

## **Cabinet Member Delegated Decision 08 February 2019**

**Report title:** LJ Works Operator Service Level Agreement, Heads of Terms & Allocations Policy

**Wards:** Coldharbour

**Portfolio:** Cllr Matthew Bennett, Cabinet Member for Planning, Investment & New Homes

**Report authorised by:** Sandra Roebuck, Acting Strategic Director for Neighbourhoods and Growth

**Contact for enquiries:** Sonia Baralic, Area Regeneration Officer (Brixton and Clapham), Area Regeneration, 0207 926 0053, [sbaralic@lambeth.gov.uk](mailto:sbaralic@lambeth.gov.uk)

### **Report summary**

LJ Works is a 1,750 sqm affordable workspace project, funded with Council and Mayor of London funding. It is the latest affordable workspace to be delivered as part of the council's award-winning Lambeth Works programme. LJ Works will provide low-cost workspace to local businesses and sole traders. Priority will be given to businesses paying their staff the London Living Wage, with sole traders supported to become accredited Living Wage employers as they expand and take on staff.

Meanwhile Space and Mission Kitchen have been selected to operate LJ Works: a new workspace including co-working kitchen facilities, studios, workshops and shared textile workspaces. This report seeks approval to enter into leases with both organisations, linked to separate Service Level Agreements, and to delegate the approval of the leases to the Head of Valuation and Strategic Assets.

Meanwhile Space will manage the site for the first 7 years, while building the capacity of the local community to enable the site to be transferred to a community-based management company, securing long-term stewardship of the project by those who stand to benefit from it. Mission Kitchen will operate the co-working kitchen for food business incubators for 20 years. The Service Level Agreements introduced in this report will require the benefits set out in the funding bid to the Mayor of London's Regeneration Fund to be delivered.

Heads of Terms for the leases and the Service Level Agreements have been developed with the two operators and the project Steering Group, which includes representatives of the Loughborough Estate Management Board (LEMB), Loughborough Junction Action Group (LJAG), Loughborough Farm, Marcus Lipton Youth Centre, Lambeth Council Regeneration team, and local ward councillors.

### **Finance summary**

It's proposed that the LJ works is leased to Meanwhile Space for a period of 7 years and enters into a profit share arrangement with Lambeth Council. The Service Level Agreement for Meanwhile Space, in line with the funding bid to the GLA, includes a 25% profit share to the Council, rather than a rental income. As per the April 18 business plan, the projected 7 year profit is £170,622 of which £42,656 will

be paid to Lambeth Council. This is liable to change when the different phases of the building are completed.

It's anticipated that after 7 years the site is transferred to a community-based management company.

It's also proposed that Meanwhile Space enter into a separate 20 year lease with Mission Kitchen. The Heads of Terms for Mission Kitchen assumes that they will pay a rent to Meanwhile Space for the part of LJ works that they operate. The rental terms are £55,176 per year for 20 years (with half rent in the first year) subject to 3 yearly indexation.

### **Recommendations**

1. To delegate completion of the Leases to Mission Kitchen and Meanwhile Space and associated Service Level Agreements to the Head of Valuation and Strategic Assets, in consultation with the Cabinet Member for Planning, Investment and New Homes.
2. To note the proposed allocation policy.

## 1. Context

- 1.1 In 2016, the Council, working with partners Meanwhile Space, secured £1,644,388 funding from the GLA's London Regeneration Fund (LRF) for the delivery of the LJ Works affordable workspace project in Loughborough Junction. Since then the Council has approved an additional £734,512.44 of match funding to increase the amount of workspace on site and support additional project outputs. Also in 2016, Meanwhile Space, as the site operator and in partnership with the Council then marketed a co-working kitchen space opportunity as a key anchor tenant for the site, which led to the selection of Mission Kitchen.
- 1.2 In August 2018, local contractor HA Marks were appointed and started the build on site, with completion of phase 1 (the entire Rear Building, and half of the Front Building) on track for completion in May 2019. Following this, the buildings will be handed over to Meanwhile Space and Mission Kitchen to carry out their fit out and appoint tenants. The following phases, which include the landscaping works to the adjacent Network Rail land and the construction of the back half of the Front Building, are expected to complete by August 2019.
- 1.3 LJ Works is an innovative project in the borough as it provides workspace, and on-site business support and training, targeting businesses at the very early stages of starting up, allowing them to develop their idea in a low-risk affordable space. Furthermore, through the allocations criteria, locally led Steering Group, and locally based tenant recruitment programme, the project is intended to prioritise residents of Loughborough Junction and Lambeth.
- 1.4 The types of businesses likely to locate at LJ Works and who have already expressed an interest are primarily makers, crafts, repair, carpenters, metal workers, artists, small-scale manufacturing, and photographers and film makers looking for studio space. LJ Works is looking to attract typically lower-value businesses as opposed to the higher-value, fast growing digital businesses locating within other workspaces in Brixton such as the Tripod space,
- 1.5 The project aims to:
  - Help to tackle the loss of employment space in the borough;
  - Combat the rising cost of workspace as a barrier to entrepreneurs starting a business, particularly for those from communities with high levels of deprivation, such as Loughborough Junction;
  - Provide space for approximately 58 businesses, with a focus on start-ups and small and medium enterprises (SMEs);
  - Support approximately 123 new jobs;
  - Promote the London Living Wage and create more well-paid jobs for local people.
  - Provide additional employment and training opportunities through the construction stage;
  - Increased participation in, and accessibility of, the Loughborough Farm food growing project (including associated health and well-being benefits);
  - Provide on-site business support in association with local partners, Tree Shepherd;
  - Actively pursue a programme of training and business development support in the local community;
  - Provide capacity-building (by Meanwhile Space) for the community-led steering group in preparation for the creation of a community-based management company;

- Provide increased activity on the local high street to support existing businesses in Loughborough junction;
- Facilitate the future provision of a new route to Loughborough Junction Rail Station in line with proposals in the emerging masterplan;
- Improve community cohesion and relationships between community organisations through collaborative working;

## 2. Proposal and Reasons

- 2.1 The proposal is for Meanwhile Space to manage and operate the whole of the site known as LJ Works until such time as it can be transferred to a community based management company. As an affordable workspace site, much of the site and premises comprise shared services and facilities, which, when managed by a single operating company, enables easy in, easy out tenancies with small businesses and start-ups. This proposal requires the grant of a lease with an associated Service Level Agreement (SLA). MwS, as site operator, will set up the management processes and operating contracts to maintain and operate the site services and facilities. They will also manage the granting of licences and leases too the occupier businesses. Administering the rent collection and recouping service charge contributions.
- 2.2 466 sqm (5,016 sq ft) accommodation in the rear building will be operated as affordable Kitchen space. This will be managed by Mission Kitchen who will pay rent for the space to the site operator. As the proposed anchor tenant for the site with a 20 year lease, this lease will be granted by the Council immediately before the handover and grant of the Head Lease to MwS. Set out below is a summary of the proposed terms of the leases and SLAs, which include the site’s tenant allocations policy, agreed with Meanwhile Space and Mission Kitchen, subject to the decision set out in this report. They have also been worked up with the project’s community-led steering group.

### Meanwhile Space Lease – Head Tenant

- 2.3 The proposed lease terms are as follows:

<b><u>Premises:</u></b>	LJ Works – whole site
<b><u>Term:</u></b>	7 years.
<b><u>Rent:</u></b>	£1 pa – with profit share to be managed under the SLA
<b><u>Repairs and Outgoings:</u></b>	The Tenant will manage the whole site (repairs, maintenance utilities and insurance etc) and recoup the costs from occupiers through a service charge.
<b><u>Subletting:</u></b>	The lease will be granted with permission to grant subleases and licences to occupiers. MwS will collect and hold the rent in accordance with the Service Level Agreement. However the grant of the Head lease will be subject to a lease of part of the premises to the Key Sub Tenant, Mission Kitchen.
<b><u>Assignment:</u></b>	Not permitted. A replacement Head lease will be granted to the community based management company after 7 years
<b><u>Security of Tenure:</u></b>	None
<b><u>Breaks:</u></b>	None

Delay Clause (not a lease term): Delays to completion in the construction programme will incur costs by the contractor to the sum of £3,000 a week. This amount will be divided fairly and proportionately between Meanwhile Space and their tenants (including Mission Kitchen).

### **Meanwhile Space SLA outline**

2.4 The SLA sets out the LJ Works project outputs which were central to the GLA funding bid, alongside agreed performance targets. Meanwhile Space will be required to report on their performance against these objectives and targets on a 3-monthly basis. The key SLA commitments are:

- a) Any profit, after tax and finance costs, will be distributed as follows:
  - 25% to the council
  - 25% to Meanwhile Space
  - 15% for the purposes of training and development of local residents, targeting the Loughborough Estate. This will be administered by the site operator and spent with agreement from the Steering Group.
  - 15% to be reinvested into the project or related activities such as training and community events
  - 20% to a sink fund to cover unexpected project costs or significant investment opportunities. These funds will be spent with the agreement of both parties and in discussion with the Steering Group. At each contract change, the sink fund will be transferred to the new operator to be used for the same purposes.
- b) Meanwhile Space will be responsible for developing a sustainable business plan for the project and will need to be agreed by Meanwhile Space, the Council and the GLA prior to construction starting on the site and then again prior to site occupation and hand over to Meanwhile Space. Meanwhile Space have sole responsibility of ensuring that the project remains financially solvent, while meeting the other obligations of this SLA. The business plan can be updated each year in consultation with the Council's identified Lead Officer. Any substantive change to the business plan that will impact on costs of over £25,000 in any given financial year, will need to be agreed with the Council's identified Lead Officer.
- c) All employees of Meanwhile Space will be paid at least the London Living Wage.
- d) Sub-tenants and businesses who are not already accredited as London Living Wage employers, will receive on-site business support delivered by Tree Shepherd, to transition to gaining London Living Wage accreditation and to offer training and apprenticeship opportunities where possible.
- e) All organisations/groups/individuals who use this space either having an equal pay policy or agreeing to work towards one over a 12 month period.
- f) Meanwhile Space will work with the local community and stakeholders to actively market the space to local people and businesses and develop a programme of activity for the site.

- g) Facilitating a monthly project steering group involving key community groups and elected members. The operator will develop their capacity with a view to them taking responsibility for future management.
- h) Future tenants would be required, through covenants in their tenancy agreements, to volunteer, or contribute, to support local projects.
- i) Rents to be kept affordable. All studios managed by Meanwhile Space are set at the same rent level of £12m2 per month (to be confirmed prior to opening). This is the level set at approx. 75% of market rate as in November 2017. The Mission Kitchen space is set at £11m2 per month from the beginning of year two and at 50% of this level in year one.
- j) Tenants of the site will be offered flexible terms, which will mean easy exit for those that need it, but also the ability to grow or shrink in line with business need.
- k) The operator will provide enterprise and employability training from the space funded from rental income and external funding. Meanwhile Space will work with identified partners Tree Shepherd and Green Man Skills Zone (or equivalent to be agreed in writing with the council) to help implement a programme of business development and training.
- l) Once the site is operational, local supply chains will be utilised wherever practical and reasonable. Tenants will also be asked to consider a local supply chain to source materials for their own businesses.
- m) Meanwhile Space will work with tenants and local organisations to host workshops and curate a programme of activity that involves the wider community in the project.
- n) Meanwhile Space will work with the Council and/or the Council's chosen agency to encourage tenants to recruit locally.
- o) Meanwhile Space will need to ensure the integration of the Loughborough Farm with the proposed employment space to make the site accessible to the wider community, fostering social interaction, developing skills, and bringing health and wellbeing benefits to local residents and employees alike.
- p) Hours of operation – There are no restrictions on the hours of operation imposed by the planning consent. However, Meanwhile Space will need to ensure that the amenity of surrounding residential occupiers is not adversely impacted unreasonably by noise from the site. The Council therefore reserves the right to restrict hours of operation in order to protect the amenity of surrounding occupiers.
- q) Monitoring and evaluation: Meanwhile Space will lead on the delivery and monitoring of the outputs set out in the funding agreement between the GLA and the Council.

## **Mission Kitchen Lease – Key Sub-tenant**

2.5 The proposed lease terms are as follows:

**Premises:** Part of the ground and part of the first floor of rear building totalling 5,016 sq ft

**Term:** 20 years.

**Rent:** Based on £11 per square foot as built, the rent is estimated to be £55,176 pa, with half rent in the first year. The rent is to be paid to the Head Tenant.

**Rent Reviews:** Rent to be indexed to the Consumer Price Index on each third anniversary of the lease

**Repairs and Outgoings:** The Tenant responsible for payment of a fair proportion of service charges and undertake repairs to the interior of the leased space

**Subletting:** Permitted

**Security of Tenure:** None

**Breaks:** Tenant to have a rolling option to break at any time on 6 months notice.

**Deposit:** £15,000 to be paid on completion of the Agreement for Lease and up to £20,000 to be paid as part of the confirmation of funding, as a non-returnable deposit toward the enhanced building specification required at the premises.

## **Mission Kitchen SLA outline**

2.6 The SLA sets out Mission Kitchen's aims and principles, which were central to their procurement bid, alongside agreed performance targets. The key SLA commitments are as follows:

- a) Mission Kitchen will offer high quality commercial kitchens with well maintained, professional grade equipment.
- b) Mission Kitchen will also offer desk based co-working space, with a minimum of 25 desks available for rent. The space will provide desks, monitors, chairs, broadband, printing facilities, etc.
- c) All employees of Mission Kitchen will be paid at least the London Living Wage.
- d) All members of Mission Kitchen who are not already accredited as London Living Wage employers will be supported, through the on-site business support programme delivered by Tree Shepherd, to transition to gaining London Living Wage accreditation and to offer training and apprenticeship opportunities where possible.
- e) Mission Kitchen commit to adopting the Meanwhile Space allocations policy for all full monthly and subsidised memberships, except to hourly or events bookings. Membership data will be monitored and reviewed every quarter.

- f) **Affordability:** Mission Kitchen is to offer a range of affordable membership and hire options, providing entry-level memberships for people in the early stages of growing a food business. A schedule of rents will be agreed between Mission Kitchen and the council and appended to the SLA. Any increase from these agreed rates (with the exception of an annual rent/membership fee increase in line with the CPI) will need to be agreed, in writing, with the Council.
- g) Mission Kitchen and their members will aim to hire skilled local staff, as they will be best placed to understand the local community and act as advocates for the Project.
- h) **Training:** Mission Kitchen will program 4x1 hour sessions per month, of free training, to at least 5 individuals, be these kitchen users, relevant community members and new businesses identified by Mission Kitchen and project partners.
- i) Mission Kitchen will host 12 open community events per year, including talks, dining events, cookery demonstrations and networking events - in order to share the skills and knowledge of the internal community, and integrate it socially and professionally with the people who live and work in the area where this does not conflict with the main purpose of the Project and restrictions of the planning permission.
- j) If the 'Platform' café space on Wyck Gardens is secured as affordable rented space, Mission Kitchen will offer members opportunities to create revenue and gain trading experience within the 'Platform'. This will include catering, events, cookery classes and connections to commercial partners.

### **Tenant allocations policy**

2.7 All tenants will be required to submit an application form as part of the recruitment process.

2.8 All proposals will need to present evidence or narrative in response to the following scoring criteria:

1. London Living Wage employer – Employees of your business are paid London Living Wage.
2. Need - How much your business will benefit from renting the space.
3. Capacity - Confidence in your ability to keep up with rent payments and to build business.
4. Business Idea - We are looking for a high-quality product, service or idea.
5. Local – Scored by the applicant's residing proximity to the site, as well as a demonstrable contribution to the local area, and growing existing business or employment opportunities.
6. Commitment to the values of the project – Have you taken part in the project in the planning and construction stage? Are you prepared to share skills/ take part in community LJ Works events?

2.9 Applicants that currently employ staff but do not pay London Living Wage will be placed on a waiting list while businesses that do pay LLW, and meet the other allocations criteria, are given priority to available space. As such, each round of recruitment will require a deadline.

2.10 In addition, Meanwhile Space will ensure the application process leads to a mix of businesses at LJ Works that complement each other and the local economy. This is to ensure that new tenants do not have an undue adverse impact on existing businesses.

### **3. Finance**

- 3.1 The proposed 7 year Lease between Lambeth Council and Meanwhile space allows for a 25% profit share arrangement. As per the April 18 business plan, the projected 7 year profit is £170,622 of which £42,656 will be paid to Lambeth Council. This is liable to change when the different phases of the building are completed.
- 3.2 As per the April 2018 business plan, the forecasts will be updated in January 2019.
- 3.3 The proposed sublease between Meanwhile Space and Mission Kitchen is for 20 years at an annual rate of £55,176. The rental charge is subject to 3 year indexation and a year 1 discount.
- 3.3 Meanwhile Space will manage the LJ work site and will be responsible for repairs, maintenance utilities, insurance etc.
- 3.4 The proposed leases will be required to protect Lambeth council's interests if the scheme is not a commercial success.
- 3.5 There are no direct general fund implications of the proposal. Management of the proposed scheme will be funded from existing resources

### **4. Legal and Democracy**

- 4.1 Section 123 of the Local Government Act 1972 permits a local authority to dispose of land in any manner it wishes, save that it is not permitted to dispose of land at less than best consideration that is reasonably obtainable, without the Secretary of States consent.
- 4.2 The Secretary of State has issued a general consent 'Circular 06/03: Local Government Act 1972 general disposal consent (England) 2003 disposal of land for less than the best consideration that can reasonably be obtained 3'. This permits local authorities to dispose of land at less than best consideration that can be reasonably be obtained where it considers the disposal will help it to secure the economic, environmental or social well-being of its area subject to a maximum discount of £2,000,000.
- 4.3 When disposing of land at less than best consideration the Council is providing a subsidy to the owner, developer and/or the occupier of the land and property, depending on the nature of the development. Where this occurs the Council must ensure that the nature and amount of subsidy complies with the State aid rules, particularly if there is no element of competition in the sale process. Failure to comply with the rules means that the aid is unlawful, and may result in the benefit being recovered with interest from the recipient.

- 4.4 Section 149 of the Equality Act 2010 sets out the public sector equality duty replacing the previous duties in relation to race, sex and disability and extending the duty to all the protected characteristics i.e. race, sex, disability, age, sexual orientation, religion or belief, pregnancy or maternity, marriage or civil partnership and gender reassignment. The public sector equality duty requires public authorities to have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited under that act
  - Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it; and
  - Foster good relations between those who share a protected characteristic and those who do not share it, which involves having due regard, in particular, to the need to-
    - (a) tackle prejudice, and
    - (b) promote understanding.
- 4.5 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
  - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it, including, in particular, steps to take account of disabled persons' disabilities;
  - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 4.6 Compliance with the duties in section 149 of the Act may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under the Act.
- 4.7 The Equality Duty must be complied with before and at the time that a particular policy is under consideration or decision is taken - that is, in the development of policy options, and in making a final decision. A public body cannot satisfy the Equality Duty by justifying a decision after it has been taken.
- 4.8 This proposed key decision was entered in the Forward Plan on 27 December 2018 and the necessary 28 clear days' notice has been given. In addition, the Council's Constitution requires the report to be published on the website for five clear days before the proposed decision is approved by the Cabinet Member. Any representations received during this period must be considered by the decision-maker before the decision is taken. A further period of five clear days - the call-in period – must then elapse before the decision is enacted. If the decision is called-in during this period, it cannot be enacted until the call-in has been considered and resolved.

## **5 Consultation and co-production**

5.1 The project has been developed in close partnership with community project Steering Group. Decisions about the project, including the above recommendations, are discussed with the project steering group at monthly meetings, chaired by Councillor Donatus Anyanwu (Ward Councillor). In addition to ward councillors and council officers, the steering group includes representation from:

- The Loughborough Estate Management Board (LEMB)
- The Loughborough Estate Tenants and Residents Association (LETRA)
- The Loughborough Junction Action Group (LJAG)
- The Loughborough Farm
- Marcus Lipton Youth Centre

5.1 The Allocations Policy for the project has been produced in partnership with the Steering Group, and the final SLAs will be presented to the Steering Group following Member approval.

## 6 **Risk management**

6.1 Overall, project risks remain the same and are being managed in order to keep the risks low. A project group meets monthly to review these and other risks and issues as they emerge. The recommendations of this report are designed to directly mitigate the following identified risks:

<b>Risk</b>	<b>Mitigation</b>
Mission Kitchen are unable to raise the required funds in time.	Mission Kitchen require a signed Lease Heads of Terms and SLA in order to secure external funding for the project. All Lease Heads of Terms and SLA clauses have now been agreed with Mission Kitchen. Legal have been instructed to begin drawing up the Agreement to Lease, thus, subject to member approval of this report, the HoTs and SLAs can be signed by January 2019.
The Allocations Policy and is too onerous, detracting small businesses and individuals from applying for space.	A period of engagement and tenant recruitment events will take place prior to applications being open. Meanwhile Space will organise a number of workshops in the Platform space for potential applicants. These will confirm the type of spaces available, timeframe, lease types, costs and tenant requirements. These workshops will also explain the process for applying to be a tenant, as below. Meanwhile Space find this approach also provides opportunities for tenants to network together, gain greater understanding of the project aims and operational aspects as well as for us to get to know the tenants. The workshops ensure that people are very clear about what they are applying for. We can also identify those who may need additional support in the application process [even 1-to-1 if required] and limit expectations of those who won't meet the criteria.

## **7 Equalities impact assessment**

- 7.1 An EIA was prepared and published alongside the Cabinet Member Decision dated 8 December 2016. The EIA demonstrates that the impact on groups that may experience barriers in accessing employment, and particularly enterprise space, is either positive (BAME groups, women, people with a disability or suffering from ill health, the young or elderly and people experiencing deprivation) or neutral (any group within the gender reassignment, sexuality, religion, pregnancy and maternity, marriage and civil partnership and language categories).
- 7.2 As part of the EIA, an Equality Action Plan has been developed containing specific actions that the Council and its partners will implement in order to maximise the benefits of the project to the protected groups. This includes identifying and addressing any unknown barriers to participation that may exist.
- 7.3 The EIA will be reviewed annually in order to review the impact of the Equalities Action Plan and identify any new equality issues.

## **8 Community safety**

- 8.1 None. Site security will remain the responsibility of the site operator.

## **9 Organisational implications**

### **9.1 Environmental**

None

### **9.2 Staffing and accommodation**

None

### **9.3 Procurement**

None

### **9.4 Health**

None

## **10 Timetable for implementation**

<b>Milestone</b>	<b>Timescale</b>
Council formal approval of Lease Heads of Terms and Service Level Agreements	January 2019
Tenant recruitment period	January - May 2019
Completion of buildings and start of operator fit-out	May 2019

<b>Audit Trail</b>				
<b>Consultation</b>				
<b>Name/Position</b>	<b>Lambeth directorate/department or partner</b>	<b>Date Sent</b>	<b>Date Received</b>	<b>Comments in para:</b>
Councillor Matthew Bennett	Cabinet Member Planning, Investment & New Homes	12.12.18	11.01.19	Throughout
Sandra Roebuck, Acting Strategic Director	Neighbourhoods and Growth	29.11.18	12.12.18	1
Tom Bridgman, Assistant Director - Area Regeneration	Neighbourhoods and Growth	28.11.18	28.11.18	Throughout
Paul Badiani, Group Manager	Financial Planning & Management	29.11.18	11.12.18	3
Greg Carson, Lambeth Legal Services	Corporate Resources	29.11.18	11.12.18	Throughout
Yvonne Hardy, Assistant Head	Directorates Valuation and Strategic Assets	29.11.18	11.12.18	Throughout
Maria Burton, Senior Democratic Services Officer	Corporate Resources	29.11.18	03.12.18	4

<b>Report History</b>	
<b>Original discussion with Cabinet Member</b>	December 2018
<b>Part II Exempt from Disclosure/confidential accompanying report?</b>	No
<b>Key decision report</b>	Yes
<b>Date first appeared on forward plan</b>	27 <sup>th</sup> December 2018
<b>Key decision reasons</b>	<b>3. Community impact</b>
<b>Background information</b>	<p>1) London Regeneration Fund Application and supplementary document:</p> <p><a href="https://www.lambeth.gov.uk/housing/regeneration/loughborough-&lt;br/&gt;junction-masterplan/lj-works">https://www.lambeth.gov.uk/housing/regeneration/loughborough- junction-masterplan/lj-works</a></p> <p>2) Loughborough Junction London Regeneration Fund workspace project: Cabinet Member delegated decision report.</p>

	<p><a href="https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=3796">https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=3796</a></p> <p>3) <u>Environmental Impact Assessment accompanying item “2”:</u></p> <p><a href="https://moderngov.lambeth.gov.uk/documents/s85531/Part%201%20-%20Appendix%20E%20-%20EqlA%20Loughborough%20Junction%20LRF%20project.pdf">https://moderngov.lambeth.gov.uk/documents/s85531/Part%201%20-%20Appendix%20E%20-%20EqlA%20Loughborough%20Junction%20LRF%20project.pdf</a></p> <p>4) Securing additional benefits from the “LJ Works” affordable workspace project. Cabinet Member delegated decision report.</p> <p><a href="https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=3984">https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=3984</a></p> <p>5) Procurement of building contractor for LJ Works:</p> <p><a href="https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=3982">https://moderngov.lambeth.gov.uk/ieDecisionDetails.aspx?ID=3982</a></p>
<b>Appendices</b>	None

**APPROVAL BY CABINET MEMBER OR OFFICER IN ACCORDANCE WITH SCHEME OF DELEGATION**

**I confirm I have consulted Finance, Legal, Democratic Services and taken account of their advice and comments in completing the report for approval:**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Post:** Sonia Baralic, Principal Area Regeneration Officer, Neighbourhoods & Growth

**I confirm I have consulted the relevant Cabinet Members, including the Leader of the Council (if required), and approve the above recommendations:**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Post:** Councillor Matthew Bennett, Cabinet Member Planning, Investment & New Homes

**Any declarations of interest (or exemptions granted):** None

**Any conflicts of interest:** None

**Any dispensations:** None