

From: Alexander Fleming
To: Yoram Blumann
Cc: Nicholas Bailey; Guy Osborn; Csicssek, Alex; WCC; julia@juliahaythorn.com; CILS106projects; WCC; Jordan Scammell; Catherine Noble
Subject: RE: Info for CILS top up funding
Date: 05 May 2023 11:10:48

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Dear Mr Blumann,

Thank you for your email and for contacting the residents about this matter, I am very pleased that our proposals are suitable for both you and them.

I can confirm that the licensable activities would stop at 23:00 on each day of the week, which includes the provision of plays, films, live music, recorded music, the performance of dance, on Sales of alcohol and sale by retail of alcohol. As the venue will close at 23:00 we will not be applying for the provision of late-night refreshments. I can also confirm that the Soho Poly will comply with all the suggested conditions we put forward as part of our application, including the ones you have noted below around the supply of alcohol.

Thanks once again for taking this forward with the residents, and should you need any further information please don't hesitate to contact me.

With best wishes,

Alexander

-----Original Message-----

From: Yoram Blumann <yblumann@hotmail.com>
Sent: Friday, May 5, 2023 10:10 AM
To: Alexander Fleming <A.Fleming@westminster.ac.uk>
Cc: Nicholas Bailey <n.bailey@westminster.ac.uk>; Guy Osborn <G.Osborn@westminster.ac.uk>; Csicssek, Alex; WCC <acsicssek@westminster.gov.uk>; julia@juliahaythorn.com; CILS106projects@westminster.gov.uk; Jordan Scammell <J.Scammell@westminster.ac.uk>
Subject: Re: Info for CILS top up funding

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Dear Mr Felming,

Thank you very much for your email and a copy of your letter;

I went back to the residents who contacted us, and I am very happy to say that they agree to the proposals you set in your email;

As per our usual custom, I want to confirm what is being agreed:

that the application would be amended in the following way:

the provision of late-night refreshments, provision of plays, films, live music, recorded music, the performance of dance, on Sales of alcohol, sale by retail of alcohol and the hours would terminate at 2300 every day of the week, and that the premises would be open between 0900-2300 every day of the week.

This is subjected to a set of conditions- as proposed in the application; the most relevant for residents- in this case- are conditions 10 & 11:

quote:

10. the licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a cultural venue 11. the supply of alcohol at the premises shall only be to:

a. persons there taking part in rehearsals and more educational purposes b. customer, patrons or members there to view a performance or exhibition or cultural event [including permanent or temporary collections] unquote we take this to mean that the licensable activities would only take place when the premises are open for events- performances, rehearsals, workshops, exhibitions etc rather than on a daily basis.

If you could please confirm the above, I would contact WCC and withdraw our objection, subject to our agreement.

many thanks and regards

Yoram

From: Alexander Fleming <A.Fleming@westminster.ac.uk>
Sent: 04 May 2023 13:37
To: yblumann@hotmail.com
Cc: Nicholas Bailey; Guy Osborn; Csicssek, Alex; WCC; julia@juliahaythorn.com; CILS106projects@westminster.gov.uk; Jordan Scammell
Subject: Re: Info for CILS top up funding

Dear Mr Blumann,

Thank you for your email below, which has been forwarded to me as the person responsible for the application for a new premises licence for the Soho Poly.

I did receive the details of your concerns from Westminster City Council and I have written to you via the address given of the Fitzrovia Community Centre. I am sorry that it seems the letter hasn't reached you yet, but I have attached a copy to this email for your information.

Just to answer the concern you have noted around the hours, when the application was submitted, it was for the core hours for a cultural venue as set out in Westminster's Statement of Licencing Policy, which is 9am to midnight. However, we have noted from the objections that the hours are a concern to you and some of our other neighbours, and so we have amended the operating times of the Soho Poly to finish at 11:00pm instead.

I do hope that addresses the concern for you, but if you have any further comments or queries on the licencing application, please do not hesitate to contact me at this email address.

With best wishes,

Alexander

From: Yoram Blumann <yblumann@hotmail.com<mailto:yblumann@hotmail.com>>
Sent: 04 May 2023 11:27
To: Jordan Scammell <J.Scammell@westminster.ac.uk<mailto:J.Scammell@westminster.ac.uk>>; Nicholas Bailey <n.bailey@westminster.ac.uk<mailto:n.bailey@westminster.ac.uk>>
Cc: Guy Osborn <G.Osborn@westminster.ac.uk<mailto:G.Osborn@westminster.ac.uk>>; Csicssek, Alex; WCC <acsicssek@westminster.gov.uk<mailto:acsicssek@westminster.gov.uk>>; julia@juliahaythorn.com <julia@juliahaythorn.com> <julia@juliahaythorn.com<mailto:julia@juliahaythorn.com>>; Gwilym Harbottle <gwilymharbottle@googlegmail.com<mailto:gwilymharbottle@googlegmail.com>>; CILS106projects; WCC <CILS106projects@westminster.gov.uk<mailto:CILS106projects@westminster.gov.uk>>
Subject:

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Jordan,

I am very happy that we were able to assist you financially again, and wish you all the best!

However, we have a concern regarding a related matter: an application for a premises license for Soho Playhouse- and a public hearing scheduled for 11 May 2023- in less than a weeks' time; the application is here:
the reference is 23/00972/lipn and can be seen here:

https://idoxpa.westminster.gov.uk/online-applications/files/AE72655E56FA34FA4D9669D4B44155C4/pdf/23_00972_LIPN-APPLICATION_FORM_REDACTED-7684980.pdf

the hours requested are daily from 0900 to midnight for the serving of alcohol, live music, dance, and an extension on New Year's Eve to 0500.

although condition 10 says that the premises would only operate when the venue is operating, the hours asked for are excessive and beyond the core hour policies of Westminster City Council Policy.

why do you need such extensive hours, and live song and dance for serving visitors to the Soho Playhouse after events? surely by 2130 performances and events would end?

It would not surprise you that there is widespread opposition to it, leading to a planned public hearing on this application scheduled for Thurs 11th May 2023.

You can read the long list of objections from local residents, the comments by the various officialdom and the policy on core hours in this document:

<https://westminster.moderngov.co.uk/documents/g6294/Public%20reports%20pack%2011th-May-2023%2010.00%20licensing%20Sub-Committee%204.pdf?T=10>

FitzWest is here to assist residents, and we have been approached by residents for assistance. you can see our comments on this application in the report. I will be appearing in the hearing on behalf of the residents.

We would agree to core hours operations - so the premises would be open only when there is activity there such as plays, workshops and some related events, but not on a daily basis- and the opening hours should not exceed core hours. We would like to ensure that if there are events involving children [schools etc], only soft drinks would be available. Much to our disappointment, we have not been approached by the applicant- does he work at the University? I do not recall meeting him? or the solicitors.

As I said, we would agree to core hours - and insist on the condition that the bar would only operate on the days the Soho Poly is open to the public.

A hearing would cost Soho Poly money- your legal representation- and would be embarrassing- it shows a lack of community engagement on your behalf- something that is surely not intended.

I wonder if you could assist with this, so we avoid the need for a public hearing in front of a committee, so we can reach a compromise. FitzWest strongly supports the Soho Playhouse, and so do I, and it would be a pity if it came to a confrontational public discussion in front of the licensing sub-committee.

many thanks and regards

Yoram

From: Jordan Scammell <J.Scammell@westminster.ac.uk<mailto:J.Scammell@westminster.ac.uk>>
Sent: 04 May 2023 07:49
To: Nicholas Bailey
Cc: Guy Osborn; Csicsek, Alex: WCC; julia@juliahaythorn.com<mailto:julia@juliahaythorn.com>; Yoram Blumann; Gwilym Harbottle; CILS106projects: WCC
Subject: RE: Info for CILS top up funding

Dear Nick,

That is wonderful news, thank you to everyone involved in the decision-making process.

Noted re the condition. Very much hope to have some good news in the next 2-3 weeks to share.

Alex, do let us know if you require any additional information.

Thanks again, and for all of your support.

Best wishes,
Jordan

From: Nicholas Bailey <n.bailey@westminster.ac.uk<mailto:n.bailey@westminster.ac.uk>cmailto:n.bailey@westminster.ac.uk>>>
Sent: Wednesday, May 3, 2023 5:59:07 PM
To: Jordan Scammell <J.Scammell@westminster.ac.uk<mailto:J.Scammell@westminster.ac.uk>cmailto:J.Scammell@westminster.ac.uk>>>>
Cc: Guy Osborn <G.Osborn@westminster.ac.uk<mailto:G.Osborn@westminster.ac.uk>cmailto:G.Osborn@westminster.ac.uk>>>>; Csicsek, Alex: WCC <acsicsek@westminster.gov.uk<mailto:acsicsek@westminster.gov.uk>cmailto:acsicsek@westminster.gov.uk>>>>; julia@juliahaythorn.com<mailto:julia@juliahaythorn.com><mailto:julia@juliahaythorn.com>cmailto:julia@juliahaythorn.com>>>>; Yoram Blumann <yblumann@hotmail.com<mailto:yblumann@hotmail.com><mailto:yblumann@hotmail.com>cmailto:yblumann@hotmail.com>>>>; Gwilym Harbottle <gwilymharbottle@googlemail.com<mailto:gwilymharbottle@googlemail.com><mailto:gwilymharbottle@googlemail.com>cmailto:gwilymharbottle@googlemail.com>>>>; CILS106projects: WCC <CILS106projects@westminster.gov.uk<mailto:CILS106projects@westminster.gov.uk>cmailto:CILS106projects@westminster.gov.uk>>>>
Subject: Re: Info for CILS top up funding

Hi Jordan,

Many thanks for the further information.

Because of time passing since this project was originally submitted (January 2022) and the current level of inflation in the building industry, we have agreed an exceptional additional payment of £10,000.

This is conditional on the remainder being raised from other donors and that Alex and the CIL team are happy to accept our recommendation for this allocation from our NCIL budget.

It's probably best if you ask Alex at WCC what additional information he needs in order to obtain approval for the additional expenditure.

Good luck with the project and we look forward to hearing about the completion,

best wishes

Nick

Nick Bailey
Secretary
Fitzrovia West Neighbourhood Forum

E: n.bailey@westminster.ac.uk<mailto:n.bailey@westminster.ac.uk>cmailto:n.bailey@westminster.ac.uk>>> or njbailey2021@gmail.com<mailto:njbailey2021@gmail.com>cmailto:njbailey2021@gmail.com>>>

From: Jordan Scammell <J.Scammell@westminster.ac.uk<mailto:J.Scammell@westminster.ac.uk>cmailto:J.Scammell@westminster.ac.uk>>>>
Sent: 02 May 2023 08:48
To: Nicholas Bailey <n.bailey@westminster.ac.uk<mailto:n.bailey@westminster.ac.uk>cmailto:n.bailey@westminster.ac.uk>>>>
Cc: Guy Osborn <G.Osborn@westminster.ac.uk<mailto:G.Osborn@westminster.ac.uk>cmailto:G.Osborn@westminster.ac.uk>>>>
Subject: RE: Info for CILS top up funding

Hi Nick,

I hope you had a good bank holiday weekend.

Yes, so of the total fit-out costs (table 2) at just over £62k, additional costs during the project due to unforeseen issues combined with overall costs coming in slightly higher, the following (green) is the approx. shortfall. I hope this is clearer.

Re other funders, we have some spare dormant donor funds we're hoping to secure through charity commission in the region of £10,000.

I hope this helps?

Best wishes,

Jordan

1

Replace and relocate distribution board to below stairs

3,978.00

2

Internally clean existing Air Handling Unit and Ductwork

990

3

Ground floor containment of existing cabling

3,175.75

4

14 Pair cable for future stage lighting bar

631.25

5

Additional Illuminated EXIT sign by basement lobby door

437.5

6

Remove existing external louvre and install full size louvre

581.25

7

Additional green room transfer grille

356.25

8

Additional supply air branch to rear of audience area

787.5

9

Install electric radiators in lieu of LTHW radiators

3,687.50

10

WHB & kitchen drain diversions for lift well stack removal

468.75

11

Door hold open power supply

285

12

Relocate ground floor control panel into adjacent cupboard

1,212.50

13

Ground floor toilet ventilation

In Specification

14

Basement lighting rewiring

2,397.50

15

Replace ground floor distribution board

1,962.50

16

Additional power outlets in basement

645

17

Remove and Reinstall Services for Anti Damp Render

1,746.00

18

Ground Floor power socket relocation.

56.25

19

External Illuminated Sign Power Supply

537.5

20

Replace / Rewire power and control to existing AHU

531.25

21

Replace AHU control valve and actuator and repipe

1,506.86

22

Remove power sockets on ground floor column

112.5

23

External Cast Iron Rainwater Pipe Unblock and Alter

3,962.50

24

Weekend Working for scaffolding

1,000.00

25

Scaffolding

2,000

26

Ground floor Partitions double board and sound proof

3,260.00

27

Board out ceiling with Ply

695

28

Board ceiling with fire line board

3,350.00

29

Make good and decorate classroom

1,785.00

30

Carpet tiles in classroom

4,768.00

31

Sika Render basement main wall

6,986.00

32

New dado rear wall ground floor

555

33

Additional data ground floor / basement area

2,752.70

34

Additional vinyl corridor

1,550.00

35

Level floor to corridor 40mm out

1,277.00

36

Asbestos to lift shaft area

2,200.00

37

Air test

350

62,577.81

ADDITIONAL COSTS

22,312.56

From: Nicholas Bailey <n.bailey@westminster.ac.uk<mailto:n.bailey@westminster.ac.uk>cmailto:n.bailey@westminster.ac.uk>>>
Sent: Friday, April 28, 2023 6:42 PM
To: Jordan Scammell <J.Scammell@westminster.ac.uk<mailto:J.Scammell@westminster.ac.uk>cmailto:J.Scammell@westminster.ac.uk>>>
Cc: Guy Osborn <G.Osborn@westminster.ac.uk<mailto:G.Osborn@westminster.ac.uk>cmailto:G.Osborn@westminster.ac.uk>>>
Subject: Re: Info for CILS top up funding

Hi Jordan,

Could you please separate the two tables and explain what they are showing. You mention a shortfall of c.£20k but could you explain which costs they refer to or can you not separate them from the total fitout budget?

Do you have any other contributions from other funders?

many thanks

Nick

Nick Bailey

E: n.bailey@westminster.ac.uk<mailto:n.bailey@westminster.ac.uk>cmailto:n.bailey@westminster.ac.uk>>
or njbailey2021@gmail.com<mailto:njbailey2021@gmail.com>cmailto:njbailey2021@gmail.com>>

From: Jordan Scammell <J.Scammell@westminster.ac.uk<mailto:J.Scammell@westminster.ac.uk>cmailto:J.Scammell@westminster.ac.uk>>>
Sent: 28 April 2023 10:35
To: Nicholas Bailey <n.bailey@westminster.ac.uk<mailto:n.bailey@westminster.ac.uk>cmailto:n.bailey@westminster.ac.uk>>>
Cc: Guy Osborn <G.Osborn@westminster.ac.uk<mailto:G.Osborn@westminster.ac.uk>cmailto:G.Osborn@westminster.ac.uk>>>
Subject: Info for CILS top up funding

Dear Nick,

As per the original CILS application, the overall budget included at the time came to just shy of £400,000 (see breakdown below). Fit out and finishes were estimated at £38,752. However, as you can see from the second, updated budget, they have increased to £62,577, an increase of £23,825.

We had £38,327 for contingency budgeted (15%), however, this has been consumed by essential works as part of the Soho Poly construction notes in the table below, not the fit-out costs. Thus, we still have a shortfall of just over £20,000, so any additional support from CILS would be a huge help to help us meet these costs.

Budget Element

Cost (£)

Demolition / Enabling Works

26,200

Infrastructure and ground floor

1,200

Frame, Upper Floor and Stairs

25,200

Building envelope/damp proofing

26,000

Fit out and finishes

38,752

Services (including lift and conveyor/wheelchair platform lift)

93,818
Sub-total facilitating and building works
211,170
Main contractor prelims 15%
31,675.50
Main contractor OHP 6%
12,670.20
Total building works
255,515.70
Consultant's fees 15%
38,327.36
Contingency 15%
38,327.36
Sub total
332,170.41
VAT
66,434.08
Total project costs
£398,604.50

Soho Poly List of Variation Instructions to date

1
Replace and relocate distribution board to below stairs
3,978.00
2
Internally clean existing Air Handling Unit and Ductwork
990
3
Ground floor containment of existing cabling
3,175.75
4
14 Pair cable for future stage lighting bar
631.25
5
Additional Illuminated EXIT sign by basement lobby door
437.5
6
Remove existing external louvre and install full size louvre
581.25
7
Additional green room transfer grille
356.25
8
Additional supply air branch to rear of audience area
787.5
9
Install electric radiators in lieu of LTHW radiators
3,687.50
10
WHB & kitchen drain diversions for lift well stack removal
468.75
11
Door hold open power supply
285

12

Relocate ground floor control panel into adjacent cupboard

1,212.50

13

Ground floor toilet ventilation

In Specification

14

Basement lighting rewiring

2,397.50

15

Replace ground floor distribution board

1,962.50

16

Additional power outlets in basement

645

17

Remove and Reinstall Services for Anti Damp Render

1,746.00

18

Ground Floor power socket relocation.

56.25

19

External Illuminated Sign Power Supply

537.5

20

Replace / Rewire power and control to existing AHU

531.25

21

Replace AHU control valve and actuator and repipe

1,506.86

22

Remove power sockets on ground floor column

112.5

23

External Cast Iron Rainwater Pipe Unblock and Alter

3,962.50

24

Weekend Working for scaffolding

1,000.00

25

Scaffolding

2,000

26

Ground floor Partitions double board and sound proof

3,260.00

27

Board out ceiling with Ply

695

28

Board ceiling with fire line board

3,350.00

29

Make good and decorate classroom

1,785.00

30

Carpet tiles in classroom
4,768.00
31
Sika Render basement main wall
6,986.00
32
New dado rear wall ground floor
555
33
Additional data ground floor / basement area
2,752.70
34
Additional vinyl corridor
1,550.00
35
Level floor to corridor 40mm out
1,277.00
36
Asbestos to lift shaft area
2,200.00
37
Air test
350
62,577.81

I hope this information helps, and is sufficient. If any further information is required, please do let me know.

Best wishes,
Jordan

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