, employment	4	6%
Mental Health Services	2	3%
Sports & Exercise	1	1%

36. CILNF grants to date were also analysed in relation to the City of London's Corporate Plan Strategic Outcomes that the grants delivered. Many projects delivered more than one Corporate Plan Strategic Outcome. Almost half of the grants (46%) awarded to date have increased community cohesion meeting the strategy to create 'Diverse engaged communities'. 44% of CILNF grants awarded have increased weekend footfall meeting the CoL's strategy to create a 'Vibrant Thriving Destination'. Almost a third of grants (32%) have improved the public realm and/or cultural icons delivering 'Flourishing public spaces'. See Table 17.

Table 17		
Main grant purpose (outcomes)/ CoL's Corporate Plan Strategic Outcome	Number of grants	% of grants
Increased Community Cohesion - 'Diverse engaged communities'	31	46%
Increased weekend footfall - 'Vibrant Thriving Destination'	30	44%
Improved public realm & cultural icons - 'Flourishing public spaces'	22	32%
Reduced Social Isolation - 'Diverse engaged communities'	19	28%
Improved mental or physical health - 'Providing excellent services'	16	24%
Pathways to employment - 'Providing excellent services'	14	21%
Increased visitor spend - 'Vibrant Thriving Destination'	12	18%
Climate mitigation - 'Leading Sustainable Environment'	9	13%

Grant beneficiaries

37. 81% of CILNF grants awarded benefited both City of London residents and City of London workers. 19% of CILNF grants awarded were focused entirely on benefitting

City of London residents. No grants were awarded that only benefitted City of London workers.

38. Of the 13 projects whose beneficiaries were entirely City of London residents 62% were delivered by organisations with a turnover of less than £500k.
39. CILNF grants were tagged in relation to their main grant beneficiary groups. Grants often simultaneously benefitted a specific community and general beneficiaries. 75% of all CILNF grant funded projects benefitted general beneficiaries. A quarter (25%) of all CILNF grants benefitted children under 11 years old and a further 25% benefitted young people/youth aged 11-25 years. 18% of funded projects benefitted minoritised ethnic groups. However CILNF funded projects benefitting LGBTQ+ communities and People with learning difficulties were almost absent from the funded portfolio. See Table 18.

Table 18		
Main grant beneficiary group/s	Number of grants	% of grants
General beneficiaries/ no specific target gps	51	75%
Children < 11yr	17	25%
Young People/Youth 11-25yr	17	25%
Minoritised ethnic groups	12	18%
People with physical disabilities	7	10%
Older people	6	9%
People living in poverty	6	9%
Refugees/Asylum seekers	2	3%
Homeless People	2	3%
Looked After Children & Care Leavers	2	3%
LGBTQ+	1	1%
People with learning disabilities	1	1%

Responding to Public Consultation suggested CILNF operational improvements

40. Respondents to the public consultation were asked whether they had any suggestions on how the CILNF could improve how it operates. This question only received responses from 52% of respondents with a further 2% stating they had no suggestions. This reflected the fact that many respondents had little or no prior knowledge of CILNF.
41. Suggested improvements identified by over 5% or more of respondents were (in descending importance): Actively identify and reach out to potential applicants including grassroot community groups, sole traders, independents and businesses to make sure their needs are met (14%); Improve awareness of the fund through improved comms and promotion of success stories (11%); Transparency in relation to investment decisions (8%); Provide more information about the CILNF's funding criteria (6%).
42. These suggested improvements have informed and shaped the CILNF comms and outreach work since April 2024. Proactive outreach to identify and engage potential CILNF applicants through community stakeholders and other conduits is enabling the CFCMT team to develop a strong pipeline of applications with a specific focus on identifying and supporting community and grassroots groups to apply for funding. As at November 2024 we are aware of a pipeline of 37 CILNF applications that we are supporting to develop or are in preparation with an estimated value of £3,597,370.
43. Competition for local press coverage and social media from other services within the City of London is fierce, but CFCMT has secured dedicated comms support to place key stories and posts to raise the profile of the fund locally. Working through grantees has

been more successful with grant holders promoting CoL CILNF funding on all printed material and through their own press engagement.

44. In response to public consultation feedback the CILNF website pages have been overhauled with information on all CILNF grants to date, the full CILNF policy and funding criteria with a page dedicated to Frequently Asked Questions. Traffic to the CILNF webpages has doubled and the monthly rate of provision of pre-application advice provided by the team tripled since April 2024 and the start of the outreach work..

City of London Corporation Committee Report

Committee(s)	Dated:
Markets Board Resource Allocation Sub (Policy and Resources) Committee Investment Committee	22 January 2025 3 February 2025 17 February 2025
Subject: Draft High-Level Business Plan 2025/26 – City Surveyor’s Department	Public report: For Decision
This proposal: <ul style="list-style-type: none"> • Delivers Corporate Plan 2024-29 outcomes • Provides business enabling functions 	Providing Excellent Services, Leading Sustainable Environment, Flourishing Public Spaces, Dynamic Economic Growth, Vibrant Thriving Destination.
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of:	The City Surveyor and Executive Director of Property (CS.329/24)
Report author: Anna Flashman & John Galvin - City Surveyor’s Department	John Galvin/Anna Flashman City Surveyor’s Department

Summary

This report presents for approval the high-level Business Plan for the City Surveyor’s Department for 2025/26. Members should note that the Business Plan now includes the Markets division, which had a separate plan in 2024/25.

Recommendation

Members are asked to:

- i. Note the factors taken into consideration in compiling the City Surveyor’s Departmental Business Plan; and
- ii. Approve, subject to the incorporation of any changes sought by this Committee, the departmental Business Plan 2025/26.

Main Report

Background

1. As part of the new framework for corporate and business planning, departments were asked to produce standardised high-level, Business Plans for the first time in 2017 for the 2018/19 year. Members welcomed these high-level plans for being brief, concise, focused and consistent statements of the key ambitions and objectives for every department.
2. Since 2025/26, the high-level Business Plan has evolved with a new template. They are now slightly longer than the 2-sided version of 2017, but still offer concise insights into the department's operations.
3. High-level Business Plans for Financial Year 2025/26 align to our Corporate Plan 2024-2029. As a high-level plan, this document does not capture the granularity of departmental work but gives the overall picture of activity, key impacts, trends where applicable and direction of travel.

Draft final high-level Business Plan for 2025/26

4. This report presents, at Appendix 1, the draft final high-level Business Plan for 2025/26 for the City Surveyor's Department.
5. The Markets Division merged with the City Surveyor's Department in November 2023, and a new integrated plan has been produced for 2025/26.
6. Feedback has been critical to the development of this plan:
 - a) Members – The Business Plan has been circulated to the Chairs and Deputy Chairs of Investment Committee, Resource Allocation Sub (Policy and Resources) Committee and Markets Board to gain their feedback and input.
 - b) Staff – In November, the City Surveyor hosted an 'all department' event dedicated to the proposed business plan, and a draft of the plan was subsequently sent to all staff. Feedback was sought as such that this could be integrated into the plan, or responded to, as appropriate. The business plan and departmental priorities were discussed in detail with the departmental Senior Management Team (SMT) through a series of meetings. Finally, the plan formed part of the formal agenda at the department's Equity, Equalities, Diversity, and Inclusion Group in September and October, allowing the forum to consider the people and equalities elements within the plan and agree its key priorities for 2025/26.
 - c) Customers – In 2024, the department conducted several surveys including a comprehensive "voice of the customer" survey for Investment and Corporate Property occupiers, as well as the Market tenants survey and Property Projects Group post-project reviews. This feedback has helped shape the department's priority areas for 2025/26.

- d) Corporate stakeholders – The department is a key member of the organisation's Strategic Planning Group. This forum considers all the organisation's business plans to ensure cross-cutting activities are appropriately reflected, and opportunities to break down organisational silos are grasped and to provide oversight and scrutiny. Feedback from this group has been embedded within the department's business plan. This draft Business Plan was approved at the Town Clerk's Senior Leadership Team meeting on 10 December 2024.

Performance Measurement:

7. The department's key performance indicators (KPIs) are contained on page 3 - 5 of Appendix 1. The department's 2025/26 KPIs have been created to track and monitor progress in delivering its key workstreams. Members will note that the majority of these measures are aligned with those reported in prior years, allowing for year-on-year comparisons.
8. The department reports on a sub-set of these measures to each of Investment Committee, Resource Allocation Sub (Policy and Resources) Committee and Markets Board. Measures reported to these that are tailored to each Committee's terms of reference. The department's business plan update is reported alongside our risk register. This is such that progress towards, and those factors that could prevent the achievement of our objectives can be assessed.

Measuring Impact and Value for Money (VfM)

9. The Business Plan demonstrates the department's commitment to delivering value for money while making a positive impact on the community, the environment and the wider City of London Corporation (Appendix 1 page 5). The City Surveyor and the SMT regularly evaluate departmental performance to ensure continuous improvement of services, and overall performance and refine strategies to maintain agility and responsiveness to the evolving needs of stakeholders.

Departmental Operational Property Assets Utilisation Assessment Findings

10. Aligned with the requirements of Standing Order 56, the department undertook a utilisation assessment of those corporate spaces that the department has been using. Most of the space occupied is at the Guildhall, with a smaller operational provision at the Central Criminal Court and the 3 wholesale markets. The City Surveyor's Guildhall space assessment was undertaken in December 2024.
11. The current average utilisation for the department was deemed appropriate, with no surplus space identified. This review highlighted both challenges and opportunities for improving workplace efficiency and alignment with corporate standards.

12. Although CSD's current utilisation rate of 53% is below the 60% target, this reflects the nature of property activities and the department is operating within a workspace allocation of 6.67 m² per person, which is significantly lower than the target of 10 m² per person. This indicates a more compact yet potentially efficient use of space, albeit with scope for some improved utilisation.

Recommendations to improve utilisation

13. Consider consolidation of CSD's operations to support the goal of collaboration and enhancing operational effectiveness.
14. Continue to pursue optimal space usage without requiring additional floorspace. By maintaining the current Net Internal Area (NIA) of 1,167 m², aligning with the target space allocation of 10 m² per person, and striving to achieve a peak utilisation rate of 60%, the department can balance efficiency with emerging workplace trends.
15. These measures aim to enhance workplace flexibility and collaboration, aligning with corporate objectives and adapting to post-pandemic office trends.
16. The department will be reviewing all its assets again in December 2025.

Corporate & Strategic Implications

17. The City Surveyor's Department is dedicated to supporting and advancing the objectives outlined in the Corporate Plan.
18. Our collective aspirations for the medium-term are reflected within the departmental business plan and each workstream maps to one or more of the six strategic outcomes and is supported by key performance measures.
19. This department plays a crucial role in realising the City's vision by executing major construction initiatives, such as Salisbury Square, London Museum, and Barbican Renewal, while also preserving our heritage estate for the benefit of all Londoners and generating substantial revenue from both investment and operational property portfolios, which underpins all our activities.
20. The department actively collaborates with corporate leaders to ensure the effective implementation of our strategic priorities, particularly in relation to Destination City, the Climate Action Strategy, Equity, Equality, Diversity, and Inclusion (EEDI) initiatives and the City's Corporate Property Asset Management Strategy for 2024-29. Further, the department is providing significant support to the delivery of the Operational Property Review and the Natural Environment Charities Review.

Security implications

21. The business plan highlights the department's management of security across the City of London Corporation (CoLC) and the City of London Police property portfolios.

Financial implications

22. The financial information presented within the Business Plan reflects the departmental rather than the Committee budget.
23. There are no financial implications arising directly from this report and this plan aligns with the 2025/26 budget estimates and estimated resource allocations. Whilst the department's local risk position is challenging and inflation costs rising it continues to generate significant income and capital receipts to support the CoLC's financial sustainability.

Public sector equality duty

24. Where appropriate the department will complete an Equality Impact Assessment (EQIA) for upcoming changes.

Equalities implication

25. The department has an active volunteer EEDI Group. This is seeking to enhance these areas within the department. The business plan highlights the areas of focus of this Group for 2025/26.

Resourcing implications

26. There are no resourcing implications arising directly from this report.
27. The department has carefully considered the balance of resources allocated across the various workstreams. It works throughout the year to dynamically adjust assignment to account for emerging needs and requirements.

Risk Implications

28. Key risks managed by the department are included in the Risk Update Report that is also reported to this Committee that are relevant to its Terms of Reference.

Climate Implications

29. The department supports the delivery of the Climate Action Strategy targets (achieving EPC C by 2027 and EPC B by 2030 and Carbon Net Zero (CNZ) by 2040) related to our financial and property investments and CNZ by 2027 for operational properties.

Conclusion

30. This report presents the proposed high-level Business Plan for 2025/26 for the City Surveyor's Department for Members to consider and approve.

Appendices

- Appendix 1 – Draft High-Level Business Plan 2025/26 - CSD

Departmental Performance & Services Team
City Surveyor's Department

This page is intentionally left blank

DRAFT CITY SURVEYOR'S DEPARTMENT 25/26 BUSINESS PLAN

About us:

The City Surveyor's Department (CSD) is accountable for the management of the City of London Corporation's (CoLC) property investment portfolio and property/construction projects (minor & major). It is responsible for oversight of corporate real estate, the heritage estate, and providing day-to-day outsourced facilities management services to both investment and operational portfolios via a third-generation integrated model. Additionally, it operates three wholesale food markets and ensures the smooth operation of the Central Criminal Court.

Departmental objectives:

Strategic Asset Management (Operational Property Portfolio Non-Housing): Develop and implement asset management plans that align with the Corporate Property Asset Management Strategy supporting City services and the outcomes of the Corporate Plan. Maximise income and /or capital receipts arising from our operational property portfolio to support the Medium Term Financial Plan, optimise the efficiency of our operational property portfolio allocated to departments and Institutions and decarbonise to achieve carbon net zero.

Investment Portfolio Management: Manage the investment property portfolios (City Fund, City's Estate and City Bridge Foundation) to maximise rental income and deliver long-term performance pursuant to the Real Estate Investment Strategy.

Property Projects: Delivery of new build construction, fit-out, infrastructure upgrade and refurbishment projects ensuring our customer expectations are met or exceeded by ensuring focus on innovation, social responsibility, sustainability, industry standards, and achieving best-in-class value.

Property Services (Operations Group): Deliver best in class property services to the Corporation's varied and complex property portfolios, ensuring our buildings are fit for their purpose. Drive enhanced efficiencies through the provision of facilities management, building surveying and engineering, security and reception services and energy and sustainability management.

Central Criminal Court: Maintain an iconic, high quality, London court complex, that supports the Court Services and associated departments to run smoothly, working collaboratively across all operational functions in delivering facilities management (security, maintenance, cleaning, catering). Support the Shrievalty to promote the City of London and make a positive contribution to the UK. Generate further commercial event income.

Major Disposals: Disposal of large sites from across the City's portfolios via sales, development agreements, and corporate joint ventures with development partners. To deliver corporate objectives, such as Destination City, through the regeneration of sites or their sale to fund other priorities. Responsible for the preservation of our heritage estate portfolio, comprising of over 800 assets through strategic conservation management.

Markets: Provide a vital link in the food supply chain for London and the South by operating three thriving wholesale food markets, with national and international reach. Manage and provide a safe and compliant trading environment for our tenants.

Cross Cutting objectives:

Major Programmes: In collaboration with the Town Clerk's Department, oversee the delivery of the Sailsbury Square development (SSD), London Museum relocation, Barbican Renewal, and other strategic construction initiatives.

Head of Profession (HOP): The City Surveyor is HOP for Estates and Facilities Management providing Chief Officers with advice and support in delivering their property accountabilities. The Director of Markets is similarly HOP for Fleet Management. The department is actively engaging with corporate colleagues to further define and communicate roles and responsibilities under HOP.

Corporate Strategies: Supporting the delivery of major corporate priorities, including Climate Action Strategy (CAS) delivery, Destination City, and Equality, Equity, Diversity and Inclusion (EEDI) initiatives. Further, the department is providing significant support to the delivery of the Operational Property Review and the Natural Environment Charities Review.

DRAFT CITY SURVEYOR'S DEPARTMENT 25/26 BUSINESS PLAN

Key Impacts

- Generated over £100m of commercial property income which is used by the organisation to deliver public value aspirations (23/24).
- The implementation of the new Integrated Facilities Management (IFM) approach has resulted in an estimated saving of £12.4m (7%) over 10 years.
- Generated £1.5m in additional new property income and achieved £4.4m in rates savings over six years, benefiting the Corporation's budgets beyond CSD. (23/24)
- Through our major programmes the department is shaping the City well into the future. This has included our work on the new London Museum site, and the new Police facilities at Salisbury Square.
- The Power Purchase Agreement solar farm generates approximately 53,500 MWh of electricity annually, meeting around 70% of the total electricity demand for CoLC.
- Property Projects Group manages 30-40 construction projects simultaneously, including the Sydenham Hill Social Housing Units, which completed all below-ground works in 2024/25.
- New Spitalfields Market supplied City Harvest with 295 tonnes of food, resulting in 705,000 meals for those in greatest need and preventing 205 tonnes of greenhouse gas emissions (23/24).
- The division manages the Old Bailey building and 18 courts, where 1,400 cases are heard annually and about 3,000 people use the facility on weekdays.

Finance

CSD Departmental Budget Estimate for 2025/26

	Incl City Bridge Foundation	Excl City Bridge Foundation
	£m	£m
Local Risk	35.7	32.5
Central Risk	(130.9)	(107.4)
Recharges	21.6	18.0
	(73.6)	(56.9)
<i>Included in the above</i>		
Rent/Service charge	(126.7)	(102.0)
Govt Grant for Old Bailey (Central Criminal Court)	(6.5)	(6.5)

What Medium Term action is required? (e.g. new legislation, services, projects, automation)	When? 2025/26	When? 2026/27	When? 2027/28	Is this Funded or Unfunded?
Recommencement Guildhall Refurbishment Project			x	Unfunded
MRI Horizon Version 11 upgrade	x			Unfunded

Priorities and plans being considered in the medium term

DRAFT CITY SURVEYOR'S DEPARTMENT 25/26 BUSINESS PLAN

Workstreams

Priority Workstream	Corporate Plan 2024-2029 Outcomes	Outcome focused Performance measures	Outcomes / Impacts
Strategic Asset Management (Operational Property Portfolio Non-Housing)			
Develop new property income, savings and capital receipts arising from the operational property portfolio (ongoing)	<ul style="list-style-type: none"> Dynamic Economic Growth 	Capital receipts, additional income and savings (£TBC)	Generation of income and capital to support the Medium-Term Financial Plan.
Management of <ul style="list-style-type: none"> Guildhall and Walbrook Wharf complexes (ongoing) Central Criminal Court (ongoing) 	<ul style="list-style-type: none"> Vibrant Thriving Destination Flourishing Public Spaces 	Adherence to Budgetary Spend Profile (within 2% of profile)	Supporting the efficient delivery of services by building occupiers.
Develop further commercial event income at Central Criminal Court.	<ul style="list-style-type: none"> Providing Excellent Services Vibrant Thriving Destination 	Increase event income generation by 10% (25/26)	Assist in offsetting local risk budget expenditure.
Investment Portfolio Management			
Deliver Investment Strategy <ul style="list-style-type: none"> Asset sales to support organisations wider aspirations (ongoing) Manage City Fund and City's Estate and to achieve investment targets (ongoing) Align assets with growth income (ongoing) Drive the implementation of CAS policies in support of corporation objectives (ongoing) Improve capital and management efficiency (ongoing) Support delivery of major projects (ongoing) Implement revised team structure to grow capacity and capability (September 25) 	<ul style="list-style-type: none"> Dynamic Economic Growth Leading Sustainable Environment 	Achieve Budgeted Rental Forecasts (£tbc) <u>Fund Performance (Annual)</u> Outperform MSCI over 5 -year rolling periods Total Return CPI + 3.0% net of costs over ten-year rolling periods (City Fund) Total Return CPI + 4.0% net of costs over ten-year rolling periods (City's Estate) Total Return CPI + 4.0% net of costs over ten-year rolling periods (City Bridge Foundation) Minimise Arrears (untreated) (under 2%) Minimise Voids (under 5%) Energy Use Intensity (EUI) (4% reduction Q4 25/26)	<ul style="list-style-type: none"> Generation of rental income in line with inflation to support delivery of the Medium-Term Financial Plan. To realise capital or reinvestment to support major projects and initiatives. Diversification Strategy delivery (City Fund). To contribute to the CAS by achieving Energy Performance Certificate (EPC) C ratings for directly managed properties in the portfolios by 2027 and EPC B by 2030 and net zero emissions across the investment portfolio by 2040.

DRAFT CITY SURVEYOR'S DEPARTMENT 25/26 BUSINESS PLAN

Priority Workstream	Corporate Plan 2024-2029 Outcomes	Outcome focused Performance measures	Outcomes / Impacts
Property Projects			
Delivering property construction projects across the organisation such as - <ul style="list-style-type: none"> • Completion of Sydenham Hill (Oct 25) • Completion of Central Criminal Court infrastructure project (Jan 25) • Completion of Eastern Base City of London Police (CoLP) (Sept 26) 	<ul style="list-style-type: none"> • Providing Excellent Services 	Capital Projects Risk Delivery Status (<30%) Capital Projects Delivery – Health and Safety (80%) Adherence to Budgetary Spend Profiles (projects) 95% - 105%	Projects are delivered on time, to budget and to the standard required and compliance with regulations and where possible meet sustainability targets.
Lead on the implementation of CAS in design guidelines <ul style="list-style-type: none"> • Commence soft landings projects (Jul 25) • Continued integration of the standards (Jul 26) 	<ul style="list-style-type: none"> • Leading Sustainable Environment 	Capital Projects Delivery – Site Sustainability and Waste Management (>90%)	Contribute to the CAS by achieving Energy Performance Certificate (EPC) B ratings, BREEAM (excellent ratings on refurbishments) and 60% emissions reduction by 2040.
Property Services (Operations Group)			
Embed and further develop the IFM model across the organisation (ongoing) Commence SSD proposal (Q4 25/26) Identify disparate areas of FM with a view to add into IFM (ongoing)	<ul style="list-style-type: none"> • Providing Excellent Services • Leading Sustainable Environment 	Property Contract Scorecard Performance (greater than 80%) Net Promoter Score for end-users (greater than 8 out of 10)	Management of facilities management across the CoLC and CoLP property portfolios. Achievement of IFM savings to support the delivery of the Medium-Term Financial Plan.
Delivery of the backlog of Cyclical Works Programme (CWP) over 5-year period Commence delivery as part of year 2 of the programme addressing priorities (Q1 25/26 and then ongoing until 28/29)	<ul style="list-style-type: none"> • Providing Excellent Services • Leading Sustainable Environment 	CWP Programme Adherence to Budgetary Spend Profile (TBC)	Significant improvements to internal/external fabric of CoLC property portfolio (excluding Housing). Reduction of maintenance and utility costs, threat of legal action by tenants or asset failure.
Corporate Security - to ensure safe and secure environments & buildings (ongoing) Standardisation of service across both in-house and outsourced security provision (Q1 25/26)	<ul style="list-style-type: none"> • Providing Excellent Services 	95% of Security Staff on the Contract to have completed ACT Awareness training or future/ equivalent	Management of security across the CoLC and CoLP property portfolios. Customers, colleagues and building users will all experience the same level of service.

DRAFT CITY SURVEYOR'S DEPARTMENT 25/26 BUSINESS PLAN

Priority Workstream	Corporate Plan 2024-2029 Outcomes	Outcome focused Performance measures	Outcomes / Impacts
<p>Support the delivery of the CAS (2027 and 2040) in line with the CAS pathway to net zero (2027 and 2040) - specifically decarbonisation of operational assets</p> <p>Include backlog CWP energy related items as a priority</p> <p>Optimise the usage of the project procurement framework and the integrated FM delivery as a delivery model</p>	<ul style="list-style-type: none"> Providing Excellent Services Leading Sustainable Environment 	<p>Delivery of CAS milestones-operational estate (5% reduction)</p> <p>Energy Use Intensity (EUI) Kwh/m2 investment estate (4% reduction Q4 25/26)</p>	<p>To support the implementation of the CAS across the City's operational and investment estates by continuing to convert CAS interventions into live projects to realise carbon reduction returns.</p>
Markets			
<p>Ensure the efficient management of all market sites (ongoing)</p> <p>Waste and cleansing contract at New Spitalfields Market & Billingsgate (Q4 26)</p>	<ul style="list-style-type: none"> Providing Excellent Services Leading Sustainable Environment 	<p>Each market's outstanding debt as a percentage of their total invoice income (1.5% or lower)</p> <p>Maintain a minimum Market Occupancy (95% or greater)</p>	<p>Efficient management of sites, supporting tenants in the delivery of their services.</p> <p>Support the organisation's Medium-Term Financial Plan.</p> <p>Reduce general waste tonnage while increasing recycling and reuse tonnage.</p>
Cross Cutting Objectives			
<p>Construction Workstreams:</p> <ul style="list-style-type: none"> Salisbury Square structural frame complete (Q3 25/26) Museum of London market soft opening (Q3 25/26) Barbican Renewal (initial phases 25/26) 	<ul style="list-style-type: none"> Drive economic Growth Vibrant Thriving Destination Flourishing Public Spaces 	<p>Support of programme milestones reported at Chamberlain's Assurance Board</p>	<p>Support to the Destination City programme.</p> <p>Supporting CoLC aspirations.</p>
<p>Site Disposals</p> <ul style="list-style-type: none"> London Wall West (COIL completed by 2025 dependent of DCMS, vacant possession 2027 completion targeting 2028) Billingsgate and Smithfield (Strategy TBC) Salisbury Square (1 Queen Victoria Street 27/28, Mayors Court 27/28 and completion of the new JCCR (TBC). Report to be submitted to Capital Buildings Board by Q1 25/26) 	<ul style="list-style-type: none"> Drive Economic Growth 	<p>Support of programme milestones reported at Chamberlain's Assurance Board</p>	<p>Support to the Destination City programme.</p> <p>Support to the Medium-Term Financial Plan.</p>

DRAFT CITY SURVEYOR'S DEPARTMENT 25/26 BUSINESS PLAN

Enablers

<p>People</p> <p>The department comprises of 410.4 FTE</p> <ul style="list-style-type: none"> Gender: 28% female and 72% male compared to the Corporation where 51% female and 49% male. Disability: 3% of CSD staff state that they have a disability compared to 4% of Corporation staff. <p>Your Voice Matters Staff Survey 2024</p> <ul style="list-style-type: none"> Participation score: 72% Engagement score: 62% <p>Departmental Action Plan</p> <ol style="list-style-type: none"> Increase the visibility of CSD Senior Management Team and wider Management Team Introduction of new feedback channels Provision of a clear vision of the overall direction of the department to staff 	<p>Equity, Equality, Diversity & Inclusion (EEDI)</p> <p>The department's volunteer EDDI Group has identified several actions drawing from best practice and departmental demographics to deliver on the following themes:</p> <ul style="list-style-type: none"> Recruitment and Progression, External Outreach, Internal Outreach, Volunteering. <p>EEDI Action Plan 25/26</p> <ul style="list-style-type: none"> Further embedding inclusion and well-being across CSD. (Inclusive & Trustworthy Leadership) Engage with Chartered Institute of Building (CIOB) or /Royal Institute of Surveyors (RICS) to deliver an initiative to promote surveying and related professions to a diverse audience. (Inclusive & Diverse Community) Delivering a series of EEDI lunchtime talks for CSD staff and key stakeholders across the Corporation. (Inclusive & Diverse Community) 														
<p>Risks</p> <table border="1"> <thead> <tr> <th>Risk Title</th><th>Score</th></tr> </thead> <tbody> <tr> <td>SUR SMT 017 - Markets Parliamentary Bill</td><td>Red 16</td></tr> <tr> <td>CR 37 - Maintenance and Renewal of Corporate Physical Operational Assets (excluding housing assets)</td><td>Red 16</td></tr> <tr> <td>SUR SMT 005 - Construction and Service Contracts Price Inflation beyond that which was anticipated or planned</td><td>Red 16</td></tr> <tr> <td>SUR SMT 006 Construction Consultancy Management</td><td>Red 16</td></tr> <tr> <td>SUR SMT 009 - Recruitment and retention of property professionals</td><td>Red 16</td></tr> <tr> <td>SUR SMT 011 - Contractor Failure</td><td>Red 16</td></tr> </tbody> </table>	Risk Title	Score	SUR SMT 017 - Markets Parliamentary Bill	Red 16	CR 37 - Maintenance and Renewal of Corporate Physical Operational Assets (excluding housing assets)	Red 16	SUR SMT 005 - Construction and Service Contracts Price Inflation beyond that which was anticipated or planned	Red 16	SUR SMT 006 Construction Consultancy Management	Red 16	SUR SMT 009 - Recruitment and retention of property professionals	Red 16	SUR SMT 011 - Contractor Failure	Red 16	<p>Health & Safety (H&S)</p> <p>Embed and improve our Safe365 scoring to improve H&S assurance across CSD and to continually improve and maintain high standards of H&S provision.</p> <p>Property</p> <ul style="list-style-type: none"> Maintenance and Renewal of Corporate Physical Operational Assets to ensure building safety (operation/occupation). <p>People</p> <ul style="list-style-type: none"> Mitigate accidents and incidents through completion of regular risk assessments and application of lessons learnt. Well-being of staff through DSE and managing stress levels through individual risk assessments. <p>The City Surveyor's Departmental H&S Group is currently addressing the areas identified for improvement by the recent H&S 365 audit. The target is aligned to the corporate objective, of increasing the overall CSD score of 53% to more than 65% by March 2025.</p>
Risk Title	Score														
SUR SMT 017 - Markets Parliamentary Bill	Red 16														
CR 37 - Maintenance and Renewal of Corporate Physical Operational Assets (excluding housing assets)	Red 16														
SUR SMT 005 - Construction and Service Contracts Price Inflation beyond that which was anticipated or planned	Red 16														
SUR SMT 006 Construction Consultancy Management	Red 16														
SUR SMT 009 - Recruitment and retention of property professionals	Red 16														
SUR SMT 011 - Contractor Failure	Red 16														
<p>Operational Property</p> <p>All CSD operational properties have been assessed as utilised during December 2024.</p>															

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank