

**ASSESSMENT CATEGORY - Making London More Inclusive**

**St Paul's Church West Hackney**

**Adv: Tania Bronstein**

**Amount requested: £52,550**

**Base: Hackney**

**Benefit: Hackney**

**Amount recommended: £52,250**

**The Charity**

St Paul's Church West Hackney (SPCWH) is an Anglican parish church with an active community programme including projects of its own and others in partnerships with local charities. These include: a social club for elderly people; a winter night shelter for homeless people; a cooking project for people on low incomes; and several young people's projects. The church hall is regularly used by 25+ groups, including Narcotics Anonymous; an over 60's dance group; a sexual health project for women in street prostitution; London Action for the Homeless; Hackney Guides; a luncheon club for African Caribbean people with mental health problems; and the local cadets.

**The Application**

SPCWH plans to redevelop its church hall to provide more accessible spaces for community use. It seeks a grant towards the costs of a walk-in accessible toilet, shower and wet room, a wall climbing stair lift, and an external platform lift.

**The Recommendation**

The project responds to evidenced demand for accessible community spaces, and has been carefully designed to meet the needs of groups who miss out the most.

***£52,250 towards the redevelopment of the church hall to accessible standards to provide stair lifts and an accessible WC and shower/ wet room.***

**Funding History**

None

**Background and detail of proposal**

Built in the 1960's to replace a church bombed in World War Two, SPCWH has a large hall adjacent to the church and three other meeting spaces and toilet facilities that are not fully accessible. The church has appointed architects experienced in designing buildings for community use, and their refurbishment plans to address the problems above incorporate recommendations from an access audit by Centre for Accessible Environments carried out in 2015. Local residents and current and potential hall users were consulted about the plans using animated films that enabled viewers to figure out how the hall could change and improve.

SPCWH has obtained planning permission and faculty approval from the Diocese of London. It secured £77,800 to develop the proposal and £814,618 for the building work from the Big Lottery Fund, and a further grant to replace a boiler from Hackney Parochial Charities. The grant sought is for the balance needed.

The hall is used to maximum capacity, with activities programmed back-to back, some days from 8:30 a.m. to 9:00 p.m. and there is a waiting list of 11 local groups looking for space to hire. Many current hall users need more accessible spaces. For example, users of the local Alzheimer's Society and St Joseph's Hospice have reserved places at the church-hosted "Posh Club", a cabaret style club for older people run to unusually high standards using professional caterers and entertainers.

SPCWH is experienced in delivering capital programmes. It recently restored a two-acre former burial ground at the back of the church. Previously an unsightly hub for anti-social activity, this is now an attractive, well-maintained and popular public recreation ground. The need and merits for a grant are well evidenced.

### Financial Information

Forecast income for the year ending 31 December 2016 is £159,538, of which £31,000 (19.4%) had been raised by 1<sup>st</sup> February 2016. The charity advises that owing to building work its turnover is much lower in 2016.

The total cost of the capital development is £923,982 of which £871,432 (94.3%) has been secured (comprising £814,618 from the Big Lottery Fund and £56,814 from Hackney Parochial Charities). These contributions and the related expenditure are not included in the table below, which shows only operating income and expenditure.

Forecast free reserves of £75,428 at 31<sup>st</sup> December 2016 are ahead of the policy to hold three months' worth of expenditure. The charity advises that when expenditure returns to normal levels in 2017, then free reserves are expected to, once again, equate to the policy level.

The cost of generating funds is low as parishioners help to raise funds. The sums below represent fees paid to a fundraiser for help over specific appeals.

| Year end at 31 <sup>st</sup> December       | 2014<br>Independently<br>Examined<br>Accounts | 2015<br>Draft<br>Outturn | 2016<br>Forecast |
|---|---|--------------------------|------------------|
|   | £   | £                        | £                |
| <b>Income and Expenditure</b>               |   |                          |                  |
| Income                                      | 152,118                                       | 305,519                  | 159,538          |
| Expenditure                                 | 186,952                                       | 259,436                  | 152,261          |
| Unrestricted Funds Surplus / (Deficit)      | (21,778)                                      | 30,614                   | 14,714           |
| Restricted Funds Surplus / (Deficit)        | (49,218)                                      | 15,469                   | (7,437)          |
| Gain/loss on investments                    | 50,773  | 5,408                    | Not known yet    |
| Total Surplus / (Deficit)                   | 15,940  | 51,491                   | 7,277            |
| Surplus / (Deficit) as a % of turnover      | 10.5%   | 16.9%                    | 4.6%             |
| Cost of Generating funds (% of income)      | 5,591 (3.7%)                                  | 7,655 (2.5%)             | 7,500 (4.7%)     |
| <b>Free unrestricted reserves</b>           |   |                          |                  |
| Unrestricted free reserves held at Year End | 30,100  | 60,714                   | 79,573           |
| How many months' worth of expenditure       | 1.9   | 2.8                      | 5.9              |
| Reserves Policy target (agreed in 2015)     | -   | 64,860                   | 38,064           |
| How many months' worth of expenditure       | -   | 3                        | 3                |
| Free reserves over/(under) target           | -   | (4,146)                  | 41,509           |