

MEETING: 28/01/2016

Ref: 12992

ASSESSMENT CATEGORY - Making London More Inclusive

St John's Church, Waterloo

Adv: Sandra Davidson

Amount requested: £100,000

Base: Lambeth

Benefit: Lambeth

Amount recommended: £100,000

The Charity

St John's Church, Waterloo, is an open, inclusive, central London church community with strong local connections. The large church is exceptionally well located (opposite Waterloo station) and set in a beautiful award-winning and much used public garden. It is a Grade II listed building, constructed in 1824. During World War II, the Church was struck by a bomb and for 10 years the building stood open to the elements, until it was restored and remodelled by Thomas Ford in 1950. In 1951 the Church was rededicated as the Festival of Britain Church. It accommodated a homelessness centre for many years and is now a focus for enabling young people to develop their skills through the arts.

The Application

St John's Church requests your support towards access works as part of the major redevelopment plan called 'The Bridge at Waterloo' (TBAW). Having commissioned an independent access audit and secured quotes for the work, St John's now seeks the Trust's support towards the installation of an accessible lift, fitted power-assisted push-pads to open doors, improved ramps to main entrance, and better signage and security.

The Recommendation

St John's is well-regarded for its community work, and works closely with local charities and community groups to ensure it is welcoming to everyone who passes through its doors. It has strong relationships with resident arts organisations including the Southbank Sinfonia, Southbank Mosaics, Futures Theatre, and many other charities and community groups. The organisation is committed to providing access to the widest possible range of people. City Bridge Trust's grant would significantly enhance the charity's ability to welcome and engage disabled visitors. Applications to several other grants makers are in the pipeline, including a major capital request to the Heritage Lottery.

£100,000 towards the costs of access works to the crypts, first and second floors.

Funding History

Meeting Date	Decision
25/09/2014	£4,800 for the costs of an independent access audit to ensure best practice on access issues.

Background and detail of proposal

St John's Church's mission is to provide a place of inspiration, transformation and hope addressing disadvantage and opening opportunities through the arts, community and heritage for all parts of society in Waterloo and London. The major

redevelopment plan will include a new performance space in the nave that will greatly enhance rehearsal and performance. The whole crypt (lower ground) will be developed into high-quality studios, meeting areas, kitchen facilities and with full disabled access. The total redevelopment project costs £3m (of which £129,000 is needed for access works), with income of £275,000 secured to date. Local people and current partners have been consulted all the way along. It is anticipated that the number of visitors will increase significantly resulting from the access improvements over a three year period.

Financial Information

Forecast income for the year ending December 2015 is £435,298 of which £413,649 (95%) had been confirmed by November 2015. Forecast income for the current year 2016 is £413,900 of which £310,425 (75%) had been confirmed by December 2015.

The figures in the table below do not include the estimated £3m cost of capital works relating to the major redevelopment plan nor the income secured to date of £275,000 towards this outlay. The request made to CBT is for £100,000 towards enhancing access for disabled visitors as part of the overall plan cost of £3m.

Year end at 31 December	2014 Independently Examined Accounts	2015 Current Year Forecast	2016 Following Year Budget
Income and Expenditure	£	£	£
Income	395,999	435,298	413,900
Expenditure	433,475	382,000	397,000
Unrestricted Funds Surplus / (Deficit)	6,173	25,420	(3,100)
Restricted Funds Surplus / (Deficit)	(45,309)	27,878	20,000
Endowment Funds Surplus / (Deficit)	3,854	0	0
Operating Surplus / (Deficit)	(37,476)	53,298	16,900
Other recognised gains and losses	2,194	0	0
Total Surplus / (Deficit)	(35,282)	53,298	16,900
Surplus / (Deficit) as a % of turnover	(8.9%)	12.2%	4.1%
Cost of Generating funds (% of income)	50,937 (12.9%)	£29,500 (6.8%)	£30,500 (7.4%)
Free unrestricted reserves			
Free unrestricted reserves held at Year End	96,841	122,261	119,161
How many months' worth of expenditure	2.7	3.8	3.6
Reserves Policy target	78,000	79,500	90,500
How many months' worth of expenditure	2.2	2.5	2.7
Free reserves over/(under) target	18,841	42,761	28,661