

Jeyes Community Centre, 1 James Close, London, E13 9BB

All applicants for the property must be eligible for a social value subsidy. This will be applied to the market rent. We ask that the information below is considered prior to submitting an offer and application.

Qualification criteria for a social value subsidy:

- Voluntary & community organisations would need to be registered in Newham or have Newham listed as an area of operation to qualify for a social value subsidy.
- The Council reserves the right to cap the level of subsidy available if, by providing the subsidy, the costs of running the community centre outweigh any potential income, thereby putting the Council into a negative financial situation.
- Commercial organisations are not eligible for a social value subsidy. Organisations should be a registered charity, community interest company, co-operative or suitable alternative where the profit of the organisation is used for social aims. The Council's decision on eligibility will be final.
- Paid membership organisations would not be eligible for a social value subsidy.
- Appropriate accreditation will be required such as Trusted Charity Mark Level 1, Volunteer Centre Quality Accreditation or incorporation with the CIC Regulator depending on the type of organisation. This is to ensure that subsidies are given to 'fit and proper' organisations.
- Organisations that are based in a Housing Revenue Account (HRA) community centre may only be able to receive a subsidy for work with tenants and leaseholders. In such instances, a further calculation would be made based on the percentage of centre users that are tenants or leaseholders.
- Social value subsidies would only be available to charities of a certain size (using the NCVO classification) dependent on the type of building that the subsidy was being sought for. In relation to community centres, subsidies would only be considered for charities that are considered as micro, small or medium, therefore generating no more than £1million income.

What happens if you are successful?

We will then take forwards the completion of a Social Value Self-Assessment form. This form identifies the level of social value the organisation would deliver in year 1 of the lease, and provide a subsidy that is reflected on the rental invoice paid by the organisation.

Depending on outcome, an organisation could receive between 20-80% subsidies on their rent. This is for organisations scoring 25-100 or more on the self-assessment form, with the subsidy reviewed annually to reflect any changes to the performance of the organisation. There is a need to ensure that the organisations who occupy these buildings understand that the primary purpose of the building is to serve tenants and leaseholders and this should be key to their delivery model.

The lease will be signed separately from the social value subsidy, and will be negotiated based on the Heads of Terms. Generally, leases for community centres owned by the Council will be for 7 years, but in some cases, a shorter or longer term may be required.