

ASSESSMENT CATEGORY - Making London More Inclusive

Holborn Community Association

Adv: Jack Joslin

Amount requested: £100,000

Base: Camden

Benefit: Camden

Amount recommended: £100,000

The Applicant

Holborn Community Association (HCA) is a registered charity that was established in 1989 and based in the heart of Holborn. HCA operates from three hubs near each other: Bedford House Community Centre, Millman Street Community Centre and 1A Arts Centre. HCA offers community, sports and training opportunities for those in need in the local area.

The Application

Bedford House Community Centre (BHCC) is a hub for the local community based down a small alleyway off Emerald Street in the centre of Holborn. The Centre currently provides a range of cultural and sporting opportunities for the local community but is in serious need of refurbishment and regeneration. The building is currently in a significant state of disrepair and is not fit for purpose for the community needs. At present the building is not accessible across the two floors and requires significant improvements to take place to make it compliant. Based on the recommendations of an independent access audit carried out by 6a Architects HCA is looking for your support towards the final accessibility elements of a major refurbishment project. The completed project will ensure that the building has full disabled access from Emerald Street, an 8-person passenger lift, disabled access on all levels of the building and improved kitchen and toilet facilities.

The Recommendation

HCA has been established in the Holborn area for many years providing essential services to the local community. Holborn is a thriving hub for businesses but also houses some particularly deprived communities. HCA offers a range of support across its three sites but this refurbishment will allow the charity to significantly increase its provision and ensure its accessibility. This project meets your programme outcomes for Making London more inclusive as it will open a community asset to wider use. Funding is recommended as follows:

£100,000 for the costs of the accessible elements of the wider refurbishment including: a new entrance, installation of a passenger lift, provision of a hearing loop and the modifying of kitchen and reception areas. Funding is conditional on the balance required for the project being raised.

Funding History

Meeting Date	Decision
04/06/2009	£104,900 over three years (£35,100; £34,900; £34,900) towards the salaries and running costs of an activities programme for older people.

Background and detail of proposal

HCA provides a variety of services and activities for the Holborn area of Camden. BHCC has been occupied by the Charity for the last 30 years and it has recently extended the lease on the premises with the local authority for a further 50 years. The building is on two levels with a reception room, offices and sanitary accommodation at entrance level and a large multi-purpose gym and activity room at basement level. Currently no step-free access is provided between the two levels, which means that the building excludes many people who may have benefited from HCA's activities. BHCC has been altered and redecorated over the years, but to serve its community more effectively and inclusively a major upgrade to the site is needed.

The overall project budget for this work is £3.3 Million. To date the organisation has confirmed income for the project from Camden Council, the GLA (as part of its Better Growth fund), Heritage Lottery Fund and the London Marathon Foundation. The Charity is £500,000 off its budget and is awaiting several decisions including this application. The overall project will see the whole site refurbished and made accessible to the local community.

Financial Information

HCA took out a 50 year lease on Bedford House Community Centre 5 years ago for £500,000. It paid £150,000 of this upfront and took out a mortgage for the remaining £350,000 over a 15 year period. The charity does designate funds to cover most of its assets however it has acknowledged that this does present a risk to the organisation's cashflow. A substantial part of the building work will be funded by Camden Council who have not restricted what the funding should be spent on This will be used as a utility to ensure the project has good cash-flow and will not affect reserves. The charity is working on a fundraising strategy separate to this building project to ensure the sustainability of its work in the future. Budget for 2019 shows a significant increase in turnover which reflects the anticipated income and expenditure on the building project. Cost of raising funds were not included in the 2017 accounts, the applicant advised that for 2017 it was £36,500, approximately 4.8% of the Charity's turnover.

Year end as at 31 March	2017 Audited Accounts £	2018 Draft £	2019 Budget £
Income & expenditure:			
Income	767,752	720,486	1,493,737
- % of income confirmed as at 02/05/18	n/a	n/a	65%
Expenditure	(543,431)	(591,166)	(1,597,888)
Total surplus/(deficit)	224,321	129,320	(104,151)
Split between:			
- Restricted surplus/(deficit)	212,680	189,077	(84,912)
- Unrestricted surplus/(deficit)	11,641	(59,757)	(19,239)
	224,321	129,320	(104,151)
Cost of Raising Funds	0	36,893	15,718
- % of income	0.0%	5.1%	1.1%
Operating expenditure (unrestricted funds)	378,732	395,211	427,911
Free unrestricted reserves:			
Free unrestricted reserves held at year end	231,097	171,340	86,428
No of months of operating expenditure	7.3	5.2	2.4
Reserves policy target	113,000	118,563	128,373
No of months of operating expenditure	3.6	3.6	3.6
Free reserves over/(under) target	118,097	52,777	(41,945)