

**REPORT TO INVESTING IN THE VOLUNTARY & COMMUNITY SECTOR STRATEGIC GROUP**

**APPLICATION TO GRANT A LEASE AT LESS THAN MARKET RENT**

*Drafting Note: Organisation's Business Case and the scoring matrix to be appended to this covering document and to be read as part of the papers in order for the Group to make the decision*

<b>Building / Land Address</b>	The Bridge, St Marks Road, Tipton, West Midlands DY4 0SL (The building was formerly the disused Glebefields Health Centre)
<b>Asset Number</b>	
<b>Applicant Organisation Name and Address</b>	Murray Hall Community Trust The Bridge, St Marks Road, Tipton, DY4 0SL
<b>Date Business Case Submitted to asset management</b>	22 <sup>nd</sup> July 2022
<b>Date of Report to IITVCS Strategic Group</b>	16 <sup>th</sup> December 2022
<b>Report Author(s)</b>	Heather Chinner & Stefan Hemming

**Section 1 – Building Details** *(to be completed by Asset Management)*

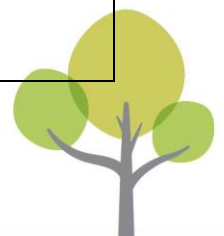
<b>Market Valuation:</b> - Sale - Rent	Current market rental value £34,000 per annum
<b>Condition Survey</b>	
<b>Date Declared Surplus by Land and Asset Management Officer Group</b>	Currently occupied by way of 30 year lease from 10 <sup>th</sup> October 2013

**Section 2 – Business Case** *(to be completed by Asset Management)*

<b>Proposed Rental Value</b>	
<b>Length of Lease</b>	Current lease: 30 years from 10 <sup>th</sup> October 2013 at £1 per annum  Murray Hall Community Trust (MHCT) have requested asset transfer of the premises - 99 year lease at £1pa rent
<b>Special Conditions</b>	

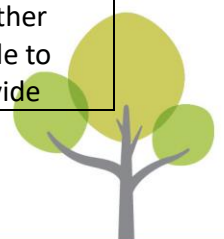


<p><b>Summary of Proposed Service or Use of Building/Land</b></p>	<p>Prior to the Covid-19 pandemic, the Bridge building was being used for a very wide range of activities:</p> <ul style="list-style-type: none"> <li>• Cancer support group</li> <li>• Younger adults stroke support group</li> <li>• ITI (Inspire to Independence) Group for young people with life limiting illnesses</li> <li>• Autism support group for parents</li> <li>• Arts and craft sessions</li> <li>• Individual counselling and therapy sessions for children and young (MHCT)</li> <li>• Black Country Mental Health Trust for adult counselling sessions</li> <li>• Saturday day care provision for children and adults with learning disabilities- the space is hired to Multicare (community organisation) to deliver day care provision</li> <li>• Black Country transition action group</li> <li>• Training events</li> <li>• Group therapy sessions</li> <li>• Contact centre</li> <li>• Food pantry (dedicated shop space with its own storeroom and waiting area)</li> <li>• Coffee and chat opportunities</li> <li>• Community gardening</li> <li>• Community Christmas fayre</li> <li>• Art exhibition event</li> <li>• Community music lessons</li> <li>• Local choir events</li> <li>• Local support sessions i.e., benefit advice, debt advice, domestic violence support etc.</li> </ul> <p>While some essential activities continued throughout the pandemic, such as the food pantry, other activities re-started back earlier in 2022. The building is also the main office base for Murray Hall Community Trust</p>
<p><b>Legal Status of Organisation</b></p>	<p>Company No: 03692018 Charity No: 1076896</p>



## Section 2 – Contribution to Vision 2030 and Corporate Strategic Objectives

<b>Does the organisation meet the council's definition of the vcs?</b>	Yes
<b>Does the council already provide a grant or contract to the organisation?</b>	Yes £280,000 pa grant for Community Offer (Better Care Fund) £85,642 pa grant for <b>play activities?</b> Main programme voluntary sector support budget £5,868 pa grant to run Brickhouse Centre Main programme community centre budget.
<b>Are funding arrangements in place to cover building running costs and /or refurbishment?</b>	<b>Work done to date:</b> MHCT has already carried out a very significant refurbishment of parts of the building, investing over £1 million: Hospice day care design of part of the ground floor, using Dept of Health capital grant of £640,000 to provide a unique space for young people with life limiting/ threatening illnesses The first floor has been refurbished as office space using MHCT reserves (£125,000). More recently part of the rear of the building was adapted to become a food pantry, opened in December 2020 <b>Future plans:</b> Establish a digital creative Centre on the ground floor - £50,000 secured to date Catering kitchen on the ground floor to complement the food pantry Bring the derelict part of the building back into use. MHCT are submitting an EoI to the Government Community Ownership Fund round 2 with a view to securing some of the funding for this.  MHCT has a proven track record in securing significant funding for capital and revenue projects. They understand the costs of running the building and it's income generating potential. When they took on the derelict building prior to 2014 they demonstrated vision and ambition, as well as an awareness of the risks involved and how to mitigate them.
<b>How will the services/activities improve the life of Sandwell residents?</b>	MHCT is a well established community anchor organisation with a track record of responding to local needs with innovative solutions. Examples include <ul style="list-style-type: none"> <li>• work with children includes providing access to physical play activities and social interactions to improve their own health and mental wellbeing and develop a healthy lifestyle</li> <li>• the Starting Well Programme delivered with 8 other community organisations, employing local people to build local capacity in the community. They provide</li> </ul>



	<p>support for pregnant women within ethnic minority communities to ensure they have timely access to healthcare and support to enable them to have a safe pregnancy and birth. They also provide access to family support, parenting course, and early language development support, to empower families and children to have the best start in life, to be safe and enable children to be school ready</p> <ul style="list-style-type: none"> <li>• counselling and therapeutic programmes work with children, young people and adults supporting</li> <li>• volunteer transport, which enables people to access life-saving treatment</li> <li>• building community capacity supported Tipton food bank to be set up as an independent charity, young stokes support groups to be established,</li> <li>• transition support for young people with life limiting illnesses</li> <li>• working with 7 other community organisations to support people and their carers/families living with memory loss and dementia.</li> <li>• post pandemic established a community digital hub</li> <li>• employ many local people and provide staff and volunteers with opportunities to develop their skills and knowledge and build their confidence. Many volunteers go onto paid employment including with MHCT.</li> </ul> <p>Full details are included in their application.</p>
<b>How does this contribute to Vision 2030 and/or the Council's Strategic Objectives?</b>	<p><b>The Best Start in Life for Children and Young People:</b> range of support for young people with life limiting illnesses, food pantry, autism support group</p> <p><b>People Live Well and Age Well:</b> Community Offer, parent support, mental health counselling</p> <p><b>Strong Resilient Communities:</b> food pantry, The Bridge acts as a hub for wellbeing activities and complements the provision at the near by Glebefields Library, opportunities to volunteer, MHCT take a community development approach to all aspects of its work</p>
<b>How will impact be monitored / evidenced?</b>	<p>Monitoring arrangements are in place for each of the council grants.</p> <p>Should the asset transfer be approved an agreed statement will be put in place and a quarterly / annual report will be required.</p>

#### Section 4 – Financial Assessment

*The financial assessment needs to consider the financial stability and financial health of the organisation to manage and develop the building in the short, medium and long term. This should include: their current financial position, their past investment in the building, future plans to improve the building, ability to cover the running costs of the building. Views of finance, vsst and commissioners should be included*



<b>Rent Subsidy Requested</b>	
<b>Analysis of Financial Accounts</b>	
<b>Other Considerations</b>	
<b>Conclusion</b>	

## Section 5 – Recommendation

<b>Recommend Issue of Lease at less than market value?</b>	Yes / No
<b>Rationale</b>	<p><i>To be completed if yes or no</i></p> <p>MHCT is a local charity, with a presence in Sandwell since 1994. They are locally-led and deeply rooted in their community. MHCT moved into the Bridge building in 2014 and they are making good use of the refurbished areas of the building, which is finished to a high quality.</p> <p>The Asset Transfer would enable MHCT to forge ahead with confidence and source the finance investment required for the refurbishment the rest of the building, so that it can be fully refurbished and utilised.</p>
<b>IITVCS Strategic Group Decision</b>	

Signed .....

Date .....

Name and title

On behalf of the IITVCS Strategic Group



## APPLICATION FORM FOR A LEASE OF PREMISES

**Please complete all boxes**

**DATE**

22<sup>nd</sup> July 2022

### 1. Premise Details to which this application applies:

<b>Premise Name and Address</b>	The Bridge, St Marks Road, Tipton, West Midlands DY4 0SL  (The building was formerly the disused Glebefields Health Centre)
<b>Whole premise or part?</b>	Whole premise

### 2. Organisation Details:

Organisation Name	Murray Hall Community Trust		
Address	The Bridge, St Marks Road, Tipton, West Midlands, DY4 0SL		
Organisation Contact Name	Manjula Patel – Chief Executive Officer		
E-mail	<a href="mailto:manjula@murrayhall.co.uk">manjula@murrayhall.co.uk</a>	Tel No:	07412 418264
Legal Status of Organisation	Limited Company by Guarantee and Registered Charity		
Company or Charity Number (If applicable)	Company No: 03692018 Charity No: 1076896		
Registered Address (if different from above)	Same as above		
How long has the organisation been in existence?	Since 1994		

### 3. Proposed Use of the Premises





**If your organisation currently occupies these premises, please give details of:**

- Current activities run from these premises
- Any changes to these activities
- Any new activities to be run from these premises

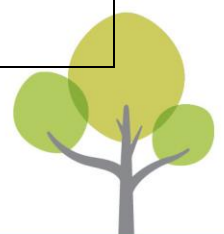
*Note: please submit any documents that provide supporting information, such as annual reports, business plans, grant applications, etc.*

Murray Hall moved into the Bridge building on the 9<sup>th</sup> July 2014 when approximately 60% of the ground floor ONLY had been renovated with capital funding from Department of Health. However, most of the renovated building was unfurnished and therefore within the first few years it had limited use. At the same time, the rest of the building including the whole of the first floor had no electricity, heating or water supply. Murray Hall used our charitable reserves to invest in renovating the rooms and spaces on the first floor into office space in stages to enable some of our staff teams to move in. This was partly due to affordability and to manage the overheads and running costs of the building.

When we moved into the building, the flat roofs that cover most of the building on the ground and first floor were disintegrating and in a state of disrepair. Consequently, it has been our main area of concern, especially because we have had to pay for multiple on-going repairs for water leaks, flooding and the resulting water damage. To give you some idea of the problem, in the first year we had 21 separate roof leaks. We have tried to manage this risk of water damage with affordable solutions, which has included, temporary patch repairs, renewing sections, new tiles on the pitch roof, new felt, repairing damage guttering etc.

Therefore, the roof has been a financial drain on the charity and it has taken the charity a number of years to finance the renovation on the first floor into office space and, furnish the renovated area on the ground floor with furniture and equipment. The different areas that are now furnished and in use includes:

- Reception and café area at the front of the building
- Outdoor paths to make them wheelchair accessible
- Garden space and courtyard area
- Small shop space in reception area
- Community Digital Hub for community use to reduce digital exclusion and increase digital skills in the community
- Multi-sensory room (Lottery funding)
- Meeting rooms
- Training rooms
- Counselling rooms
- Bathing suite
- Food Pantry



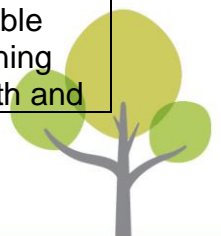
The original funding from the Department of Health (DoH) for the partial renovation of the ground floor space was to develop a unique space for young people with life limiting and life-threatening illnesses who were the first cohort of young people with life limiting/threatening conditions to be living into adulthood, where once they would have died in childhood.

The space has been renovated to a high quality and is based on a hospice day care design, fully wheelchair accessible. It is the only hospice day care space in Sandwell. As a unique community asset, it is our intention that while the facilities within the building will be accessible to support young people with life limiting and life-threatening illnesses, it will also, be used by others with different needs and the wider community.

Prior to the Covid-19 pandemic, the Bridge building was being used for different activities and utilised by the community and local organisations as follows:

- Cancer support group
- Younger adults stroke support group
- ITI (Inspire to Independence) Group for young people with life limiting illnesses
- Autism support group for parents
- Arts and craft sessions
- Individual counselling and therapy sessions for children and young (MHCT)
- Black Country Mental Health Trust for adult counselling sessions
- Saturday day care provision for children and adults with learning disabilities- the space is hired to Multicare (community organisation) to deliver day care provision
- Black country transition action group
- Training events
- Group therapy sessions
- Contact centre
- Food pantry (dedicated shop space with its own storeroom and waiting area)
- Coffee and chat opportunities
- Community gardening
- Community Christmas fayre
- Art exhibition event
- Community music lessons
- Local choir events
- Local support sessions i.e., benefit advice, debt advice, domestic violence support etc.

The Covid-19 pandemic paused and prevented many of the face-to-face activities. We have invested in the building to ensure it is as safe as possible with screens, PPE equipment, creating one-way systems, increased cleaning regime, limiting the number of people in attendance and with regular health and



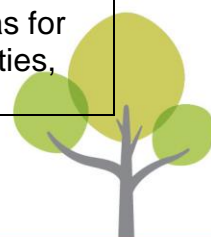


safety assessments for all activities. While some essential activities have continued throughout the pandemic, such as the food pantry, others activities re-started back earlier this year. The situation remains fluid we monitor the risks subject to regular health and safety assessments following government regulations.

The on-going development plans for the Bridge stalled due to the pandemic, however, recognising the increase in food poverty, we have renovated an area of the building to have a dedicated food pantry shop and food storage room. This was a matter of priority responding to the need in the community for affordable food, which has been exacerbated with the Covid19 pandemic and now with the increasing economic hardship facing many households.

The development plan for the Bridge centre includes increasing the activities in the re-furnished area of the ground, as well as, renovating the rest of the derelict space on the ground floor for community use as follows:

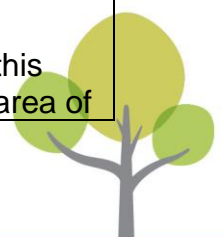
- Following a consultation with young people with life limiting and complex needs, we have plans to develop a digital creative centre (DCC) in a dedicated space within the building. These young people have debilitating illness that eventually limits their physical movement, and most are permanently wheelchair bound, only able to operate digital phones or smart tablets. The DCC would be a space that is soundproofed in consideration of nearby residents and other users in the building. The digital equipment would then give people access to creative activities such as music, art, design, photography, filming, podcasts, broadcasting, etc. As a soundproofed space, the DCC will be available for music, singing, drama and dance activities for the community to use. We have already had enquiries for a local choir for practice space and, other musicians will be to use the space with their own musical equipment. To date we have secured £50K, which is approximately a third of the funding required for the renovation of this area but we need to secure the remaining capital funding to start the renovation work. The space will also provide many different opportunities for the communities to improve digital skills in the community.
- A kitchen area, will be used to cater for people hiring space within the building for light refreshments. The space will also provide opportunities for cooking sessions with community members and food pantry users to learn cooking skills, and to promote healthy eating, as well as, providing training opportunities for catering students. We already have a community garden with raised fruit and vegetable beds that will support this initiative for using seasonal produce.
- The remaining rooms will be renovated into meeting and training rooms for space hire for the community and other organisations, as well as for our own activities i.e., group therapy sessions, young people activities, community craft sessions etc.



<p><b>If your organisation does not currently occupy these premises, please give details of what are you planning to use the building for?</b></p> <p><i>Note: please submit any documents that provide supporting information, such as annual reports, business plans, grant applications, etc.</i></p> <p>The un-renovated derelict part of the building is not in use, there is no electricity, heating or running water and in a state of disrepair. This part of the building has been cordoned off and is un-usable in its current state. We need to secure further capital funds to renovate and furnish this half of the building to bring it back into use for the community, which this Asset Transfer will support.</p>
<p><b>Please provide details of:</b></p> <ul style="list-style-type: none"> <li>• the number of Sandwell residents that you are working with or plan to work with;</li> <li>• whether you are working/will work in a particular neighbourhood or town; and</li> <li>• any specific group of residents that will use the building.</li> </ul>
<p>As an organisation our last annual report from April 2020 to March 2021 (which included the pandemic restrictions) records that we supported over 3,900 children and adults and our virtual support reached over 27,000 people.</p> <p>We provide a diverse range of services, support and activities across Sandwell borough in all the towns. All the services are developed in response to the demands of local community needs.</p> <p>The Bridge building is situated in the Princes End ward of Tipton and we expect local Tipton residents will be main users of the building. However, the building is accessible and open to all Sandwell residents, and the services delivered from the building are available and accessed by people living across all six Sandwell towns. This includes: children, families, young people and adults accessing support for various reasons, such as mental wellbeing; adults living with long-term conditions, as well as life limiting conditions and disabilities, people living in the most deprived neighbourhood are able to access community support for various needs such as, food poverty, digital exclusion, benefit advice, budgeting workshops, skills development, those at risk of homelessness, living with addictions, isolation and loneliness to name but a few.</p>

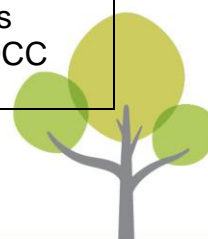
#### 4. Benefits

<p><b>Please explain how your plans will support <a href="#">Vision 2030</a>?</b></p> <p>Our plans for the Bridge centre include providing essential facilities that address many of the challenges of inequalities, that impact Sandwell residents as follows:</p> <p><b>A.</b> The Covid-19 pandemic has exposed how digital exclusion disadvantages the poorest in our community. Our response to this has been to establish a community digital hub in the reception area of</p>
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the building to enable the community to have access to digital equipment, internet access, digital training skills. We have digital champions to provide local residents with on-line digital training opportunities to **improve digital skills, increase their digital skills and knowledge and raise their aspirations and be digitally enabled** – Relating to Ambitions: 1, 3, 4, 5.

- B. Anxiety and mental health problems have increased in the last few years and so with our professional team of counsellors and therapists, we provide one to one counselling sessions and, therapeutic resilience building workshops for children, young people and adults to **improve mental wellbeing and support their resilience** - Relating to Ambitions: 1, 2, 4, 5.
- C. Food poverty has increased since the pandemic. In response we established a Food Pantry at the Bridge for the local community residents to **access affordable fresh food to enable people to live healthier lives** - Relating to Ambitions: 1, 2, 5.
- D. We have various volunteering opportunities across the organisation for local community members, who volunteer and dedicate their time to making a valuable contribution, which include: community gardening growing vegetables and herbs; food pantry as mentioned above, other community activities such as social support groups, creative crafts groups and, befriending to support other community members. These volunteering activities **provide supportive and safe community environments**, enabling people to be **active citizens contributing to society and it supports them to live a healthy active life. Volunteering with us also enables local residents to improve their skills, build their confidence and for the working-age volunteers to move into paid employment or further education.** - Relating to Ambitions: 1, 3, 4, 5, 10.
- E. We have innovative services, such as 'Beats not Blades' to engage young people in creative music activities **diverting them away from the risks of knife crime and at the same time gain an art qualification and skills for their future** - Relating to Ambitions: 3, 5.
- F. We plan to utilise an area of the un-renovated area of the building to develop a Digital Creative Centre (DCC). The concept is based on the outcome of a consultation with young people with complex needs. Many of these young people expressed a desire to be active citizens and learn new skills but their disability means they have restricted mobility and they rely on digital technology to a great degree. As young people they are digitally native, and the Bridge building is accessible to them and they will be able to use the dedicated DCC space to use a range of digital equipment to **creatively learn,**



**explore, develop their ideas and extend their knowledge and skills.** Once the DCC is fully developed as well as being a **creative learning centre for disabled and abled people it will be a unique asset and resource for the whole of the community - Relating to Ambitions: 1, 2, 3, 5, 10.**

**G.** We also plan to utilise an area of the un-renovated area of the building to develop a catering kitchen, which will complement the Food Pantry and community garden to **enable us to run healthy eating cooking classes** for which there is a demand. It will also be used for **young people to develop life-skill** and, volunteers **to run local social lunch clubs, afternoon teams and social connections** - Relating to Ambitions: 1, 2, 5, 8.

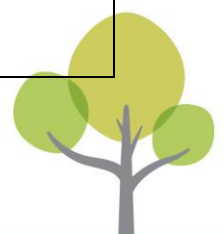
**H.** With our community development approaches, our aim is to reduce isolation and loneliness, to empower individuals to feel that they are **involved in community life and valued member of the community, with activities such as: community gardening, community afternoon tea sessions, arts and craft group.** With the aim to increase social interactions and reduce isolation and loneliness **for people to be content to be living in Sandwell.**

**I.** As a local employer we **provide employment opportunities for local residents**, ensuring our resources are invested back in the communities locally. As a community business we employ local people, work with other local organisations and companies, ensuring our funds are reinvested back into the community **contributing to the community wealth building agenda - Relating to Ambitions: 1, 3, 9.**

#### **How will your organisation's activities improve the lives of Sandwell residents?**

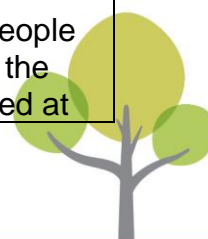
As an established community anchor organisation rooted in Sandwell for nearly 3 decades, Murray Hall has a track history of responding to local needs with innovative solutions. The refurbished ground floor area of the Bridge is a vibrant part of building for community use, with support provision and activities. The first-floor is used for office space where the charity's staff are based when not working out in the community. As an organisation with our current programme plans, we strongly support Sandwell's vision to improve the lives of the residents' and their wellbeing in various ways:

- Our work with children includes providing access to physical play activities and social interactions **to improve their own health and mental wellbeing and develop a healthy lifestyle.**





- Our Starting Well Programme central team is based at the centre to support our partnership with 8 **other diverse community organisations, employing local people to build local capacity in the community**. Together we provide support for pregnant women within ethnic minority communities to ensure they have timely access to healthcare and support **to enable them to have a safe pregnancy and birth**, and ensure they and their child are connected to support structure overcoming barriers such as language and cultural so they can support their children. We also, provide access to family support, parenting course, and **early language development support, to empower families and children to have the best start in life**, to be safe and enable children **to be school ready and have the best start in their educational journey** and reach their full potential.
- Our counselling and therapeutic programmes, which operates from the building works with children, young people and adults supporting their **emotional resilience to enable them to manage their mental health and wellbeing**; this includes supporting students within schools to ultimately **reach their full potential in their education and aspirations**. Working with families **to achieve healthy home environments for families**. Also, we work with CAMHS to manage the single point of access and provide a tier 2 service for children and young people with mental health needs.
- We provide different services for vulnerable members of our community, one of these includes volunteer transport, which enables people to access life -saving treatment and **live life to its fullest whilst living with life limiting conditions**.
- Our social value contributes to building community capacity with supporting individuals to build their confidence, skill and efficacy to engage with **education, skills development for employment**. As well working collaboratively with other partners, community organisations/groups, for example, we supported Tipton food bank to be set up as an independent charity, young stokes support groups to be established, building capacity within the community.
- Our transition support for young people with life limiting illnesses aims to; raise **their aspiration and develop their skills and knowledge enabling them to be active citizens and contribute to society**. It is the only such support available to this group of vulnerable people in the region with a dedicated space and a **unique innovative asset** (The Bridge) to accommodate their needs - **something to be proud of in Sandwell**.
- We are working with 7 other community organisations to support people and their carers/families living with memory loss and dementia. As the lead provider of the service the main coordination team will be based at



the Bridge. The service model includes a Dementia Adviser in each town and will be stimulating each town to become a Dementia Friendly Community. **As the demographics of Sandwell population changes and we have an increasing older generation, this service will enable people who will be living with early on-set of memory loss and dementia to live as well as possible at home within their communities and reduce demand on statutory services.**

- As a community anchor organisation, we **employ many local people.** We provide staff and volunteers **with opportunities to develop their skills and knowledge and build their confidence.** Many of our volunteers go onto paid employment including with us.

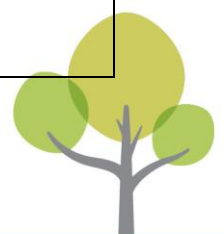
**Please include details of any other benefits or opportunities that would arise from your proposed move**

As a local charity, we have had a presence in Sandwell since 1994, we are locally-led and deeply rooted in our community. We moved into the Bridge building a few years ago and we are making good use of the refurbished areas of the building, which is finished to a high quality. The potential of fully refurbishing the rest of the building can be realised with the transfer of this physical neighbourhood asset to Murray Hall a local community organisation with a proven track record of providing quality services.

The Asset Transfer would enable us to forge ahead with confidence and source the finance investment required for the refurbishment the rest of the building, so that it can be fully refurbished and utilised. The full use of the whole of the building and facilities will elevate the possible benefits to the community as outlined above with a sustainable model of generating an income to re-invest back into the community and the maintenance of the building. We will be able to develop new innovative support spaces and services, this includes responding to the needs of the community as we have demonstrated we are able to do.

The fully refurbished building will provide great space and facilities where people can come together in social activities, break down barriers, build trust and stronger social cohesion, enable community connectedness, generating social capital.

Isolation and loneliness was already negatively impacting peoples mental and physical health prior to the Covid-19 pandemic. It is an issue that has since been exacerbated by the pandemic and now the economic challenges of higher cost of living requires long-term solutions, not just for recovery and maintenance but preventative activities, which can be provided from the building as community asset, for example Food Pantry and Community Gardens. The fully renovated building will enable us to have a full suite of activities on offer to the community.





As a local community anchor organisation based in a deprived neighbourhood, we play a crucial role in the local economy: as an employer, we employ local people in good quality jobs; we provide local resident with volunteering and development opportunities, which leads to further education or paid work (including with us); where possible we use local supply chains; and we generate income from external sources to invest in the local community.

We are currently working towards submitting an Expression of Interest for support from central Government Community Ownership Fund round 2. This will provide some of the capital funding required to bring the derelict part of the building back into use. As well as other external investment for this town based community asset.

## 5. Risks

**What risks to your organisation have you identified from taking on these premises?**

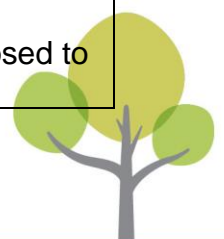
**Please detail and outline how you would deal with these**

*Note: Please append any reports or other documents to support how you will manage these risks*

Murray Hall has a comprehensive organisation risk register that is regularly reviewed at monthly executive meetings and, at each quarterly Board meetings. This includes any of the risks associated to the Bridge building. From when we first moved into the Bridge building the most significant concern and risk was the deteriorating flat roof that covers much of the building. The risk was managed with repairing patches as required, while we worked towards mitigating the risk in the long term. We consulted with experts from Sandwell Council Estates team and obtained estimated costs from Council approved providers to gauge the investment that was required. Our Charity's reserves policy meant for a number of years we were not in a position to invest in the substantial cost required for renewing the roof.

We have tried to secure grant funding, and the key theme in securing capital funding has been holding a lease for the building over a long period with a minimum of 25 years and the longer the lease the more favourable it is. As such, it has been impossible to secure grant funding for renewing the fabric of building such as the roof. We therefore, dealt with renovating the roof in a staged approach balancing these different risks. We take all our risks seriously and manage them within our resources.

Then, in 2020, we carried out a full options appraisal while taking into consideration our Reserve Policy. Then last year the Board of Trustees made the decision to invest a substantial amount of the charity's reserves in refurbishing the whole of the ground flat roof to manage the high risk it posed to the rest of the building. After liaising with Sandwell Council Estates



management and Building Regulators we appointed a specialist roofing company approved by the Council and commissioned them to complete the refurbishment of the roof to Council's standards. The work on refurbishing the whole of the first-floor flat roof was completed in December 2021 at an investment of £125k by the Charity.

The current main risk for the Bridge building is to increase the income from the centre to meet the running cost, as it currently operates at a loss. We made some progress in the first few years only to be hampered by the Covid19 pandemic, which will take some time to recover from. Two of the actions of dealing with this risk is to work towards increasing the income stream, as well as seeking grant funding to pilot innovative services.

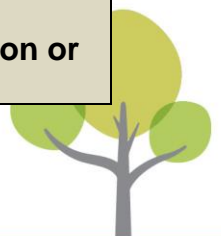
With regards capital expenditure for building work, we will need to seek grant funding or loan opportunities for significant investment to complete the refurbishment ambitions. This will only be possible if we have a long-term lease and an Asset Transfer would be viewed much more favourable to justify the investment within the fabric of the building. Securing a long-term lease will provide grant funders with the confidence that their investment in Murray Hall is a long-term investment for the benefit of the community through a local charity.

Hence this application to Sandwell MBC for an Asset Transfer. The Asset Transfer, will release our potential to apply for and strengthen our applications to secure capital and revenue funding to complete the renovation of the whole building, increasing our opportunities to generate income from space hire, provide community activities, organise large events to increase our income stream, as well as pilot innovative activities at the centre to increase local involvement. Sandwell MBC will be enabling a local charity with a proven track record in securing considerable investment into Sandwell for the benefit of its resident, to be a stronger community anchor in one of Sandwell's most deprived wards. We will have a more secure base to raise funds for investing back into Sandwell.

In regards to the climate crisis, Murray Hall is committed to being part of the solution for a cleaner environment. More specifically in relation to the Bridge building we aim to work towards a cleaner energy source and reduce our carbon emission, we made the extra investment when renewing the flat roof to include insulation. The plans for the future will involve some radical changes and involve some serious investment. We will require professional support in researching, providing detailed options, costs, planning and management.

## 6. Your Track Record

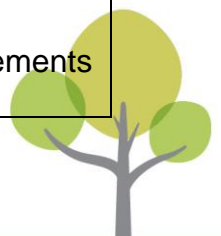
**What are the recent achievements of the organisation?  
Please provide evidence of quality of work, including any accreditation or awards**



Murray Hall has a history of achievements spanning over three decades. The most recent achievements in the last year are:

- Providing emergency support throughout the first Covid19 pandemic year. We worked with Sandwell Council offering to re-deploy our staff to provide whatever support we could. Our team of staff were agile and, we delivered food parcels to those who were isolated at home, collected and delivered medicine, made thousands of befriending/check-in phone calls, made door-step visits, posted over 270 activity videos for children and young people that reach over 26,000 people; we delivered about 1,400 activity pack to families with young children to keep them occupied during the lockdowns.
- Recently, we secured continuation funding from the National Lottery for the third time for our Looking Forward service. They have commended us for a unique innovative service that understands the need of children and young people caught up in a circle of short-term solutions from statutory provision, when what they really need is a quality holistic service that will give them the time and support to make a real long-term impact on their mental health and wellbeing and improve family life.
- At the beginning of last year, Murray Hall successfully partnered with 8 other community organisations and secured funding from the Department of Health and Social Care to provide a Starting Well scheme in Sandwell. The bid was supported by the Sandwell Director of Children Service, Public Health team and CCG Commissioner. It is a privilege to be working with such diverse partner organisations to deliver this innovative scheme for 2 years which include: Gateway Family Services, West Bromwich African Caribbean Resource Centre, YMCA, Bangladesh Women Association, Yemeni Community Association, Iley's Community Association, Bethel Health, Breast Feeding Network.
- In direct response to the food poverty that the pandemic has exacerbated, Murray Hall is working with Birmingham Thrive, with a Social Franchise for a local Food Pantry with support from Sandwell MBC. This has been a very practical and essential support for local residents to access and supported by community members as volunteers. To date we have a membership of over 200 local residents.
- We have secured the lead provider role with a collaborative of 7 other community organisations to provide the Community Dementia Service in Sandwell. It is a innovative new model of providing support along the whole pathway from concerns of memory loss, diagnosis, living with dementia and transition through different stages of the illness.

These are a just a few of our recent achievements, our other past achievements to name but a few include for example:

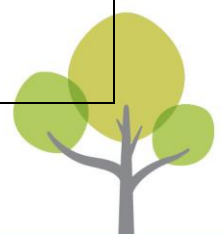


- The Bridges Support Service supported people at home at the end of their lives for over a period of 16 years. During this time, we supported thousands of people at the end of their lives to maintain their wellbeing and die at home, and as an outcome Sandwell achieved the one for highest percentage of home deaths in the Black Country at the time. We secured over £1m for this service for the benefit of local people. As a legacy we continue to facilitate a support group for people living with cancer and those living with bereavement, which has now been meeting for over 20 years. The service is included in the national End of Life Care Strategy as an example of good practice.
- When the Sure Start Centres were first introduced, Murray Hall successfully built the Tividale Children Centre and we have delivered Children Centre services for nearly 20 years, achieving positive outcomes for children and families for two generations now.
- To date we have invested over £1m into the refurbishment of the Bridge building, which was an empty vandalised derelict and in a state of disrepair when we acquired it and most of it is now a vibrant space and a valuable asset for the community and to Sandwell Council.
- Murray Hall was an instrumental partner in the building of the Neptune Health Park – the first of its kind in Sandwell as part of the City Challenge regeneration programme in Tipton in the 1990s.
- Together with Sandwell Council, Murray Hall was the winner of a Guardian Award for our innovative work on the Tibbington Estate.

There are many more examples we could give that would be an extensive list if we were to itemise them all. We make a significant difference to thousands of people we work with each year to improve the health the wellbeing of those living with the challenges of inequalities/inequity and are economically disadvantaged.

Murray Hall has a governance framework to ensure we provide quality services, this also, encompasses a clinical framework. To ensure we provide quality services we work to national guidance and recommended good practice such as, NICE and BACP etc. To monitor the quality of our services and maintain good practice we carry out audits across all our services. We have a reporting framework so that we have regular updates, oversight of all our services, to ensure we are achieving our KPIs and collecting data and intelligence. We also, have development groups for each of our programme for continuously taking forward user feedback of needs within the community to improve, explore and further expand our good practice. In addition:

- We are BACP registered



- We are members of the national Suicide Alliance
- We have achieved ISO 270001
- We have achieved NHS DSPT compliance

**Are you already working in partnership with any of the following?**

- Sandwell Council
- Other voluntary and community organisations (in Sandwell and out of borough)
- Other public bodies

**If so, please set out the details and achievements/impact made**

We work and partner with many organisations and public bodies in Sandwell and wider areas, the following is not an exhaustive list:

**Public Bodies**

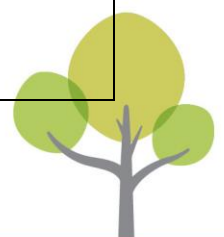
- Sandwell Council
- Sandwell & West Bromwich CCG
- Black Country Mental Health Trust
- Black Country ICS
- Primary Care Networks
- Birmingham Council
- Birmingham & Solihull CCG
- Walsall Council
- Walsall Healthcare Trust
- Birmingham and Solihull Mental Health Trust
- Department of Health and Social Care

**Starting Well Scheme Partners – to jointly support pregnant women from minority ethnic communities to have a healthy pregnancy giving their child the best start**

- Gateway Family Services
- African Caribbean Resource Centre
- BC YMCA
- Bangladesh Women Association
- CAB
- Yemeni Community Association
- Ileys Community Association
- Bethel Healthcare

**Sandwell Community Dementia Service Collaborative to delivering the whole system pathway support from pre to post dementia and, to develop Dementia Friendly Communities in each town.**

- Agewell
- Crossroads
- Buds
- St Albans Community Association





- Age UK
- Alzheimer's Society
- Dementia Pathfinders

**Compassionate Communities/Palliative Care & Transition to support formal and informal care and support for people and their carers at end of life in the community.**

- Sandwell Advocacy
- St Giles Hospice
- Acorns Children Hospice
- Mary Stevens Hospice
- Compton Hospice
- Donna Louise Hospice
- Shakespeare Hospice
- Life Lite
- Hospice UK

**Food Pantry to provide affordable food to people living with food poverty in Tipton**

- Food Banks
- Birmingham Thrive
- Fare Share
- CAB/Debt advice

**Digital Inclusion**

- Goodthing Foundation
- Dudley College
- Job Centres

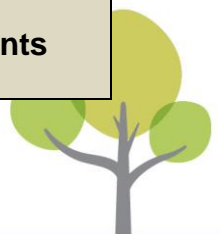
**Other Community Work**

- Options for Life
- SCVO
- BVSC
- Living Well Consortium
- Community in Sync
- Independent Living Centre

**National Organisations**

- Locality
- Compassionate Communities UK

**Please provide evidence to demonstrate the financial stability of the organisation – where possible, please provide the organisation's accounts for the last two financial years and the management accounts for the current financial year**





The end of year accounts for the last two finance years are attached.

The management accounts for this current finance year are:

<b>Consolidated Income &amp; Expenditure</b>	
<b>April to June 2022 Q1</b>	<b>April – June 22</b>
	<b>£</b>
Total Income	£327,866
Gross Profit	£327,866
Total Expense	£329,758
<b>Surplus/(Deficit)</b>	<b>(£1,892)</b>

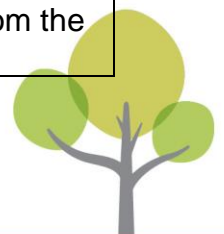
NOTES: approx. 80-85% of the Charity Income is derived from LA/NHS/Grant funding, therefore these operate on a balanced budget. The other 15% of charitable income comes from Generated/Social Enterprise activity such as Charity Shop, Food Pantry, Community Room Hire and Therapy Services within schools of which our trading surplus equates to around £19k pa.

## 7. Funding Arrangements:

**Have funds been identified for the following: (please provide details)**



<b>Investment in the Building</b>  <b>(Improvements to the building/ refurbishment)</b>	<p>To date approximately £1m+</p> <p>Funds required to complete the outstanding refurbishment to the derelict part of the building is approximately £750K</p> <p>We have secured funding to the value of approximately £100K to date of which, £50K is to renew of half of the ground floor windows and doors with double glazing to improve energy efficiency and reduce our heating costs. Another £50K is towards the development of the digital creative centre (DCC).</p> <p>We are preparing an application to Community Owner Fund Round 2 for £250K capital funding towards the renovation work for the building, plus £50K revenue funding to cover the costs of professional service fees associated to this Asset Transfer application.</p> <p>The success of this Asset Transfer application will greatly increase our chances of securing the Community Ownership funding.</p> <p>We are sourcing other capital funding avenues such as Big Lottery People and Places for the rest of the capital funding that will be required to complete the outstanding renovation work on the whole of the building.</p>		
<b>Fitting out the building</b>	<p>The fitting out of the rest of the building would cost approx. £450K (for the digital creative centre, kitchen, disabled toilets, and meeting/training rooms.</p> <p>We are sourcing funding as outlined above.</p>		
<b>Rental</b>	Currently at peppercorn rent		
<b>Have funds been identified for the following: (Y/N) YES</b>			
<b>Removal costs.</b>	N/A	<b>Running Costs (utility bills &amp; taxes)</b>	£22,500 pa
<b>Refurbishment/Fit out</b>	As above	<b>IT costs and requirements.</b>	£450pa (these costs are picked up by each service operating from the building



<b>Phones</b>	£2,500 pa	<b>Other (please specify) i.e maintenance</b>	£2,500pa H & S and Maintenance costs as required
<b>Staff costs – Facilities and H &amp; S Officer</b>	£28,974 pa		

**8. Timeframes:**

<b>When do you need the premises?</b>	dd/mm/yy
<b>How long do you want to lease the space for?</b>	99 yrs

**NB: Any longer term than the standard 10 years will be dependent upon your business case.**

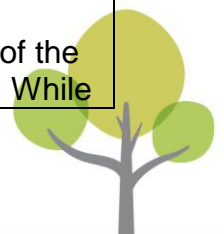
**9. Rent subsidy (if you are intending to pay a market rental please do not complete this section)**

In certain circumstances, if an organisation can demonstrate through a robust business case that either it is unable to afford to pay some or all of the full market rental or if the funding that would pay the rent would be better spent on service delivery, the Council will consider renting the property at a lower rental level, to be negotiated (based on factors such as affordability and any other liabilities such as repairs and maintenance that the VCS tenant may be prepared to take on in lieu of rent). This will only apply if the voluntary organisation is providing a service which meets a shared priority and is supported by the relevant Council service area(s).

**Please outline the level of rent subsidy that you are requesting and the case supporting your request.**

As a local charity we have invested approximately over £1m into the building, this includes the original £640K from the DoH, plus other successful grants from external funders and Murray Hall own charity investment into the building. The investment has been in the fabric of the building; for the renovation to the whole of the first floor, half of the ground floor space, flat and pitched roofs, new perimeter fencing and, a few new windows, main external door, shutters, internal building work, complete electrical rewiring, heating, decoration, furnishing etc for the refurbished areas of the building. The ground floor includes a multi-sensory room, a courtyard garden within the middle of the building and community fruit and vegetable garden beds, plus a dedicated Food Pantry shop area.

The investment has been to bring back an almost derelict building in one of the most deprived wards of Tipton to be a community asset for the community. While



this is a substantial investment, further considerable investment is required to complete the renovation on the rest of the building to bring the building back into a useable space as originally scoped back in 2013. Furthermore, as part of our environmental aims, Value for Money public benefit assessment and the wider Government's drive towards climate change agenda and carbon footprint, consideration will need to be given to insulating the building, replacing current single glazed windows and doors and an economical and environmentally friending heating system and energy supply.

To date, we have been hampered as outlined above in fully utilising the full potential of the building, which has limited the income from the building to cover the running, maintenance and management costs of the building. We fulfil all the health and safety requirements, building security, fire regulations, plus the pandemic has increased the costs of enhanced requirements to provide a socially distanced safe environment.

We would like to continue with the current arrangement of peppercorn rent, as a charity all our resources are used for the benefit of the community as described in our Objects within the charities Memorandum of Articles.

Therefore, we would want to continue with the peppercorn rent arrangement (100% subsidy) as we will be using our resources to raise investment for the refurbishing the fabric of the building for the benefit of the community and the social impact of our work supports Sandwell corporate plan and vision as outlined in this application.

**THIS FORM WHEN COMPLETED SHOULD BE FORWARDED TO: -**

**Stefan Hemming Principal Lead – Commercial Property**

**Sandwell Council House, PO Box 2377, Oldbury.**

**Tel No: 07825 280337**

**Email [stefan\\_hemming@sandwell.gov.uk](mailto:stefan_hemming@sandwell.gov.uk)**

