

Cabinet (Livesey Trust) Committee

Tuesday 1 February 2022

10.00 am

This will be a virtual meeting on MS Teams

Membership

Councillor Jason Ochere (Chair)
Councillor Rebecca Lury (Vice-Chair)
Councillor Jasmine Ali
Councillor Helen Dennis
Councillor Catherine Rose

Reserves

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

Tim Murtagh by email: tim.murtagh@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 24 January 2022



Cabinet (Livesey Trust) Committee

Tuesday 1 February 2022
10.00 am
TBC

Order of Business

Item No.	Title	Page No.
1.	WELCOME AND INTRODUCTIONS	
2.	APOLOGIES	
3.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business to be considered at this meeting.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensations in respect of any item of business to be considered at this meeting.	
5.	MINUTES	1 - 2
	To confirm as a correct record the minutes of the meeting held on 19 January 2021.	
6.	THE LIVESY TRUST ANNUAL REPORT 2020-21	3 - 16
	Members to consider the recommendations contained in the report.	



Cabinet (Livesey Trust) Committee

MINUTES of the Cabinet (Livesey Trust) Committee held on Tuesday 19 January 2021 at 10.00 am

This was a virtual meeting

PRESENT: Councillor Evelyn Akoto (Chair)
Councillor Jasmine Ali
Councillor Stephanie Cryan
Councillor Alice Macdonald

OFFICER Aileen Cahill, Head of Culture
SUPPORT: Norman Coombe, Head of Corporate Team Legal Services
Virginia Wynn-Jones, Constitutional Team

1. WELCOME AND INTRODUCTIONS

The Chair opened the meeting.

2. APOLOGIES

Apologies were received from Councillor Lury.

3. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 17 December 2019 be agreed as a correct record of that meeting.

6. THE LIVESHEY TRUST ANNUAL REPORT 2019-20

Aileen Cahill presented the annual report to the committee.

Members considered the recommendations contained in the report.

RESOLVED:

That the Cabinet (Livesey Trust) Committee notes The Livesey Trust, Annual Report 2019-20.

Meeting ended at 10.20am

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 1 February 2022	Meeting Name: Cabinet (Livesey Trust) Committee
Report title:		The Livesey Trust, Annual Report 2020-21	
Ward(s) or groups affected:		All	
From:		Eva Gomez, Head of Culture	

RECOMMENDATION

1. That the Cabinet (Livesey Trust) Committee notes The Livesey Trust, Annual Report 2020-21.

BACKGROUND INFORMATION

2. The Livesey building was bequeathed by George Livesey a local benefactor to the Commissioners for Public Libraries and Museums for the Parish of Camberwell in 1890 as a free public library for the beneficiaries of the trust. The council became the legal owner and trustee of the building by way of statutory devolution. Over time the original objects of the trust have become defunct and the council therefore worked with the Charity Commission to expand the objects of the trust to include wider educational benefit for people in the local area.
3. On 12 April 2013 the Charity Commission approved the scheme for the Livesey Trust (No. 4038336). Under paragraph 4 of the scheme the trustee of the charity is the Council of the London Borough of Southwark ('the Council'). A copy of the scheme is attached to this report and marked Appendix 1.
4. The administration of the trust is an executive function. This is based on the fact that the relevant regulations, the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 provide that any function of the council is to be the responsibility of the executive (cabinet) unless specified otherwise by those regulations. There is nothing in the 2000 Regulations which states that the administration of a charity is not to be a function of the cabinet.

KEY ISSUES FOR CONSIDERATION

Assets of the Livesey Trust

5. The only assets of the Trust are the land and building at 682 Old Kent Road (formerly known as the Livesey Museum for Children).
6. The building dates from 1890 was originally a public library and a Children's Museum. The building is used by Treasure House a Community Interest

Company which occupies it under lease on a peppercorn rent basis.

7. The tenant is responsible for the internal and external repairs and the Council as Trustee of the Livesey Trust, will insure the property and charge the tenant an appropriate premium
8. Treasure House (London) CIC is a specialist education provider who works with young people with anxiety and other emotional barriers, autism, dyslexia and school phobia.
9. The key aims of Treasure House are to re-engage students in the learning process in a safe and comfortable environment and provide access to high quality tuition across a broad curriculum. Their approach provides students with the skills and qualifications that are required to allow them to move into the world of work or to progress into further education and ultimately higher education. They have a maximum of 15 pupils enrolled at any one time.
10. Despite another challenging year for students and staff alike, they delivered full-time education to 15 students. The majority of the 2021 cohort were in year 12 and above and completed A and AS Levels and AQA Extended Project (Level 3). Results were strong with all GCSEs at 5-9 grades, 100% of A Levels at A*-C and a pass in every Entry Level Qualification. All students passed their Arts Award qualification. More information regarding the work of Treasure House during the 2020/21 period can be found in their report Appendix 1.
11. During the period 2020/21 Treasure House also undertook a considerable amount of improvements to the building with a total expenditure from their own funds of £24,456 spent on maintenance and improvements to the premises. Extensive painting works have been carried out and we have now renovated nearly every space in the building, most recently redecorating the upper rooms, replacing floor coverings, painting in the main stairwell and finishing work that was left incomplete in the basement.
12. Further information regarding the company status of Treasure House can be found at <https://find-and-update.company-information.service.gov.uk/company/07467487>

Heritage Artefacts

13. There are a number of heritage artefacts belonging to the council's collections contained within the grounds of the site. A visual condition evaluation was undertaken by the council curator in January 2022 with the following findings:
 - Statue of George Livesey Grade 2 listed: this statue of bronze and marble is a full figure sculpture of Sir George Livesey by George Pomeroy. It is sited at the end of the Livesey building's rear garden.

The statue has had attention over the years as it is a valuable bronze and also a highly regarded piece of statuary. Officers will look into having it assessed for possible cleaning of the plinth and to ascertain whether the whole piece is stable and not at risk of movement. In the past the plinth has destabilised, causing a slight lean but this was rectified in around 2012/13, along with cutting back the extreme plant growth present at the time.

- Victorian post box: this post box was originally sited in Lewisham and added to the Livesey premises in the 1970s or 1980s. It is in very poor condition and officers will look into having it refurbished and safeguarded.
- Newington tollgate: this is an original iron toll gate which would have been sited across the Newington Causeway. Toll gates formed a barrier across certain routes and people, goods and carriages could only pass through and use the road if they paid a fee, or 'toll'. The Newington Turnpike was established in 1718 and all turnpikes were abolished in 1865, so would have been abandoned. This gate may be an original 18th century one or could be a replacement. The gate was found in a scrapyard in 1968 by Mr Albert Price, who bought it for £25 and donated it to the council to preserve in the museum. The gate would benefit from some refurbishment but looks in reasonable condition.
- Plaque commemorating the opening of the building: the original stone plaque from the 1891 opening of Camberwell No 1 public library, which this building was before it was named and used as the Livesey Museum and Treasure Houses facility. It is attached to a wall in the rear garden, part of the former rear elevation of the old library structure. The plaque is in reasonable condition but would benefit from attention to the lettering, which has become hard to read over the years.
- Foundation stone of Grange Road public baths and wash house from 1926: this possibly marble and granite installation is located at the front of the building under the main window and facing the street. It was installed in the 1970s after being excavated from building works. It is in reasonable condition but would benefit from the inscription lettering being refurbished as this has become hard to read. We also understand that the pipework and pump action of the fountain has stopped working, officers will look into the possibility of having this investigated.
- Mosaics of Old Kent Road Library: these two mosaic panels show two depictions of the stories from Chaucer's Canterbury Tales. One shows the pilgrims in the courtyard at the Tabard Inn around present day Borough High Street, a real inn, from where the fictional pilgrims embarked on their journey. The second shows a feast being given for the pilgrim who told the best tale on their journey from Old Kent Road

to Canterbury. The pair were originally on the walls of the Old Kent Road library at Bricklayer's Arms, demolished in 1967 to make way for the Bricklayer's Arms flyover. They were created using over 25,000 tiles and designed by Thomas Adrian Cook, who won the chance to design the murals after a competition in 'The Studio' magazine. The murals were unveiled by the then mayor in 1910. They are still attached to the rear extension of the Livesey building and in very good condition.

- Cattle trough from Old Kent Road: this is sited in the rear garden on the left hand side when facing the George Livesey statue. It is probably late Victorian. It is in reasonable condition and is full of planting material. Some checking of its fabric might be useful but it is a robust object and its use as a planter is not an issue.
- Cannon bollard: this bollard was missed off the original report, possibly due to the fact it was obscured by plant and undergrowth for many years and has since been uncovered. The bollard is an original ships' cannon used as street furniture (e.g. a street bollard) when no longer usable as cannon. It is in good condition.

Policy framework implications

14. None

Community, equalities (including socio-economic) and health impacts

Community impact statement

15. The update set out in this report have no adverse impact on the community, nor do they disadvantage any equalities group or protected characteristic.

Equalities (including socio-economic) impact statement

16. Treasure House is a specialist education provision, working with young people with anxiety and other emotional barriers, autism, dyslexia and school phobia. The key aims of Treasure House are to support each student to feel comfortable and safe so that they can re-engage in the learning process, providing access to high quality tuition across a broad curriculum.

Health impact statement

17. As set out in paragraph 16, the service provided by Treasure House is of benefit for young people with anxiety and other emotional barriers, autism, dyslexia and school phobia.

Climate change implications

18. The update provided in this report has no climate change implications

Resource Implications

19. None

Finance Implications

20. The lease to Treasure House (London) CIC completed on 18 December 2019.
21. From this point the majority of obligations in respect of the building transfer to the tenant for the duration of the lease (initially 10 years, although subject to break options on either side and the tenant's is not operable yet).
22. The council retains responsibility for artefacts in the garden and the statue situated there.
23. The council insures the building on a reinstatement basis but the lease requires the tenant to reimburse premiums, so this head of expenditure should be neutral on the council.
24. In view of the above there are no cost to the council arising from the lease for the period 2020/21.

Consultation

25. This is an update report that does not require consultation.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Governance

26. The object of the Livesey Trust is set out in the Charity Commissioner's scheme referred to in the background information above. This is for the advancement of education of persons resident in the area of benefit in such ways as the trustee thinks fit.
27. In summary, the property must be used for the provision of a library or library services or if not required for these purposes for any other use in furtherance of the object as the council as trustee may from time to time decide.
28. The Scheme requires the council as trustee to ensure that the property is being utilised effectively and in accordance with the object of the charity for the benefit of the public.
29. The Scheme includes the requirement for the council as trustee at all times to take necessary steps to ensure that the charity is independent from the council and exists to pursue its own purposes and not to carry out the policies or directions of the council or any other body.

30. This means that the council (acting through the Livesey Trust Committee) is required to give consideration to the operation of the Trust solely in its role as corporate trustee and in accordance with the object and interests of the Trust.
31. As corporate trustee the council, in accordance with common law, has an overriding duty to promote the charitable purposes of the charity. It must carry out its responsibilities with reasonable diligence and conduct its affairs in the same manner as an ordinary prudent business person would conduct his/her own affairs. A trustee must also take all reasonable and proper measures to maintain and secure any Trust property.

Strategic Director of Finance and Governance (EL21/127)

32. This report is requesting Cabinet to note the Livesey Trust, Annual Report 2020-21.
33. The strategic Director of Finance and Governance notes there are no financial implications arising from this report.
34. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Report to the Livesey Trust December 2021

AUDIT TRAIL

Lead Officer	Toni Ainge, Director of Leisure	
Report Author	Eva Gomez, Head of Culture	
Version	Final	
Dated	19 January 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Governance	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Date final report sent to Constitutional Team		19 January 2022



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Report to the Livesey Trust December 2021

Submission for annual meeting on 2nd February, 2022

Prepared by Naomi Long Srikrotriam, Director of THLCIC

Treasure House (London) CIC (THLCIC) is an Independent School and Community Interest Company registered in December 2010.

In the year 2020-20 Treasure House managed the Livesey Building on behalf of the Livesey Trust (members formed of London Borough of Southwark Councillors). The organisation signed a peppercorn lease in December 2019 to manage the building in return for improving and maintaining the premises and the provision of activities for community benefit.

During the year THLCIC:

- Increased turnover from £337k in 2019/19 to £423k in 2020/20
- Provided full-time education and support to 16 young people between the ages of 14 and 19, 6 males and 10 females
- Provided 12 (+3 year on year) members of staff with employment, 4 were full-time posts

Further developments relating to the building and it's use are outlined below

1 Organisational Developments in the year 2021-21

1.1 Students and Results

Despite another challenging year for students and staff alike, it was possible to deliver full-time education to 15 students. The majority of the 2021 cohort were in year 12 and above and completed A and AS Levels and AQA Extended Project (Level 3). Results were strong with all GCSEs at 5-9 grades, 100% of A Levels at A*-C and a pass in every Entry Level Qualification. All students passed their Arts Award qualification.



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Students went on to Lewisham College, Roots & Shoots, Autus, and Capel Manor. Five new students joined the cohort in September to maintain a maximum capacity of 15 students with a sizeable waiting list. The school is oversubscribed with referrals from London Boroughs of Southwark, Lewisham and Lambeth and as far away as Ealing.

Performing Arts provision has been extended to become a major part of our delivery with excellent therapeutic effects for the students. This includes music performance, production and instrument tuition with some drama work taking place. We work with our Resident Artist/Tutor Jodie Abacus as well as professionals from Teach Major, providing music provision to schools in London. Four students performed for the whole school at our Christmas concert on drums, keyboard and saxophone.

Students also achieved in English, Maths, Biology, Chemistry, History, Philosophy, Media Studies, Painting & Decorating, Design Technology, Literacy, Cooking, Life Skills, PSHEE and PE sessions in conjunction with Athenlay Football Club.

PE has been a great space for students to mix with others they would not necessarily work with in other lessons. It helps to create an atmosphere of team work, respect, and healthy competitiveness to improve fitness, confidence and enhance wellbeing. Danny, their coach has built a fantastic rapport with students allowing him to meet their needs appropriately. He is skilled in making students work hard at the same time as making it so much fun.

Mentivity provided mentoring sessions to several students, this was particularly successful for a group of Year 11 boys. Several students in Y12/13 attended 'Welding for Artists' at London Sculpture Studio. This formed part of their Project qualification.

Students and Teachers took part in a trip to Brixton to explore some of the sights and sounds relating to Black History. The trip ended with a meal at The Rum Kitchen who hosted us with a generous discount.

Every student received Careers Support from ABW Careers Development Service to develop a plan for progression after Treasure House. Students are encouraged to develop the skills needed for the world of work through PHSEE and Training.



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1.2 Staffing

Three contractors joined the Staff Body over the Winter period giving us a permanent Music Tutor, Training and Facilities Manager and a History, Maths and PE Tutor. Treasure House now has 15 staff members, a ratio of 1:1 Staff/Students.

1.3 Training

In November, all staff were given the opportunity to take part in Mental Health First Aid Training with Maudsley Learning. Twelve members of staff took part in a blended learning course all gaining the Mental Health First Aid for Children and Young People certification. The course provided a good forum for discussion of the way that mental health is promoted across the region and how best to support those who need it.

Safeguarding is always at the forefront of our agenda as we work with very vulnerable young people. All staff are issued regular updates and the two Designated Safeguarding Leads attended a Level 3 refresher.

2 Improvements to Premises

During the year 2020, £24,456 was spent on maintenance and improvements to the premises. Extensive painting works have been carried out and we have now renovated nearly every space in the building, most recently redecorating the upper rooms, replacing floor coverings, painting in the main stairwell and finishing work that was left incomplete (by Kier) in the basement.

2.1 Upper rooms & Toilets

Improvements were made to upgrade and renovate the toilet facilities in the building. The yellow, pink and blue rooms were all re-plastered and repainted. The attic room was converted from a dilapidated store room into a bright fully usable office space.

2.2 Flooring

The vinyl flooring installed on the mezzanine, half mezzanine, office and kitchen (replacing like for like) was extended up the stairwell to completely change the



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look and feel of what was a dark dingy space. New carpet was also fitted in the blue and pink rooms.

The floor in the Main Hall was treated with anti-slip paint and finished with Bona HD Heavy Traffic protection. This has improved both the look and usability of the area allowing for more effective use of the space.

2.3 Roofing

Thorough maintenance works were carried out by an external contractor to all the roofs, guttering and the rear of the building in order to stop leaks. This work included cleaning gutters, fixing slipped slates, re-pointing brickwork and lead flashing.

2.4 Garden

The garden was updated in order to create a safe space for the young people. This included creation of a chicken run in order to segregate the areas used by our chickens and students. Students helped to grow vegetables this Spring and we added a greenhouse and shed to the garden. We continue to take care of our three chickens and they lay eggs daily.

2.5 Student Involvement

During Painting & Decorating Training lessons students helped to renovate parts of the building, giving them a taste of what it's like in the real world of work. We managed to acquire and use resources donated from Dulux Decorator Centre's Colour Your Community Scheme.

3 Health & Safety

3.1 Security - Alarm system and cameras

The Ring doorbell system was added to, with two spotlight cameras to the front and rear of the building along with contact and motion detectors. The system records motion triggered video and stores it on the Cloud. It also alerts the keyholders if the alarm is triggered.



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3.2 Fire Safety - Door closers (fire)/Emergency Lighting

Due to advice from the DfE to create less opportunity to spread the Covid-19 virus; through touching surfaces and the increased need for ventilation, five fire doors are now kept open with automatic door closers. These are checked monthly to ensure compliance.

Emergency lighting was replaced/upgraded with energy efficient fittings both inside and to the rear of the building. These were replaced when the old fittings' batteries were discontinued.

3.3 Covid-19 Safety

Cleanliness was improved with the purchase of a share in a state-of-the-art virucide spraying machine, offering the opportunity for regular spraying throughout the building. Improvements to ventilation and air quality were also implemented with the purchase of an air purifier and a dehumidifier.

4 Maintenance Contract

A contract was agreed with **Smith & Byford** for the maintenance of the gas boiler system, the ventilation system and water testing. **Salvum** is used for Risk Assessing and **Grey Matter** maintains our Fire Alarm and Smoke Detector system alongside the Emergency Lighting.

5 Financial Information (2020-20)

Our most recent published accounts are for our financial year 2020-20. We have appended a copy of the relevant parts of the accounts. Below (Fig.1) is a breakdown of key information in relation to the building and community offer. Reserves were at £85,177 and a Bounceback Loan of £50k was acquired to mitigate negative effects from the Covid 19 pandemic. Other items purchased for the building fall under a separate accounting category.



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Fig.1 Financials 2020-20 relating to Livesey Building (see appendix for more details).

Turnover	£423,390	
(of which Premises Hire)	£400	
Grant Income	£31,650	
Repairs & Renewals (Premises)		£12,149
Health & Safety Consultancy (relating to premises)		£7,461
Cleaning		£4,846
2020 Totals	£455,040	£24,456

6. Community Benefit

By its nature, Treasure House provides a service to the community every day. We are a registered CIC reporting annually to the Regulator of Community Interest Companies.

Several members of staff planned a Summer workshop for the local community building planters for flowers. Unfortunately, despite leafleting the entire Ledbury Estate it didn't gain any participants. Clearly more work needs to be done on developing our network in order to ensure better participation.

Part of the building was hired out to Applied Research Creative Studio Limited to provide a location for a Mentivity photoshoot for their annual exhibition. Several of our students who worked with Mentivity at Treasure House took part in the shoot. The shoot and the exhibition was well received and some members of staff visited.

7. Development in 2022 and beyond

In terms of developments, it has been an extraordinarily tough time, yet it is apparent that through restrictions and setbacks Treasure House has become stronger and more robust. Further work is necessary to allow the community to access services that will support them through this time. Decorating work is planned for the stairwell, cellar, office, sensory room and main hall. Improvements will be made to the Alarm System. A condition survey will be



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carried out to compare with the past report (2013) in order to check the status of the building.

We plan to investigate the feasibility of having a temporary external workshop space in the garden. This would allow for separate activities to take place with designated access through the back gate. Southwark will maintain the artefacts in the garden and the back shutters and gate will need to be improved for easier access.

The premises will be improved year on year in order to foster an environment where students feel a part of the heritage of the borough as well as the building. The building will be kept safe, dry and warm offering all of the community a permanent resource.

During the year 2022, it is expected that up to six workshops will be held on the premises in 2022 as 'in person' events start to become more frequent. More work to ensure the cellar is dry, clean and safe will take place.

All students will be encouraged to take part in work experience and we have begun to make links locally to allow this to happen. Training links will be made and strengthened by Unity Works, Autus, Mencap, Southside Rehabilitation Association Ltd, Smart Training, Creative Sparkworks, Vauxhall City Farm and Surrey Docks Farm. Relationships and Sex Education will be delivered by **Jason May** of **MayFit**. It involves the emotional, social and cultural development of young people and learning about relationships, sexual health, sexuality, healthy lifestyles, diversity and personal identity. These sessions are provided in line with government statutory requirements.

Clearly, the performing arts have added a huge boost of energy to the organisation with students regularly performing what they have learnt. This will grow in 2022 with a full performance and the formation of a THLCIC band.

There are also plans to build on the Welding expertise of our students studying Extended Project and visits to venues such as the British Museum.

Our resident Art Therapist is also an artist. He has agreed to help students to restore the main gates that were installed for the Children's Museum.

Lastly, we will build on the fantastic work on the garden up until this point with more fruit and veg planned.

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**CABINET (LIVESEY TRUST) COMMITTEE AGENDA DISTRIBUTION LIST (OPEN)
MUNICIPAL YEAR 2021-22**

NOTE: Original held by Constitutional Team all amendments/queries to Tim Murtagh
Tim.murtagh@southwark.gov.uk

Name	No of copies	Name	No of copies
<p>Members of the Committee (electronic only)</p> <p>Councillor Jason Ochere (Chair) Councillor Rebecca Lury (Vice-chair) Councillor Jasmine Ali Councillor Helen Dennis Councillor Catherine Rose</p>		<p>Officers (electronic only)</p> <p>Eva Gomez, Head of Culture, Floor 5, Hub 3</p> <p>Norman Coombe, Head of Corporate Team, Legal Services, Floor 2 Hub 2</p> <p>Tim Murtagh Constitutional Team, Floor 2 Hub 2</p> <p>Dated: 24 January 2022</p>	