

MEETING: 09/05/2013

ANNEX NUMBER: 5

ASSESSMENT CATEGORY - London's Environment

Remakery Brixton Ltd

Ref: 11685

Amount requested: £50,000

Adv: John Merivale

Base: Lambeth

Benefit: Lambeth

Amount recommended: £50,000

Purpose of grant request: To finish conversion of the Remakery site to offer a new space for educational programmes and reusing, repairing and upcycling waste materials.

Background

The Remakery (RM) is an imaginative new project spawned within Transition Town Brixton (TTB). Transition Towns are a global network of locally based groups set up to build community resilience in the face of the twin threats of environmental degradation and peak oil. TTB has already successfully incubated three other organisations: the Brixton Pound, Brixton Energy, and Community Draughtbusters – each of which is now independent.

RM is planned as a new community hub, in which training and apprenticeship programmes will be run. Its purpose is to keep valuable materials out of landfill, while increasing skills in repairing and re-use. The immediate community suffers high levels of poverty and unemployment, yet can also boast a strong record in creative industries. RM has evolved out of its community as a response to the local situation. It won a start-up grant of £100,000 from Lambeth Council's 'Your Choice' scheme in open competition, and has since secured £60,000 from the Tudor Trust. Constitutionally, it operated as an Unincorporated Association from 2010, but registered with the FSA as a Society for the Benefit of the Community (BenCom) in November 2012 – with the demise of the FSA, that registration now passes to the Financial Conduct Authority. RM is driven and managed entirely by volunteers, its Directors having a variety of professional skills, and has involved over 140 individuals to date. It has secured a 15 year lease on a derelict car park beneath some Council-owned flats, and the refurbishment of these premises is already recovering what was once a problem hot-spot for crime. RM has developed a clear business plan which details the courses it will offer, and outlines the income to be generated from space hire, materials sales, and education. The risks have been well analysed, and use of the projected space is already over-subscribed. The organisation plans to be self-sufficient by 2015.

Funding History

None.

Current Application

The request is for capital to complete the immediate project of refurbishment. Thanks to the extensive use of volunteers and donated materials, the costs are very low – the financial costs being mainly for the specialist construction elements such as electrical and heating. Design was undertaken pro-bono by 'Architecture for Humanity' (and won an international award in the process). The space comprises meeting rooms, and a range of bays which will house tools and equipment needed for different skills, and all to be used on a shared and co-operative basis. The refurbishment project is itself a learning opportunity, with several unemployed people learning new skills in such as insulation and solar energy.

Financial Observations

Remakery Brixton Ltd started life as a project of Transition Town Brixton (TTB), a Community Interest Company which, because of its size, is not required to have its accounts audited. Remakery became a separate entity from 14 November 2012 when it registered with the Financial Conduct Authority as a Society for the Benefit of the Community.

Due to Remakery being in its first year as a stand-alone operation, which has a year-end of 31 December 2013, accounts are unavailable at this time. However, statements have been provided from TTB which show that on leaving TTB, Remakery had no outstanding liabilities and was owed by TTB a sum of £50,105.41. This relates to capital funding which will be used towards the costs of the conversion of the Remakery site. Remakery advise that the total costs of this capital project amount to £210,400, and that funding of £160k has been confirmed to date. This application to CBT is for further capital funding of £50k to meet the shortfall and enable completion by autumn this year.

As for future viability, Remakery has provided an operational budget for 2013 showing total income of £85k and a year-end surplus of £17K. Income in 2014 is estimated to total £142k, though an overall deficit of £19k is forecast after total expenditure of £161k in the year. For 2015, income of £177k is anticipated leading to an overall surplus after costs of £16k. In support of this application, Remakery's Company Secretary has advised:

The revenue forecasted in our plan for 2013 and 2014 is aspirational/planned and is based on an assessment of the revenue to be generated from our membership/subscribers on a monthly basis from them paying for our services. We have based this on the volume of expressions of interest that we have received and taken a prudent approach to both start-up members and then growth.

As for reserves, Remakery intends to build up capital equivalent to six months' operating costs, or about £80,000 at the 2014 projected level. Presently, 93 shareholders hold shares of £1 apiece, and could technically reclaim these, but repayment is at the discretion of the Directors. Further share capital can be raised as deemed appropriate by the Society. Members can be paid interest on their shareholding (5% or Co-op Base Rate + 2% per annum, whichever is greater is the maximum, though the board can agree to pay less). No dividends are payable and surpluses must be used to continue the running of the Society or can be ploughed back into the local community.

Officer's Appraisal

This is a heart-warming project which not only meets the priorities of your 'London's Environment' theme, but also looks set to bring real social and employment benefits. It has been thought through with particular skill and imagination, and its co-operative atmosphere is tangible. At the time of writing this report, a letter confirming the financial relationship between TTB and RM was awaited. Any grant should therefore be conditional on satisfactory receipt of this.

Recommendation

£50,000 towards the capital costs of premises refurbishment for The Remakery, conditional on satisfactory receipt of a letter confirming the financial relationship between Transition Towns Brixton and The Remakery.



The City Bridge Trust

Charity Registration Number: 1035628

Working with Londoners: Application for a grant

Please read the guidance notes before completing this form

Reference:
(office use only)

11685

Date Received:

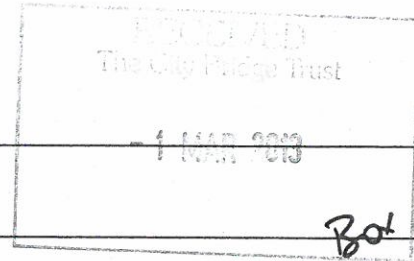
01/03/13

Programme
Area:

4

1. About your organisation

Name of organisation applying for grant: Remakery Brixton Ltd	
If the organisation is part of a larger organisation, what is its name?	
Address for correspondence 6-8 Robsart Street, London	
Postcode: SW9 0DJ Is this your home address? No	
Contact person: Miss Rebekah Phillips	Position: Director
Phone: 07952 542505	Fax:
E-mail: rebekah@remakery.org	
Website: www.remakery.org	
Legal status of organisation: Society for the Benefit of the Community	
If registered, please give charity number: FSA registration: 31891R	
Year and month organisation established: November 2012	



2. Request for funds

Under which of the Trust's themes are you applying (see our website or brochure for further details)? London's environment
Purpose for which funds are requested: (25 words maximum) To finish conversion of the Remakery site to offer a new space for educational programmes and reusing, repairing and upcycling waste materials.
How much funding is requested? Year 1: £50,000 Year 2: £ Year 3: £ Total: £50,000

3. Aims of your organisation

The Remakery's aims are to:

- cultivate skills of repair and making;
- enhance knowledge about the environmental impact of waste resources;
- help our local community increase their access to employment and opportunity through skills training, business support, network building;
- create a collaborative environment in which to pilot and incubate inspiring and replicable approaches to re-use;
- make re-use and upcycling accessible and affordable for our local community;
- keep valuable, reusable materials in circulation (200 tonnes per annum).

4. Main activities of your organisation

1. Education and training: As well as training residents in tool use, we will run training courses in various re-use, upcycling, environmental and trade skills; business support for resident Remakers and long-term employability schemes.
2. Innovative social programmes: Programmes such as our 'make your own' and 'Remake yourself' schemes offer local target groups (such as those who have just left probation, young people not in employment and those referred by local mental health teams) skills in remaking, mentoring and support.
3. Shared workspace and space hire with access to specialist tools and equipment: Membership will be more affordable than other studios locally with discounts for those from disadvantaged backgrounds. We will also provide a shared office and low cost room hire.
4. Material collection & product innovation: We will collect local waste materials for members to use and we will carry out research into new products. We will help mentor into development ideas conceived amongst the local community.
5. Membership and network building: The Remakery will develop a thriving community of businesses, local social enterprises and community groups.

5. Number of staff

Full-time	Part-time	Management committee members	Active volunteers
	3	8	60

6. How do you support your volunteers?

Volunteers learn new skills daily; we record all activities & skills learned; provide references and job referrals. We have free lunch, paid travel expenses and onsite volunteer managers provide support. All volunteers take part in decision-making.

7. Property occupied by your organisation

Is the main property owned or leased/rented by your organisation?	If leased/rented, how long is the outstanding lease/rental agreement?
Leased	15 years

64

8. Finance

FOR TRANSITION TOWN BRIXTON C.I.C.

From your most recent audited or independently examined accounts, complete the following:

Financial year ended -

Month: April

Year: 2012

2012
Apr 13

Income received from:	£
Voluntary income	109188
Activities for generating funds	
Investment income	
Income from charitable activities	
Other sources	1751
Total Income	101939

Expenditure:	£
Charitable activities	
Governance costs	7062
Cost of generating funds	
Other	92871
Total Expenditure	99843
(Deficit)/surplus for the year:	2096

Asset position at year end	£
Fixed assets	
Investments	
Net current assets	9022
Long-term liabilities	
*Total A	9022

Reserves at year end	£
Endowment funds	
Restricted funds	
Unrestricted funds	9022
*Total B	9022

* Total A and Total B must be the same and should be taken from your balance sheet

9. Statutory funding

For the financial year above, what % of your income was from statutory sources?
78%

10. Material changes

Describe any material changes to the organisation's activities, structure or financial position since the date of the most recent accounts:

During the period of the accounts above the Remakery was still part of Transition Town Brixton, its parent organisation. In November 2012 the Remakery was incorporated as a BenCom, appointed 9 Directors, and now holds its own bank account. The first set of the Remakery's independent accounts will be prepared in December 2013.

11. Previous applications to the Trust

Have you applied to the Trust before? If so, please give details:						<input checked="" type="checkbox"/>
Month/Year: -	/ -	Ref:	Grant received: £	OR application rejected		<input type="checkbox"/>
Month/Year: -	/ -	Ref:	Grant received: £	OR application rejected		<input type="checkbox"/>
Month/Year: -	/ -	Ref:	Grant received: £	OR application rejected		<input type="checkbox"/>

12. Previous funding received

Funding received by your organisation from the following sources during the last **THREE** years:
(i) City of London (other than the City Bridge Trust) **(ii)** London boroughs **(iii)** London Councils (formerly ALG)
(iv) Health authorities **(v)** Central government departments **(vi)** Other statutory bodies (e.g. Housing Corporation, Arts Council) - List source, years and annual amounts:

	Year: 2010	Year: 2011	Year: 2012
(i)			
(ii) Lambeth Council (for Remakery)		10,000	90,000
(iii)			
(iv)			
(v)			
(vi)			

13. Previous grants received

Grants received by your organisation from charitable trusts and foundations (other than the City Bridge Trust) during the last **TWO** years. List source, years and annual amounts:

	Year: 2011	Year: 2012
London Community Foundation	£10000	
WRAP	£10000	
Team London		£1000

14. What steps is your organisation taking to reduce its carbon footprint?

As an organisation routed in reducing environmental impact, we take our carbon footprint extremely seriously and have a robust environmental policy.

We are installing solar thermal heating and high standards of insulation to reduce heat loss; we are a hub for food waste re-use in the area, regularly providing excess food from local outlets for our own volunteers and those nearby; we use bicycles for the majority of our transport and will use an electric vehicle for collection of materials once running. environmental policy.

Waste reduction is central to the Remakery's purpose. We aim to reduce waste to landfill by 200+ tonnes per year; reducing the carbon emissions created by the extraction, transportation and processing of raw materials.

15. Purpose

Complete this section whatever the amount of grant requested. **In addition**, if the request is for £25,000 or more in total, a fuller proposal should be sent with this form. Also, if your application is for all or part of new or existing post(s), please enclose a copy of the relevant job description(s) including the salary level.

In order to provide the right information, please refer to guidance note 15 before completing this section.

The Remakery's purpose is to help keep valuable materials out of landfill and to increase skills in repairing and reuse amongst our local community, from some of the poorest neighbourhoods in the UK. Our co-operative will provide a unique offering: environmental educational programmes, affordable equipped workshops, materials distribution and business support. The money we have requested from the City Bridge Trust (£50,000) will help us finish refurbishment of our site, ready to offer our full services from September 2013.

The Remakery responds to three main needs: 1) Environmental: 54% of waste in Lambeth still goes to landfill sites or incinerators. 2) Social: The Remakery is based in two of the most deprived wards in London with high unemployment and low educational attainment. The garages that will house the Remakery have been a hot-spot for crime. 3) Opportunity: Many local people lack the skills, resources and networks to launch or expand their businesses in an area of high disadvantage but also high levels of creativity.

Why the Remakery? The Remakery has evolved out of the community as a response to the issues above and is being driven forward by volunteers (over 140 individuals involved to date). We received 54% of the vote under the Councils' Your Choice scheme resulting in a £100k capital funding award. We have been given the space free of charge for three years by the local housing association (as part of a 15-year lease) to help revitalise the area. We have already attracted significant interest; up to two applications per workshop space available.

Delivery: We started refurbishment in Autumn 2012. Our construction and site managers are working with a team of skilled volunteers and contracting partners to deliver a quality refurbishment, using as much re-used material as possible, whilst also providing training opportunities. We are on schedule to open in Autumn 2013. The establishment of the organization, and development of programmes, is being driven forward by eight volunteer Directors.

Aims: The aim for this grant is to finish refurbishment of the site, so the Remakery can open. Aims for our first year of operation (and key performance indicators) are:

- To operate as a self-sustaining cooperative for the benefit of the community, providing a valued space for local community members; (60 Remakers (users) regularly using the site)
- To offer an educational programme to build vocational and business skills and knowledge about the environment; (400 people will attend one of 50 training courses. Six new business ideas will be mentored from conception to development)
- To divert materials destined for landfill or incineration to re-use; (Receiving waste from 20 businesses; 100 tonnes diverted from landfill).

Supporting the environmental education of Londoners: improving environmental skills and learning around re-use is a core aim. We want local people to understand the impact of discarding valuable materials and develop skills in ways to use them. We will have three broad opportunities for learning: courses targeted at specific skills; apprenticeships for local young people and programmes targeted at disadvantaged groups. The refurbishment of our site is already a learning opportunity; we are working with Community Payback with ex offenders; with the local mental health service; and with Lambeth College, Union Learn and Green Man Skills Centre providing on-site experience.

Good practice: The Remakery is a BenCom with c. 70 shareholders. It is run by a team of volunteer directors, with a small crew of staff and a participatory ethos. The team reflects the local population; wide-ranging in skills and diverse in age, background and ethnicity. We are reliant on the continuing support of volunteers and actively encourage recording of tasks, referrals and learning skills. We have strong environmental criteria applied to all decisions.

16. Explain how you will monitor and evaluate both your own outcomes and those of the programme under which you are applying.

Monitoring

- We regularly monitor expenditure on site, and progress against our construction timetable, at monthly Director's and governance meetings.
- We are recording all volunteers' attendance and the activities they have undertaken.
- Once open we will monitor monthly membership sign-ups, class and programme attendance and will ask for feedback on skills learnt and attitudes from all class participants through an online database. We will also monitor other educational opportunities onsite such as talks and events.
- We have a series of indicators in our business plan and logframe that we will monitor progress against.
- We will track all donations of materials and how much the Remakery is processing monthly.
- In line with our environmental policy we will also monitor our carbon footprint and help businesses operating in partnership to do the same.

Evaluation

- The Remakery will carry out a thorough evaluation of all its outcomes for our yearly AGM as part of our governance processes. Two Directors are trained social researchers and will carry out this process.

17. Beneficiaries

How many people will benefit from the grant per year? Approx 650			
In which local authority is your organisation based? Lambeth			
Which borough(s) of Greater London will benefit from this grant? (if more than one, please give % for each) Lambeth			
At what address will the activity be located? 51 Lilford Road, London, SE5 9HY			
What age group will benefit? 16 and older			
What will the ethnic grouping(s) of the beneficiaries be?			
	%		%
White - British		Black - Caribbean	
White - Irish		Black - African	
White - Other (please describe)		Black - Other (please describe)	
Asian - Indian		Black - British	
Asian - Pakistani		Chinese	
Asian - Bangladeshi			
Asian - Other (please describe)		Other (please describe)	
Open to everyone			100
What proportion of the beneficiaries will be disabled people? We will be open to everyone, with enabled access			

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18. Funding required for the project

What is the total cost of the proposed activity/project?
 (List main expenditure headings and amounts)

Expenditure heading	Year 1 £	Year 2 £	Year 3 £	Total £
Capital refurbishment	185,400			
Fit-out costs	32,000			
TOTAL	217,400			

What income has already been raised?
 (List amounts and main sources)

Source	Year 1 £	Year 2 £	Year 3 £	Total £
Lambeth Council	100,000			
Tudor Trust	60,000			
TOTAL				

What other funders are currently considering the proposal?

Reaching Communities – first round stage

19. Funding requested from the Trust

How much is requested from the Trust? (List main expenditure headings and amounts)

Expenditure heading	Year 1 £	Year 2 £	Year 3 £	Total £
	50,000			
TOTAL	50,000			

20. Funding requested from the Trust (continued)

When will the funding be required? **April- September 2013, this is when our existing capital funding is likely to be exhausted on our current expenditure plan.**

Is the activity to continue beyond the period for which funding is requested?
If so, how will it be resourced? **Yes, once built the Remakery will start trading in September 2013 and will commence generating its own income. We are applying for £70,000 trust revenue funding for years 1 and 2 of operation, to cover working capital and start-up losses and anticipate (on prudent figures) that we will be sustainable in funding terms by end of year 3.**

If any planning or other statutory consents are required for the project to proceed, what stage have the applications reached? **Full planning permission was granted in July 2011.**

Declaration on behalf of applicant organisation

I, **Rebekah Phillips** (your name)

am an authorised representative of

the Remakery (your organisation)

within which I am a **Director** (your position)

To the best of my knowledge, all the information that I have provided in this application form is correct

Signature



Date **27.02.2013**

Return the completed form to: The City Bridge Trust

City of London

PO Box 270

Guildhall

London EC2P 2EJ

Please

- **do not send this application by fax or e-mail** – unless applying online, applications must be posted to the Trust
- **do send the information in the checklist** – if items are missing, your application will be returned to you
- **do send only the information in the checklist** – if further information is required, we will contact you
- **do ensure you have signed and dated this form** – we cannot accept forms which have not been signed and dated
- **do use the correct postage** – the completed form and additional materials are likely to exceed 100g in weight

TRANSITION TOWN BRIXTON CIC

REVENUE AND COSTS FOR ACCOUNTS 2011-12

	Deferred Income B/F	Grants 2011-12	Sales 2011-12	Accrued Income C/F	Deferred Income C/F	Total Income 2011-12	Costs + Accruals	Gross Margin 2011-12
Community Draughtbusters Account	10,384					10,384	10,384	0
Velocal	12,970				(683)	12,287	12,068	219
Recycle A Cycle	6,256		10,000		(720)	15,536	15,536	0
Seedfund	5,000					5,000		5,000
Future Jobs Fund Account	2,100				(2,317)	(217)	3,823	(4,040)
Remakery Project - Capital		100,000			(97,525)	2,475	2,475	0
Remakery Project - Other Grants		10,755			(7,722)	3,033	4,288	(1,255)
Team London					(22)	(22)		(22)
WPA			11,770	7,225	(2,678)	9,093	9,471	(379)
Brixton Energy		27,276			(120)	34,381	34,381	0
New Creations			3,375			3,375		3,375
Unknown		1,400				1,400		1,400
Others	(1,729)		4,007	1,385		3,663	356	3,307
Total	34,981	139,431	29,152	8,610	(111,987)	100,188	92,781	7,407

Remakery Finance Director Notes - 27 Feb 2013

This breakdown agrees to the P&L that forms the basis for the statutory reporting for TTB. Of the £100,000 of capital grant received in 2011-12 for the Remakery Project £34,677 has been spent to date on the capital construction. Grant income is only recognised in the TTB accounts as the matching expenditure is incurred.

Breakdown of Creditors in the TTB Balance Sheet at 30 April 2012

Deferred Income	111,987
PAYE	75
Accruals	22,721
Directors Loan	1,000
Total per Balance Sheet	135,783

Appendix: Extract from TTB Accounts relevant to The Remakery