



# **Community Infrastructure Levy Neighbourhood Fund**

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**Assessment Pack – September 2022**

**James Lee**

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**The Parochial Church Council of The Ecclesiastical Parish of St Andrew by the Wardrobe (ref. 19028)**

**Amount requested: £250,000**

**Amount recommended: £250,000**

**Purpose of grant request: To fund Phase 2 of a major capital project to improve accessibility and deliver critical restoration work for St Andrew by the Wardrobe, a Grade I listed City church.**

**Type of cost: Capital**

**Ward(s) benefitting: *Castle Baynard Ward***

**The Applicant**

St Andrew by the Wardrobe (SAW) is a Church of England church located on Queen Victoria Street. During the 13th century the church was a part of Baynard's Castle, an ancient royal residence. After being destroyed in the Great Fire of London of 1666, the church was rebuilt by Sir Christopher Wren. William Shakespeare was a member of this parish for about fifteen years while he was working at the Blackfriars Theatre nearby. The church was significantly damaged during the Blitz in World War II, with only the tower and walls surviving. It was rebuilt and rededicated in 1961.

**Background and detail of proposal**

The applicant is seeking funding to support the second phase of a £1m project to regenerate the church building and make it more accessible to a wider range of communities. Specifically, the CILNF is being asked to support the cost of installing accessible toilets for disabled people, refitting the kitchen, restoration of the church's joinery and the provision of external ramped access to the church. The applicant has successfully completed the first phase of essential works (electrical, lighting and heating systems) and completion of this second phase will enable the church to fully reopen for use.

With the completion of this refurbishment, SAW will become the first carbon neutral Grade I listed building in the Square Mile, an achievement that the Church intends to use as an exemplar for other heritage Grade I sites to follow where possible.

Regarding the usage of the church, it is worth noting that whilst SAW serves as the main base of operations for the Archdeacon of London, it also supports a wider range of communities. Regular Sunday services are conducted at SAW by the St Gregorios congregation of the Indian Orthodox Church. There are also plans in place for SAW to welcome the Coptic Orthodox Diocese into the church, who will share the church's office space and make SAW a focal point for the entire Coptic Diocese in the South of England.

The Coptic Orthodox Church has endured many centuries of historic persecution and more recently, following the events of the 'Arab Spring' in 2011, members of the Coptic Orthodox Church have faced increased religious discrimination and violence. SAW intends to welcome and share space with the Archbishop Angaelos of the Coptic Church, giving the Coptic community a home in the heart of the City. The Coptic community in the UK is particularly concentrated in London and the South East, with around 16,500 members out of 30,000 nationally. The Coptic Orthodox Church has a large and diverse youth membership, which focusses in particular on social action. This includes 'Exodus Youth Worx', set up as a separate charity, which seeks to tackle food poverty in Enfield, and the City Mission. This supports homeless people across central London with food, essential supplies and support, delivering some 8,300 meals in the first year of the pandemic. SAW and the Coptic Orthodox Church do a lot of work with local homeless people and the City Mission will be strengthened by having a refurbished and more accessible base.

During an assessment call, SAW reiterated their desire for the refurbishment work to make the church a space that is welcoming to people of all faiths and none. Whilst SAW is a building of great historic and religious importance in the City, the leadership of SAW recognises and embraces the important role that church buildings play as public spaces for wider community use. The applicant suggests that City churches host more cultural activities than the Barbican and Southbank Centre combined – and this is with the act of worship excluded from their definition of cultural activities. Whilst the current state of SAW has precluded their ability to be part of many activities, once the refurbishment is complete the intention is for SAW to regularly host school and group visits, offer talks and seminars, and take part in wider public events.

The Church of England granted Faculty Consent for the capital works on 30 September 2021 and the applicant has taken care to consult with the local community about the plans for refurbishment of the church. Over 625 organisations and individuals were consulted and of the responses received, all agreed with SAW's intended plans for refurbishment. In particular, the plans to improve the accessibility of SAW were met with great support, with 43% of respondents having difficulty entering the building owing to access issues and 57% of respondents also reported having difficulty using the toilets. It is encouraging that SAW has sought the views of the community to make sure that their plans meet an identified need.

### **Financial Information**

The applicant is in a secure financial position, with sufficient free reserves to cover their ongoing running costs outside of this considerable capital work. Regarding fundraising for the project being applied for, SAW have been successful in securing all the funding they need for the first phase of this work and the majority of the funding for this second phase of work. Contributions have come from the Mercer's Charitable Foundation, Garfield Weston Foundation and a significant contribution of over £300,000 from the applicant itself (correlating to the high level of restricted reserves in 2021). Should this application be approved, SAW will have sufficient funds to press ahead with the completion of this work.

The significantly higher expenditure in 2022 is linked to the first phase of the work for which the applicant is seeking funding. At present, the budget for 2023 only shows

the income and expenditure for the general running of SAW. These figures will change dramatically if this grant is approved and the applicant is able to finish the capital work.

Year end as at 31 August	2021	2022	2023
	Signed Accounts	Year end accounts	Budget
	£	£	£
<b>Income &amp; expenditure:</b>			
Income	516,021	353,502	77,060
Expenditure	(274,615)	(788,317)	(71,986)
<b>Surplus/(deficit)</b>	<b>241,406</b>	<b>(434,815)</b>	<b>5,074</b>
<b>Reserves:</b>			
Total restricted	368,081	28,748	28,748
Total unrestricted	466,712	344,959	350,033
<b>Total reserves</b>	<b>834,793</b>	<b>373,707</b>	<b>378,781</b>
Of which: free unrestricted	283,767	289,459	294,533

### Recommendation

This grant will enable the applicant to provide significant benefits to City communities whilst also enhancing the reputation of the City, which will become home to the first Grade I listed carbon neutral building in the UK. It enhances the draw of the City as a destination for the significant Coptic community living across the South East of England and provides a much improved base of operations for the community work of the applicant that is aimed at people of all faiths and none.

**£250,000 over two years (£229,150; £20,850) to fund Phase 2 of a major capital project to improve accessibility and deliver critical restoration work for St Andrew by the Wardrobe, a Grade I listed City church.**

## **London International Festival of Theatre (ref. 19039)**

**Amount requested: £240,870**

**Amount recommended: £240,870**

**Purpose of grant request: Supporting an inclusive and sustainable cultural rebuild in the City of London through large-scale international performance and outreach that engages City workers, residents and visitors.**

**Type of cost: Revenue**

**Ward(s) benefitting: *All Wards***

### **The Applicant**

The London International Festival of Theatre (LIFT) was established in 1981 to bring a biennial international festival of theatre from around the world to London. LIFT is recognised as a leading cultural charity that celebrates London as a place and uses theatre to platform contemporary issues such as sustainability and inclusion. LIFT offers valuable support that gives UK artists working abroad momentum and connection, whilst connecting local communities in London with leading international artists.

### **Background and detail of proposal**

The applicant is seeking funding to pay the staff and delivery costs for three years of the 'London International Festival of Theatre' project within the City. As this is a biennial event, this will consist of a small contribution to the 2022 festival (£35,970) a moderate contribution to the 2023 'off-year' (£74,085) in which LIFT will deliver a programme of community engagement with a specific focus on marginalised City workers such as cleaners, security staff and other personnel who form part of the night-time economy and a major contribution (£130,815) to the next festival year in 2024. The project is strongly supported by the Corporation's culture team and it will deliver a number of activities to support the Corporation's cultural strategy, particularly the three strands of that strategy relating to an Innovative Ecosystem, a Vibrant Offer and Outstanding Environments.

In the first year of activity, LIFT will deliver four outdoor screenings/performances in the City comprising work by international artists plus an outdoor music event. These activities are intended to drive audiences into the City and to platform work by Black, Indigenous, and People of Colour (BIPOC) artists. LIFT are used to working at pace and can move swiftly once funding is in place to have a fully formed festival and programme of events up and running within 8-12 weeks, as they have done with previous years of delivery in Tottenham.

The second year of activity will see LIFT embark on a programme of community engagement with City communities, aiming to reach 1,000 people, with a particular

focus on workers who are supporting the night-time economy in the City, such as cleaners, security and other staff. This community have been identified by LIFT and the Corporation's culture team as a cohort for whom the City could and should be doing much more to improve their connection with the City. LIFT will run programmes of workshops and activities structured around the working hours of this community that will feed into the content for the third-year of this programme and be located in and around their places of work. LIFT have successfully run a similar programme of engagement in Tottenham over the last five years and have recorded successful outcomes against measures of engagement, improved perception scores and diversity of audiences attending events hosted by LIFT in that borough: compared to a London average of a 1-2% BIPOC audience for theatre, LIFT events typically attract a 15% BIPOC audience. The applicant will engage an independent evaluator to strengthen the reporting of outcomes for their work with City communities.

In Year 3, LIFT will create a festival hub in the City that provides space for City communities to come together in conversations about issues that impact them. This will provide a space for cultural engagement, hospitality, networking, exploring the City's cultural offer and engaging with our outreach. The hub will host a large-scale outdoor event that will bring a wide range of visitors to the City, as LIFT will work with 5,000 people to host a festival in the City that will run throughout June 2024. The applicant will build upon the links they make with communities in the first and second year of this programme to ensure the third-year activities are built and delivered in line with the feedback gained from City communities.

The applicant has a strong track record of delivering work across London, most notably and recently over the last five years in Tottenham. The monitoring framework proposed by the applicant borrows heavily from the Quality Framework for Social Action developed by Young Foundation and will track outcomes across ten categories measuring engagement with and perception of the City against the Corporation's own cultural strategy. It will be delivered by an independent evaluator and has a strong focus on delivering value for money.

### **Financial Information**

Like many other charitable organisations, LIFT saw their income fall because of the pandemic, decreasing from £1.8m in 2019. Their income since has remained relatively stable at over £600k and they are forecasting an increase to £776k in their 22/23 budget, of which they have already confirmed 77% of their forecast income. Their formal reserves policy fluctuates on a biennial basis, depending on whether they are heading into a festival year or an off-year. LIFT have been running a small deficit for 21/22 which will then become quite a major deficit in 22/23 as they significantly up their expenditure to deliver in-person events once again and re-establish their presence across London. LIFT's deficit position is a concern and risks associated with the deficit will be mitigated by the ongoing monitoring of the grant and release of the grant in quarterly payments.

It is anticipated that the Arts Council and other funders will contribute around £194k towards the overall cost of these three years of activity.

Year end as at 31 March	2021	2022	2023
	Signed Accounts	Management accounts	Budget
	£	£	£
<b>Income &amp; expenditure:</b>			
Income	613,744	617,920	776,853
Expenditure	(522,872)	(618,483)	(858,270)
<b>Surplus/(deficit)</b>	<b>90,872</b>	<b>(563)</b>	<b>(81,417)</b>
<b>Reserves:</b>			
Total restricted	57,969	57,969	57,969
Total unrestricted	150,980	150,417	69,000
<b>Total reserves</b>	<b>208,949</b>	<b>208,386</b>	<b>126,969</b>
Of which: free unrestricted	95,788	95,225	13,808
Reserves policy target	150,000	100,000	50,000
Free reserves over/(under) target	(54,212)	(4,775)	(36,192)

### Recommendation

This application would find natural synergies with other work being funded through the CILNF and support the community of night-time workers in the City who are currently in receipt of very little community provision. This is a good project from a well-established organisation that will deliver exciting outputs and positive outcomes which enhance the City's cultural offer.

**£240,870 over three years (£35,970; £74,085; £130,815) to support an inclusive and sustainable cultural rebuild in the City of London through large-scale international performance and outreach that engages City workers, residents and visitors.**