

# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

### **SUBJECT: SOMERSET HOUSE STUDIES - FINAL STAGE SPACE**

Notice is hereby given that the Cabinet Member for Economic Development, Education and Community, has made the following executive decision on the above mentioned subject for the reasons set out below.

#### **Summary of Decision**

#### **Recommendations**

The Cabinet Member was asked to approve:

- The submission of a deed of variation which re-profiled spend from the Marylebone Flyover to the Somerset House Project.
- The transfer £250k of NHB funding currently allocated to Marylebone Flyover to Somerset House in the form of a conditional grant.

#### **Reasons for Decision**

1. The report proposed support needed for affordable space for start-up businesses. This would:
  - Continue to address the market failure of lack of affordable and flexible space for start-up businesses.
  - Support socio-economically disadvantaged residents who had entrepreneurial aspirations
  - Retain and enhance Westminster's creative and cultural skills base
  - Create new jobs through increased business survival rates in start-up businesses, attract new start-up businesses to locate and stay in Westminster and add to the vitality of the local economy.
2. The proposed approach was similar to enterprise space created previously by Somerset House Studios, which had effectively supported entrepreneurs. The model had been compared with other local authority supported enterprise spaces and was found to secure significant economic impact and value for money.
3. In 2017, a feasibility study was completed for the conversion of Marylebone Flyover into an enterprise space. The study found that the amount of space created was too small to make a viable business case. As a result, the team had explored alternative projects that delivered the outputs required by the New Homes Bonus funding agreement and which can use investment before the deadline to return any unspent funds – the end of this financial year. The final phase of Somerset House meets these objectives and delivers the project outputs within the required time frame. The reallocation of funding had been discussed with the GLA, the original funders, and they were in agreement in principle of the Deed of Variation set out in Appendix C.

## Reasons for Decision

**Stuart Love, Chief Executive,  
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5 Strand  
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**Publication Date:** 09 August 2018

**Implementation Date:** 16 August 2018 at 5pm

**Reference:** CMfED,E&C/2018-19/07