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ISLEWORTH & BRENTFORD AREA COMMITTEE
24th May 2012

S106 FUNDING FOR KEW BRIDGE STEAM MUSEUM (PROJECT AQUARIUS)

Report by: Director of Environment

Summary

To seek Committee approval for allocation of funds from S106 to fund the Kew Bridge Steam Museum (Project Aquarius) in the Isleworth & Brentford Area.

1. RECOMMENDATIONS

- 1.1 That members note the contents of the report and consider the proposed S106 funding for Kew Bridge Steam Museum (Project Aquarius).**
- 1.2 Agree to the allocation of the sum of £130,000 from the Section 106 agreement for the Great West Quarter development Scheme Number 352 to support the Kew Bridge Steam Museum (Project Aquarius) in Brentford.**
- 1.3 Authorise that the sum of £130,000 be paid to Kew Bridge Engines Trust and Water Supply Museum Ltd for Project Aquarius subject to there first being in place a satisfactory legal agreement regulating the use of the monies and so as to protect the interests of the Council.**
- 1.4 Delegate authority to the Director of Environment in consultation with the Assistant Director Corporate Governance to enter into the agreement required under paragraph 1.3 of this Report.**

2.0 BACKGROUND

- 2.1 Kew Bridge Engines Trust and Water Supply Museum Ltd (the Trust), a registered charity with number 269285, was formed in 1973 to restore and operate as a public amenity the five historic pumping engines at the Kew Bridge Pumping Station, to add other steam pumping engines and to establish a museum of London's water supply. Since its establishment the Trust has restored four of the five original engines to steam, added further engines and exhibits, repaired virtually all of the Grade I and II listed buildings, and created exhibitions on water supply and related subjects. The Museum provides formal education services to primary schools in Hounslow, local volunteer opportunities, and informal education and outreach to the local community.**

2.2 The Trust has now embarked on a project, Project Aquarius, which aims to broaden the appeal of the Museum and to give it a sustainable future. The core of this project is to improve the Museum's offer to visitors by widening it from one which concentrates on the steam powered pumping engines to one that tells the whole story of water supply in London, covering its historic, social, and economic development, and creating a context in which the site and its engines can be better interpreted. As part of this major change in direction it is intended to expand the Museum's education programmes, to increase its involvement with and outreach to the local community, and to enhance its volunteer training and development.

3.0 PROPOSAL

3.1 Project Aquarius will allow the completion of structural repairs to the listed buildings on the site, create new displays which will tell more of the history of water supply, and provide enhanced visitor facilities, and purpose designed spaces for educational and community use. New interpretation will be provided throughout the Museum using modern techniques to tell a wide range of stories about the site and engines, the people who designed, built and operated them, the supply of potable water to London and the importance of water and its conservation in the past, present and future. This will include a major new gallery with a wide range of models and interactive displays, and an external children's area (the Splashzone) with a number of water-based interactives.

3.2 As part of Project Aquarius the Museum will appoint a full time Education, Community Outreach and Volunteer Development Officer (with a full time assistant for the first two years) who will enable the Museum to expand its educational packages to include primary, secondary, tertiary and further learning programmes, to create and develop the Museum's relationships and outreach programmes, particularly with the local community, and to improve the facilities and opportunities for volunteers to gain additional skills and participate in the life of the Museum across a wide range of roles.

3.3 The total cost of Project Aquarius is £2,630,000. The Trust has so far raised and spent £180,000 on the preparatory work for the Project. Of the remaining £2,450,000

The Heritage Lottery Fund has committed a grant of	£1,845,000
The Museum has raised funding (including volunteer time) of	£ 459,000
Amount still to be raised	£ 146,000

3.4 It is a condition of the Heritage Lottery Fund grant that work cannot start until all the remaining funding is secured. If assistance from S106 monies were agreed at the level proposed (£130,000) in this paper, it would allow the Trust to start work immediately. In particular while major construction will not start on site until 2013 because of the need for detailed design and other work the Trust could proceed with the appointment of the education and outreach staff, could start work on the development of enhanced education and outreach programmes, and start delivering these programmes much earlier than would otherwise be possible, delivering an immediate benefit to the residents of the Borough. It would also allow the Museum to start recruiting additional volunteers for work on the Project, and to implement development programmes for them. Any funding from the Council would be applied to education and outreach work, including the staffing, development and delivery of new and expanded programmes, costing £152,000, and the provision of improved education and community facilities within the Museum, costing £129,000.

4.0 PROPOSED S106 AGREEMENT TO SUPPORT KEW BRIDGE STEAM MUSEUM (PROJECT AQUARIUS)

4.1 There is one S106 Agreement which has been matched to support the above project for the Steam Museum. The relevant S106 agreement and its clauses can be seen in the table below.

Table 1.0 - Proposed section 106 clauses to support Project Aquarius

Scheme / S106 Number	Site Address	Clause Details (Summary)	Total Funding Requested for Allocation	Comments / Proposal (full details in 3.0)	Target Spend Date
352/G77	Great West Quarter (GWQ), Barratt Homes Development	<p>Clause 7 - Community Infrastructure £150,000.00 plus the additional amount. The refurbishment and/or maintenance together with any service charges of St George's Community Centre and/or other community buildings within the Council's Area.</p>	£74,762.00	<p>Proposal: completion of structural repairs to the listed buildings on the site, create new displays which will tell more of the history of water supply, and provide enhanced visitor facilities, and purpose designed spaces for educational and community use.</p>	2012/13
		<p>Clause 8 - Community Programme £150,000.00 plus the additional amount. Towards community facilities and/or the outreach programmes within the Council's Area.</p>	£55,238.00	<p>Proposal: to create and develop the Museum's relationships and outreach programmes, particularly with the local community, and to improve the facilities and opportunities for volunteers to gain additional skills and participate in the life of the Museum across a wide range of roles.</p>	2012/13
Total Requested:			£130,000		

5.0 ENVIRONMENTAL IMPLICATIONS

5.1 The S106 contributions will help to offset the adverse impacts of developments and contribute to public transport, air quality, PCT, older people, riverside walkway, open space provision and environmental improvements.

6.0 COMMENTS OF THE CHIEF FINANCIAL OFFICER

6.1 Project Aquarius aims to broaden the appeal of the Kew Bridge Steam Museum. This includes structural repairs to the listed buildings on the site, create new displays and purpose designed spaces for educational and community use. It also includes the appoint a full time Education, Community Outreach and Volunteer Development Officer who will enable the Museum to expand its educational packages.

6.2 The total cost of Project Aquarius is £2,630,000.
This is funded:

	£000s
Raised by museum	639
Heritage Lottery Fund	1,845
Total	2,484

This leaves £146,000 to be raised.

6.3 There is £130,000 of section 106 monies available under scheme 352.

6.4 The balance of £16,000 needs to be raised by the museum. A further report is required if the Council is requested for more funding.

7.0 COMMENTS OF THE ASSISTANT DIRECTOR CORPORATE GOVERNANCE

7.1 The Assistant Director Corporate Governance has been consulted and supports the recommendations.

8.0 EQUALITIES DUTIES IMPLICATIONS

8.1 The council has to give due regard to its equalities duties and in particular with respect to the public sector equality duty as provided in the Equality Act 2010, section 149. As such, the Council as a public authority must in the exercise of its functions, have due regard to the need to:

- a) Eliminate discrimination, harassment, victimisation and eliminate any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 An assessment for relevance has been undertaken to determine whether the public sector equality duty is engaged by this proposal. The relevance assessment gave due regard to the following equalities protected characteristics age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 8.3 The assessment concluded that the section 149 above and section 20 of the Equality Act 2010 is engaged by this proposal. Section 20 imposes a duty to make reasonable adjustments to physical features to ensure it does not substantially disadvantage disabled people. This means that the community infrastructure improvements need to take account of the duty to make reasonable adjustments for disabled persons to access the community centres. The council will take steps to ensure that the building improvements are constructed to a high standard to ensure that all the community will have access. Disability related adjustments will be included in the specification for the infrastructure improvement programme. In addition, the community outreach programme will also give due regard to equality by motivating hard to reach equality groups to participate in community activities. The community outreach programme aims to target increase in participation by persons whose participation is disproportionately low.

Background Papers:
No previous papers.
This report is due to be considered by:
Isleworth & Brentford Area Committee
This report is relevant to the following wards/areas:
Isleworth & Brentford Area