

MEETING 14/03/2018

Ref: 14284

ASSESSMENT CATEGORY - Making London More Inclusive

Parochial Church Council of St Mary, Stoke Newington

Adv: Joan Millbank

Amount requested: £100,000

**Base: Hackney
Benefit: Hackney**

Amount recommended: £22,500

The Applicant

The Parochial Church Council of St Mary, Stoke Newington (St Mary) is situated in a neighbourhood that is thriving and relatively wealthy, but which also has pockets of deprivation and hard-pressed communities of interest. Pensioner poverty has been identified as a major issue, together with low income families struggling to make ends meet and recently arrived migrants in need of information and practical support. Single person homelessness is also increasing. St Mary has responded by using its community centre (hub), which adjoins its Church, to host a range of community-based activities.

The Application

St Mary plans to do a major refurbishment of its community hub. This will involve a partial rebuild, relocating facilities and an upgrade of existing spaces to make the building more fit for purpose. Architect drawings with outline costings have been prepared. Planning permission has not yet been sought.

The Recommendation

St Mary needs an estimated £1.6m capital fund to undertake the physical improvements. It has raised £1.1m through the sale of another property and has appointed a fund-raiser to raise the remaining amount required. The Church has undertaken an access audit that has identified and prioritised a range of measures. While St Mary wants an accessible building it has provided limited evidence of the disability needs of existing and potential users. This has been discussed with the applicant and as a result the grant recommended covers only those costs which are known to be necessary for tangible improved access for the wider community.

£22,500 towards internal access improvement works to include accessible toilet and shower (£14,850), access signage (£1,900), entrance buttons and bells (£1,950) and door ironmongery (£3,800).

Funding History

Meeting Date	Decision
08/10/2009	£50,000 towards the access works within the refurbishment of the Old Church.

Background and detail of proposal

St Mary has a track record in working in collaboration with other organisations to address community need; it provides the activity space while partners deliver services and activities. Activities running from St Mary include Hackney Winter Night Shelter providing a bed and a meal to single homeless people once a week from January to March, Trussell Trust foodbank which runs each Thursday and Hackney Migrant Centre providing advice and practical support, including health services, to

refugees, asylum seekers and migrants each Wednesday. The hub is also used by other local groups including a choir for people living with Parkinson's; the local Jewish community; and complimentary therapy groups. The refurbishment plans include a new kitchen, toilet and shower facilities, new rear entrance to the Church, improved access to the Vestry rooms and construction of external parking spaces.

Financial Information

The church considers that, given the nature of the church's work, free reserves should be equivalent to £80,000. It believes that this level provides sufficient flexibility to cover temporary shortfalls in income and to respond to unforeseen emergencies. In 2016 St Mary secured a once-off capital grant of £74,000. No grants were sought in 2017. The level of free reserves shown at March 2016 was £1,214,037. This includes £1,100,000 secured through the sale of a building, which is allocated to the building refurbishment costs. Within budget forecasts, restricted funds are shown prior to any transfer of funds to or from unrestricted funds. The cost of generating funds is low. It is mainly attributed to maintenance costs associated with the letting of rooms that generates income. An estimated annual increase in these costs is linked to an estimated increase in premises use.

Year end as at 31 December	2016 Examined Accounts £	2017 Forecast £	2018 Budget £
Income & expenditure:			
Income	255,163	161,474	148,800
- % of Income confirmed as at Jan 16 2018	n/a	n/a	8%
Expenditure	(212,528)	(164,825)	(162,790)
Total surplus/(deficit)	42,637	(3,351)	(14,190)
Split between:			
- Restricted surplus/(deficit)	65,957	(57,728)	(49,000)
- Unrestricted surplus/(deficit)	(23,320)	54,375	34,810
	42,637	(3,351)	(14,190)
Cost of Raising Funds	4,679	10,961	6
- % of Income	1.8%	6.8%	0.0%
Total operating expenditure	212,528	164,825	162,790
Free unrestricted reserves:			
Free unrestricted reserves held at year end	1,214,037	1,268,412	1,303,222
No of months of operating expenditure	68.5	92.3	96.1
Reserves policy target	80,000	80,000	80,000
No of months of operating expenditure	4.5	5.8	5.9
Free reserves over/(under) target	1,134,037	1,188,412	1,223,222