

The City Bridge Trust

Bridging Divides: Application for a grant



About your organisation

Organisation Details

Name of your organisation: St Gabriel 's Parish House Trust	
If your organisation is part of a larger organisation, what is its name?	
In which London Borough is your organisation based? Westminster	
Contact person: Fr Owen Higgs	Position: Vicar and Chair of Trustees
Website: http://www.stgabrielshalls.org.uk	Social Media Accounts:
What Quality Marks does your organisation currently hold?	

Legal Status

Legal status of organisation: Registered Charity			
Charity Number: 1114216	Company Number:	CIC Number:	Bencom Number:
When was your organisation established? 26/11/1900			
Aims of your organisation: The objectives of the Parish House are to serve the local community by providing a space for a wide variety of community, arts, performance, sports and social activities. The original objects were written in 1900 and then subsequently updated in 1939. These trust deeds remain the governing document. The Parish House is the community hall for St Gabriel's Church, Warwick Square. It was built in 1901 for community use and the facilities continue to provide meeting and recreational facilities. Current uses include: rehearsal spaces for theatre, music, opera and dance groups, scouts, badminton, Tai Chi, amateur dramatics and choir practice. There are plans for a community hub to be built on the site, providing one-stop welfare services. The facilities are used seven days a week and there are plans to increase the capacity of the building through longer opening hours and exploring new uses for the space. The building is currently unlisted but sits within a conservation area.			

Main activities of your organisation:

The Charity achieves its objects by means of the provision of space for free or for subsidised rates for charitable users. Additionally, some charitable grant-making is undertaken. These charitable uses of the building, both currently undertaken and proposed, include the following:

Support of the Arts ? Rehearsals/auditions for theatre, musicals, opera etc.

Community/sports use Includes Scouts, community meetings, film club, badminton, tai chi, kung fu, fencing, ballroom dancing, choirs and theatre groups.

Office space is used by an assistant priest with specific responsibilities towards the local community, as well as for church meetings, choir rehearsals, parish records/general office, administration, copying etc.

Pimlico Advice Hub includes:

A foodbank.

Benefits advice

Housing advice

Surgery space for a local councillor.

The Pimlico Musical Foundation is a separate charity working with five Pimlico Primary Schools supporting their in-house music teaching via weekly in-school teaching and termly concerts. It works in particular to help children whose circumstances exhibit some of the established marks of deprivation.

Your Staff & Volunteers

Full-time:	Part-time:	Trustee/Board members:	Active volunteers:
1	0	11	0

Do you have a Safeguarding policy? **Yes**

Are the following people in your organisation subject to DBS checks?

Paid Staff
Yes

Volunteers
No

Trustees / Management Committee Members
No

Property occupied by your organisation

Is the main property owned, leased or rented by your organisation?	If leased/rented, how long is the outstanding agreement?
Owned	

Environmental Impact**What action have you taken in the past year to progress environmentally sustainability principles and practice?**

We have an enthusiastic recycling scheme at the Halls and use energy efficient lighting. We also have a small vegetable kitchen garden.

Users of the Halls are all encouraged to travel to the Halls using public transport or bicycles - no parking is offered to anyone using the centre. There is parking for disabled users locally and a drop off point.

We regularly monitor our utility bills and have changed recently to a more energy efficient package.

Finance Details

Organisation Finances

	Year of most recent audited / examined accounts	Current financial year forecast	Next financial year budget
End of financial year date	31/12/2017	31/12/2018	31/12/2019
Grants & donations:	£1,350	£0	£0
Earned income:	£190,609	£229,400	£229,400
Other income:	£7,882	£9,100	£9,000
Total income:	199,841	£238,500	£238,400
Charitable activity costs:	£132,333	£96,304	£96,304
Cost of raising funds:	£0	£0	£0
Other costs:	£0	£0	£0
Total expenditure:	£132,333	£99,200	£96,304
Free unrestricted reserves held at year end:	£183,671	£322,971	£465,067

What is your organisation's reserves policy?

At the end of 2017, the charity's reserves stood at £521.7k of which £338.0k was represented by fixed assets. Therefore the 'free reserves' of the charity were some £183.6k. It is the general policy of the trustees to hold approximately six months' budgeted expenditure in reserve for unforeseen events, that is, around £65k. The balance of just under £120k is held as a sinking fund and to cover future investment in the buildings as the third phase of the refurbishment project is contemplated. The build up of reserves will be spent on the redevelopment.

For your most recent financial year, what % of your income was from statutory sources?
0%

Organisational changes

Describe any significant organisational changes to your structure, financial position or core activities since the date of your most recent accounts.

None

Grant Request

Which of the Trust's programmes and priority areas will your application deliver?
Connecting the Capital/Access improvements to community buildings/Capital works

Which of the programme outcome(s) does your application aim to achieve?

Please describe the purpose of your funding request in one sentence.
Improving the accessibility of St Gabriel's Parish House and Halls to enable the charity to support the most vulnerable in the local community.

When will the funding be required? **02/09/2019**

Is this request to continue work that is currently funded or has been funded in the last year by:

City Bridge Trust?

Another funder? (if so which)

No

How much funding are you requesting?

Year 1:
£100,000

Year 2:
£0

Year 3:
£0

Year 4:
£0

Year 5:
£0

Total Requested: £100,000

What 3 main differences or outcomes do you want to achieve through your funding proposal?

People suffering from poverty, housing issues, debt, immigration, integration and needing family support will have access to a range of services allowing them to address the issues they face. These individuals and families will be better able to fulfil their potential and play an active part in the local community.

People with accessibility challenges will be able to access the full range of services at the house.

Local charities working alongside us on the estate will have a permanent base where they can store equipment and files enabling them to deliver longer opening times for support as they will no longer need to bring everything with them.

What are the main activities or outputs you will deliver to achieve these differences?

We will deliver a food bank, ESOL and employability workshops, family support and a homework club for families where English is not the first language, housing advice, legal advice and immigration support. These services will be accessed by 500 people a year.

All of the services mentioned in Activity 1 above will now be accessible to people in the community who previously could not access the House including mothers with children who have struggled. We estimate that the number in the above figure of 500 will be 200 people.

The Hub will now be opening 5 days a week, all day rather than half a day a week. Resident charities like the Cardinal Hume Centre, Z2K and the Foodbank will now be able to store resources, improving efficiency and range of services they can offer.

You and your grant request

What, specifically, are you applying for (your project)?

We are applying for the funding to improve the accessibility of St Gabriel's Parish House.

We will build a new two-story extension to the left hand side of the building. We will create an entrance to the new facilities through the sidewall at street level. This will take people straight through into a new reception area.

From here there will be a platform lift and stairs to enable access to the whole of the lower ground floor including the kitchen and a new office space.

The lift and stairs will also provide access to the ground floor where we will install new toilets. On this floor there will be two further meeting rooms and two large offices.

A 30-m² Hub space will be created on the lower ground floor.

We will create two new WCs, one unisex and the other with disabled access.

How will the project described achieve your stated outcomes?

The changes will give step free access throughout the building and access to:

A more comprehensive food bank operating longer hours with sufficient storage and space for volunteers to provide a service tailored to individuals' needs.

An expansion of current advice and consultation services to include housing advice, debt advice, legal advice, mental health counselling, and jobs and employment advice.

A family support worker working with local schools to help families with parenting challenges.

A Family Services Team and space for a Homework Club (for 8-15 children aged six to ten years old & adults).

New activities for younger people and families led by trained workers living on-site and integrated with the community.

Expanded office facilities, allowing proper administration of the above services on site.

How do you know there's a need for this work?

The Parish House is a 100 year-old building. While the services offered at the House have evolved, the building hasn't been able to keep pace with the changes. We have invested £1,000,000 in improvements over recent years, and are committed to invest a further £300,000 from reserves in this new phase of the work, but we need further financial support.

On the Churchill Ward, according to Metropolitan Police statistics, crime rates are 50% higher than in London as a whole, with 36 crimes per 1000 residents. The Churchill Ward in Pimlico ranks among the 10 most deprived in the country. To meet these needs, there is only a half-day Legal Advice Bureau in Vauxhall Bridge Road, and no other suite of advice services in the immediate area.

We have consulted with the charities that use the House as a base as well as with the local community.

How will the work be delivered - specifically, what will you do?

The work will be delivered by building a new extension to the left hand side of the building. The entrance will be moved from the front (where people have to climb up a flight of stairs) to the side of the new extension creating a step free access from the street.

Inside the new extension people will come to a new reception area with a lift to take people to the lower ground floor with access to the kitchen and new office space. The lift will also provide access to the ground floor where we will build new disabled access toilets and two meeting rooms.

We will build a new 30m2 hub space with storage for other charities delivering work on site.

Why are you the right organisation to do this work?

The House is situated in the heart of the Churchill Gardens estate. It is a busy hub of activity and many local residents already accessing the halls for sports, music, arts and the youth clubs. One of the strengths of the House and the activities that run in it is that the House is self-funding. Because the space offers so much in terms of location, size of room and acoustics, we are able to rent out enough of the space to fee paying customers so that we can let charities use the space on a peppercorn rent. (£10 a month is the combined rent paid by the three charities on site).

The Parish House is a true community venue bringing together people, the schools as well as local theatre productions, arts, music and sports clubs and more welfare projects like the food bank.

How does your work complement and not duplicate other services within your area?

The Hub that runs at the House is run by three local charities, Cardinal Hume Centre, Z2K and Westminster Chapel. Two of the key services delivered help local residents to sustain their tenancies and avoid eviction and homelessness. There is also a food bank helping to tackle poverty, a direct causal effect of homelessness. Local Councillor Massanly also uses the House for surgeries with local residents.

Children from the local primary school come to the House to experience world class music and theatre as they are invited to rehearsals for West End shows.

To meet local needs, there is only a half-day Legal Advice Bureau in Vauxhall Bridge Road, and no other suite of advice services in the immediate area.

How will you ensure that your project will hear and represent the views and needs of disadvantaged people and/or diverse communities?

By having staff who will be delivering services living on site, we will be increasing the connection with the local community. They will be active in the community and be responding to local needs and feeding back the views and needs of disadvantage groups in the community.

We also have representatives (Fr Owen and David King, Centre Manager) on the board of the local primary school. Through this we hear of the needs of pupils for extra help with homework and having access to music through the Pimlico Music Foundation.

The charities and Councillor Massanly also feedback and respond to the local community.

How does your project engage and empower individuals and/or communities to come together on this issue? Will you be working with people who are particularly excluded?

As a resource situated in the middle of the community we serve, our presence is a key part of engagement. The Parish House is very obvious as it is a Victorian red brick Building in a mid-20th century estate. All activities are advertised on the estate and community leaders are able to use the Parish House as a resource.

The Hub partners also advertise their services both door-to-door and through community ambassadors. The new development will also allow us to increase our own headcount and part of the plan is to run outreach in the community.

We have many people come to us through word-of-mouth. This has been especially effective with the advice and foodbank.

We work closely with the primary school and this allows us to reach children and parents through their children.

We will be working with those who are excluded through poverty, language, culture and unemployment.

Is the focus of your project meeting an already identifiable need (acute or otherwise) or are there elements which are preventative and/or incorporate early action?

The project is meeting a clear identifiable need in that we see extreme poverty through the foodbank. People on the estate are struggling with bills, finances, integration and isolation. Those supported through the work of Z2K have very clear needs much of which is focused on lack of income through benefit caps, sanctions and legal action.

The project is also aiming to prevent problems escalating. This is a particular focus of some of the housing advice work to prevent homelessness and evictions and also of the homework club to encourage children to reach their potential.

Who might you need to work closely with in delivering this project - whether before, during or afterwards?

As mentioned throughout the application we will be working with Cardinal Hume Centre, Zacchaeus 2000 Trust and Westminster Chapel. We would also be working closely with the two primary schools on the estate and the early years provision.

We have had discussions with other groups that we believe will be able to add to the support available on the estate. Crosslight are interested in delivering debt advice and we are considering options for youthwork on the estate.

We will also work in partnership with the Pimlico Music Foundation and Pimlico Toy Library and Pimlico Million.

Our aim as a funder is to help people move positively between any of the four stages of Surviving, Coping, Adapting and Thriving. For your project at which of these stages will most people begin their journey?

Because of the range of services that we are planning on delivering at the Parish House, people will be coming and using the facilities at each of the stages mentioned.

Clearly the foodbank will be supporting people struggling to survive whilst the financial and debt advice as well as the housing work will be focused on helping people cope and then adapt. Much of the homework club will be focused on families where English is not their first language. 35 languages are spoken amongst pupils at the primary school. The homework club will be helping those families adapt and helping the children to thrive.

Other activities are very much focused on thriving. That goes for the sporting, youthwork and musical work at the centre.

Will there be any elements of this project that will help you or your beneficiaries to reduce your environmental footprint?

The specification for the new building will improve the efficiency of the building and we make sure we recycle as much as possible at the House.

But none of the services has a specific environmental focus. The foodbank does make use of unwanted food and reduces food waste and we will be running cookery classes to encourage home cooking reducing plastic packaging and we are sharing space for other charities making the best use of resources.

Funding required for the project

What is the total cost of the proposed activity/project?

Expenditure heading	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Professional fees	67,218	0	0	0	0	67,218
Investigations	14,558	0	0	0	0	14,558
Planning	2,870	0	0	0	0	2,870
Building construction work	560,854	0	0	0	0	560,854
Contingency	56,085	0	0	0	0	56,085
Furnishings, fixtures and fittings	50,000	0	0	0	0	50,000
VAT	150,317	0	0	0	0	150,317
TOTAL:	901,902	0	0	0	0	0

What income has already been raised?

Source	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Already paid towards fees and investigations	34,410	0	0	0	0	34,410
Designated from reserves	300,000	0	0	0	0	300,000
Allchurches	20,000	0	0	0	0	30,000
SOHC Charitable Trust	10,000	0	0	0	0	10,000
TOTAL:	364,410	0	0	0	0	364,410

What other funders are currently considering the proposal?

Source	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Garfield Weston	75,000	0	0	0	0	75,000
Clothworkers Foundation	50,000	0	0	0	0	50,000
National Lottery	200,000	0	0	0	0	200,000
Bernard Sunley Charitable Trust	15,000	0	0	0	0	15,000
TOTAL:	340,000	0	0	0	0	340,000

How much is requested from the Trust?

Expenditure heading	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Building works towards the new entrance and reception	70,000	0	0	0	0	70,000
New WC facilities	15,000	0	0	0	0	15,000
Lift and internal accessibility	15,000	0	0	0	0	15,000
TOTAL:	100,000	0	0	0	0	100,000

Who will benefit?

How many people will directly benefit from the grant per year?

500

In which Greater London borough(s) or areas of London will your beneficiaries live?

Westminster

Does this project specifically target any groups or communities?

No - open to everyone

This project will specifically work with the following age groups:

0-15/16-24/25-44/45-64/65-74/75 and over

This project will specifically work with the following gender groups:

Male

Female

Transgender or other gender identity

This project will specifically work with the following ethnic groups:

Asian/ Asian British (including Indian; Pakistani; Bangladeshi; Chinese; Any other Asian background)

Black/ African/ Caribbean/ Black British (including African; Caribbean; Any other Black/ African/ Caribbean background)

Mixed / Multiple ethnic groups

White (including English/ Welsh/ Scottish/ Northern Irish/ British; Irish; Any other White background)

Refugees and asylum seekers

If Other ethnic group, please give details:

This project will specifically work with Deaf and disabled people:

No

This project will specifically work with LGBTQI groups:

No

This project will specifically work with other groups or communities:

How will you target the groups/communities you have identified? What is your expertise in providing services for these groups?

Through schools, our Hub partners, word of mouth and community champions as well as our own outreach work on the estate.

Are there any groups or communities you think your organisation will find hard to include through this project?

No

If yes, please specify which groups or communities? Where possible using the categories listed above.

If yes, what steps will you take to make your services accessible to and meet the needs of the groups/communities you have identified?

Declaration

I confirm that, to the best of my knowledge, all the information I have provided in this application form is correct. I fully understand that City Bridge Trust has zero tolerance towards fraud and will seek to prosecute and recover funds in every instance.

Please confirm: Yes Full Name: **Fr Owen Higgs**

Role within **Chair of Trustees and Vicar of St Gabriel's Pimlico.**
Organisation: