

# The City Bridge Trust

## Investing In Londoners: Application for a grant



### About your organisation

Name of your organisation: <b>L'Arche London</b>	
If your organisation is part of a larger organisation, what is its name? <b>L'Arche</b>	
In which London Borough is your organisation based? <b>Lambeth</b>	
Contact person: <b>Mr George O'Neill</b>	Position: <b>Community Leader, L'Arche London</b>
Website: <b>www.larche.org.uk</b>	
Legal status of organisation: <b>Registered Charity</b>	Charity, Charitable Incorporated Company or company number: <b>264166</b>
When was your organisation established? <b>24/07/1972</b>	

### Grant Request

Under which of City Bridge Trust's programmes are you applying? <b>Making London More Inclusive</b>
Which of the programme outcome(s) does your application aim to achieve? <b>Community buildings that are more accessible and as a result Disabled people actively taking part in the arts or sport</b>
Please describe the purpose of your funding request in one sentence. <b>Supporting the renewal of L'Arche London by modernising its hub to provide accessibility improvements and increased capacity for day services for adults with learning disabilities.</b>
When will the funding be required? <b>06/03/2016</b>
How much funding are you requesting? Year 1: <b>£100,000</b> Year 2: <b>£0</b> Year 3: <b>£0</b>  <b>Total: £100,000</b>

**Aims of your organisation:**

L'Arche aims to help people with learning disabilities to live fulfilled lives: developing interests and talents, building a network of friends, and participating actively in the wider community. We value everyone as an individual and ensure people with disabilities are seen to have as much to give as receive. Our roots are in the Christian faith, but we support and work with those with no religion or from other faiths. We enable people to draw on the resources of their own spiritual life and this helps us better care for people's practical and social needs.

**Main activities of your organisation:**

L'Arche supports 218 adults with learning disabilities, 145 in residential settings and a further 73 who participate in structured activities as day visitors. We have 10 established communities across the UK: Bognor Regis, Brecon, Edinburgh, Inverness, Ipswich, Kent, Liverpool, London, Manchester and Preston - a further one in development in Wales. L'Arche London is a growing community supporting 32 adults through a mixture of registered care, supported housing and specialist day services including a workshop and community garden project. Due to the nature of L'Arche, many people are drawn to us as a personal vocation; this means our assistants are particularly dedicated and many are highly qualified (at L'Arche London around 80% of paid staff have a degree or other tertiary qualification). A large group of active volunteers, often drawn to L'Arche by our values, are closely involved in our communities; helping to build circles of support around each individual, reduce isolation with greater social integration into the local communities.

**Number of staff**

Full-time:	Part-time:	Management committee members:	Active volunteers:
<b>272</b>	<b>121</b>	<b>15</b>	<b>173</b>

**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?
<b>Owned</b>	

## Summary of grant request

L'Arche London's hub is 9-17 Norwood High Street: 7 terraced Victorian cottages comprising; residential accommodation for 9 people, office/training space, a shop and a workshop.

Originally leased at a peppercorn rent, in 2012 we were given notice of an unsustainable rent increase. To secure our future as a Community, we raised £930,000 by December 2013 to purchase the site.

We must now re-develop to tackle four key issues:

1. Increasing support needs: people with learning disabilities are living longer, with concurrent difficulties associated with ageing, including dementia and mobility problems. Two members of our community have lived with us for 37 years.
2. Increasing demand for day services: this has increased beyond our capacity; both the number of people and in the type of support. There is increased demand for services which support the independence/employment aspirations for younger people with learning disabilities.
3. Continued demand for social integration: many adults with learning disabilities suffer from isolation, affecting their mental health. We need to facilitate our members interacting as equals with the rest of society.
4. Underinvestment in our community hub: It has suffered from years of underinvestment in the fabric of the buildings, which corresponded to the very short remaining lease.

We therefore plan to:

1. Improve disability access in our public spaces and residential homes: An access audit has confirmed a number of issues, necessitating changes including widening corridors/doorways, improving WCs, signage, ironmongery/switches, and adding assistive technology.
2. Undertake remedial works - particularly to the three homes on site: Until we owned the freehold, substantial investment was not cost effective; we now need to repair roofs, remove damp, replace windows and upgrade heating.
3. Reconfigure our main public day service and shop space: This will enable us to provide additional activities and increase the number of people we support and promote further interaction with the general public and work opportunities.

Process and Timeline:

We aim to complete fundraising by December 2015, choose a contractor by competitive tender in February 2016. Project management will be supported by our Architect Bernard Stillwell. Community Leader, George O'Neill (former Senior Civil Servant) and Treasurer Aedan MacGreevy (former Managing Director at Goldman Sachs) will undertake day-to-day project oversight. We aim to complete the project by October 2016.

L'Arche - good practice:

L'Arche is valued by our beneficiaries, their families and other stakeholders. In a recent L'Arche London survey 100% of close family members or advocates thought L'Arche was a caring organisation, 100% said they would recommend L'Arche to someone with disabilities.

We meet the Trust's good practice principles:

- Subsidiarity has been key to L'Arche since our origins in 1964: we endeavour to support even the most profoundly disabled to contribute to decisions around their environment, lifestyle and care. Capital projects are no exception. We have consulted with members about our plans, and this process will continue throughout.
- Voluntary support is also vital to L'Arche: our volunteers help us to build circles of support around each member. L'Arche London has 50 volunteers; involved in all aspects of the organisation.
- We value diversity in our Communities; L'Arche is underpinned by the idea that difference is no barrier to relationship and that each and every person has gifts.
- Improvements to the insulation and heating systems of our properties will reduce our carbon footprint.

If you need any planning or other statutory consents for the project to proceed, what stage have the applications reached?

Do you have a Vulnerable Adults policy? **Yes**

What Quality Marks does your organisation currently hold?

### **Outputs and outcomes**

What are the main activities or outputs you want to deliver? Please include no more than 5. By activities or outputs we mean the services, products or facilities you plan to deliver. If you plan to deliver work over more than one year you should include activities over the full grant period requested. Try to be specific.

**Essential access improvements to our homes and public areas. Our Victorian properties were not built with access in mind. The people we support have increasingly complex needs and we need homes and facilities they can independently use and to be able to live in their homes into old age.**

**Modernise and refurbish the homes for nine residents on site. These homes have suffered from underinvestment - it is only recently that we took ownership of the freehold. They now need essential repairs, new insulation and improvements upgrade the quality of the homes and more them more efficient to run.**

**Reconfigure our existing public ground floor space, so we can both grow the number of people who use our day service and the type of day services we provide. We are moving away from 'craft production' towards dance, movement, art therapy and using computers and assistive technology.**

**A new shop and larger welcoming space. We aspire to be outward looking and integrated to our local community. Our shop needs to be a portal for people to enter into the community as well as offering our members the chance to gain employment.**

**Better community facilities for people with learning disabilities to welcome and interact. This will be open to people with learning disabilities inside and outside the community; providing a space for people who live independantly to come into our hub and to network and socialise.**

What main differences or outcomes do you hope the activities you have described above will achieve? Please include no more than 5. By differences or outcomes we mean the changes, benefits, learning or other effects that result from the work your project would deliver. These might be for individuals, families, communities or the environment.

**Improved quality of life for the nine people with learning disabilities living on site. Improvements to their home will improve the quality of where they live, accessibility changes will enable them to live there for longer and insulation and heating changes will reduce their utility bills.**

**More varied programme of days services for people with learning disabilities to meet both therapeutic and skill development needs. Improving confidence, social networks and better enabling us to help more people meet their own ambitions. At least 10 extra specialist day sessions in the first year.**

**Opening up day services to people with more complex needs. For instance, provision of a changing places WC will mean people with complex and multiple disabilities will be able to access services they are currently unable to. At least 14 additional people using the services in the first year.**

**Greater social interaction and more volunteers. Creating a more welcoming site will give greater scope for partnership and voluntary use of the shop and day service areas. This will create new and more varied social networks for people with disabilities. At least eight additional volunteers in the first year.**

**A smaller carbon footprint. Development will update boilers that in some cases decades old, improve insulation in windows and roof spaces and will update lighting. This will both reduce utility bills and reduce costs of on-going maintenance.**

Do you plan to continue the activity beyond the period for which you are requesting funding? If so, how do you intend to sustain it? If not, what is your exit strategy?

**This is a discrete capital project, which we expect to complete in around 6-9 months of starting (therefore before the end of 2016).**

## Who will benefit?

### About your beneficiaries

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

**32**

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

**Lambeth (78%)**

**Several SE London (16%)**

**Westminster (3%)**

**Newham (3%)**

What age group(s) will benefit?

**16-24**

**25-44**

**45-64**

**65-74**

What gender will beneficiaries be?

**All**

What will the ethnic grouping(s) of the beneficiaries be?

**A range of ethnic groups**

If Other ethnic group, please give details:

What proportion of the beneficiaries will be disabled people?

**91-100%**

## Funding required for the project

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

Expenditure heading	Year 1	Year 2	Year 3	Total
Building cost and equipment	406,000	0	0	0
Architects and structural engineers fees	59,000	0	0	0
Contingency	50,000	0	0	0
Disbursements to local authorities	7,000	0	0	0
VAT	78,000	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0

<b>TOTAL:</b>	<b>600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**What income has already been raised?**

Source	Year 1	Year 2	Year 3	Total
Collected cash donations and gift aid	261,000	0	0	0
Pledge from the Wolfson Foundation	94,000	0	0	0
Childwick Trust	15,000	0	0	0
	0	0	0	0

<b>TOTAL:</b>	<b>370,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**What other funders are currently considering the proposal?**

Source	Year 1	Year 2	Year 3	Total
The Henry Smith Charity	100,000	0	0	0
Four smaller trusts/foundations	25,000	0	0	0
	0	0	0	0
	0	0	0	0

<b>TOTAL:</b>	<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**How much is requested from the Trust?**

Expenditure heading	Year 1	Year 2	Year 3	Total
Ground floor building works (day services/reception)	100,000	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0

<b>TOTAL:</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
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## Finance details

Please complete using your most recent audited or independently examined accounts.

Financial year ended:	Month: <b>July</b>	Year: <b>2014</b>
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Income received from:	£
Voluntary income	882,810
Activities for generating funds	0
Investment income	9,116
Income from charitable activities	7,738,962
Other sources	38,362
<b>Total Income:</b>	<b>8,669,250</b>

Expenditure:	£
Charitable activities	7,648,811
Governance costs	119,203
Cost of generating funds	173,493
Other	72,348
<b>Total Expenditure:</b>	<b>8,013,855</b>
<b>Net (deficit)/surplus:</b>	<b>655,395</b>
<b>Other Recognised Gains/(Losses):</b>	<b>0</b>
<b>Net Movement in Funds:</b>	<b>655,395</b>

Asset position at year end	£
Fixed assets	6,204,598
Investments	110,933
Net current assets	3,096,571
Long-term liabilities	488,718
<b>*Total Assets (A):</b>	<b>8,923,384</b>

Reserves at year end	£
Restricted funds	612,090
Endowment Funds	89,775
Unrestricted funds	8,221,519
<b>*Total Reserves (B):</b>	<b>8,923,384</b>

**\* Please note that total Assets (A) and Total Reserves (B) should be the same.**

### Statutory funding

For your most recent financial year, what % of your income was from statutory sources?  
81-90%

### Organisational changes

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

N/A



### Previous funding received

Please list the funding received by your organisation from the following statutory sources during the last THREE years.

	2012 £	2013 £	2014 £
City of London (except City Bridge Trust)	0	0	0
London Local Authorities	1,209,570	1,271,832	1,424,228
London Councils	0	0	0
Health Authorities	0	0	0
Central Government departments	0	0	0
Other statutory bodies	0	0	0

### Previous grants received

Please list the grants received by your organisation from charitable trusts and foundations (other than City Bridge Trust) during the last THREE years. List source, years and annual amounts. Please include the 5 largest only.

Name of Funder		2012 £	2013 £	2014 £
Henry Smith Charity	0	100,000	0	
The Robertson Trust	0	100,000	0	
The Sainsbury Family Trusts	0	100,000	0	
Anonymous Family Trust	46,000	54,000	0	
Dunhill Medical Trust	0	40,000	0	

### 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: **George O'Neill**

Role within Organisation:      **Director and Community Leader, L'Arche London**