

## APPLICATION FORM FOR A LEASE OF PREMISES

Please complete all boxes

DATE

24/03/2022

Updated 12.01.24

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

<p><b>Premise Name and Address</b></p>	<p><b>Ideal for All</b>, Growing Opportunities Project x 3 Community social and therapeutic horticultural sites:</p> <ul style="list-style-type: none"> <li>• <b>Salop Drive Market Garden</b>, Salop Drive, Oldbury, B68 9AG</li> <li>• <b>Malthouse Garden</b>, 100 Oldbury Road, Smethwick, B66 1JE</li> <li>• <b>Barlow Road Community Garden</b>, Barlow Road, Wednesbury, WS10 9QA</li> </ul> <p><b>Salop Drive Market Garden</b>, near Bristnall Oldbury (<b>B68 9AG</b>), is a purpose-built Community Garden and is our flagship three acre working market garden and local food project. People of all ages and abilities can get involved and learn about where food comes from and experience a 'real-life' working site which supplies bags of freshly grown vegetables to local households. It has a greenhouse, polytunnels, outdoor growing beds, toilets and handwashing facilities, classroom, off road parking, allotment plots, healing and decorative gardens and wildlife area.</p> <p><b>Malthouse Gardens (B66 1JE)</b> third of an acre specialist therapeutic garden linked to our main site The Independent Living Centre. Fully accessible training kitchen, outdoor classroom/kederhouse, wildlife area, sensory garden and kitchen garden/accessible raised beds.</p> <p><b>Barlow Road Community Garden (WS10 9QA)</b> Adjacent to Junction 9 M6 motorway, we are continuing to develop our nearly 3.5-acre community garden at Barlow Road from derelict land, developing our environmentally beneficial food production, and increasing meaningful health, wellbeing and employability activities. It has a greenhouse, polytunnels, outdoor growing beds, toilets and handwashing facilities, classroom, off road parking, allotment plots, healing and decorative gardens and wildlife area.</p> <p>More information available <a href="#">here</a></p>
<p><b>Whole premise or part?</b></p>	<p>Whole premises/ all sites.</p>

### 2. Organisation Details:

<b>Organisation Name</b>	Ideal for All Ltd		
<b>Address</b>	Ideal for All The Independent Living Centre 100 Oldbury Road Smethwick B66 1JE		
<b>Organisation Contact Name</b>	Khatija Patel, CEO and Emelye Westwood, Head of Operations		
<b>E-mail</b>	<a href="mailto:k.patel@idealforall.co.uk">k.patel@idealforall.co.uk</a>	<b>Tel No:</b>	0121 558 5555
	<a href="mailto:e.westwood@idealforall.co.uk">e.westwood@idealforall.co.uk</a>		
<b>Legal Status of Organisation</b>	Registered Charity and Company Limited by Guarantee Disabled People's User-led organisation (DPULO)		
<b>Company or Charity Number (If applicable)</b>	Registered charity no. 1070112 Company limited by a guaranteed no. 03196518		
<b>Registered Address (if different from above)</b>	N/A As above		
<b>How long has the organisation been in existence?</b>	09/05/1996		

### 3. Proposed Use of the Premises

<p><b>If your organisation currently occupies these premises, please give details of:</b></p> <ul style="list-style-type: none"> <li>• Current activities run from these premises</li> <li>• Any changes to these activities</li> <li>• Any new activities to be run from these premises</li> </ul>
<p><i>Note: please submit any documents that provide supporting information, such as annual reports, business plans, grant applications, etc.</i></p> <p><b>Ideal for All</b> – we are a locally rooted user-led charity/community business run by and for disabled people and those in need of support for over 27 years. Members/service users include vulnerable people with mental health needs, learning disabilities, physical/sensory disabilities and long-term health conditions, and includes carers. We co-design and deliver a range of person-centred services/support including specific provision/activities to help local people of all ages and abilities to improve their independence, health and wellbeing and employability; to be better equipped with skills, knowledge, awareness to help themselves in future.</p> <p><b><u>The Premises - Our Gardens:</u></b></p> <p>Our <b>Growing Opportunities</b> healthy lifestyle &amp; wellbeing project/social enterprise has successfully developed three sites in Sandwell from 7 acres of derelict land for the last <b>22 years</b> with diverse needs in mind. Our sites are used all year round and anyone with an interest in being outdoors, meeting new people and trying something new can get involved.</p>

We provide therapeutic and active gardening, food growing, healthy cookery and lifestyle programmes and creative workshops, as well as a variety of opportunities to support children, young people, families and adults towards improving their futures via 'hands on' activities, vocational experiences/learning development and volunteering.

Services/activities that utilise these sites includes:

- An extensive range of health and wellbeing/peer support and condition management groups delivered across the sites – e.g. **Better Mental Health** (SMBC/PHE) programme **Inspiring Positive Minds**  
<https://www.healthysandwell.co.uk/mental-health-wellbeing/better-mental-health/>
- **Growing Opportunities** – 'green care' initiative. A combined health & wellbeing, employment and skills, therapeutic horticulture and local food growing initiatives across our sites which delivers socially prescribed interventions and outcomes for people contributing to positive mental wellbeing, healthy lifestyle and behaviour change (previously weight management), outdoor learning and training (including accredited learning) rehabilitation, condition management and recovery (justice system, Stroke and CVD survivors, Substance and Alcohol misuse) independent living and 'skills for life and work', meaningful volunteering and work experience placements, information advice and guidance and employment support to progress to world of work.  
**New advancement** supporting integrated health care and holistic approaches to social care means services can now to support care needs and some 'day opportunities' ensuring creative all age & continuous learning, enrichment activities, meaningful interventions and outcomes are delivered via social and therapeutic horticulture prescribed as part of care plan and package of support. (via self-funding, Direct Payment / Personal health budget).
- **Employment and Skills programmes e.g.** Building Better Opportunities European Social Fund/The National Lottery Community Fund BRIDGES, Community Matters, Family Matters strands supporting people with disabilities and health conditions into employment, UKSPF, Cost of Living Support and Advice providers network advisors make use of the spaces to deliver drop-in services and appointments.
- Targeted and bespoke support e.g. Women's and Men's Mental Health & Wellbeing **Peer support Gardening Groups** –Extensive knowledge/experience of facilitating peer support groups e.g. MIND and Agendas Side by Side Women's Peer Support/Mental Wellbeing programme, where we were a part of the national programme of facilitated sessions, research project and learning networks. The programme made use of MIND's peer support toolkit  
<https://www.mind.org.uk/media-a/4247/peer-support-toolkit-final.pdf>
- Targeted support through range of COVID funding e.g. **Sandwell Community Offer** where we deliver across Oldbury and Wednesbury and manage the **Single Point of Access**, CCLORS (Covid 19 Community Led Organisation Recovery Scheme) to support the resilience of and specific needs of our communities.
- Deliver a range of work experience and meaningful volunteering opportunities working with SMBC and SCVO via Let's Go Sandwell and our dedicated Volunteer Co-ordinator

All our user-led approaches are delivered through an Integrated Team of health, wellbeing, engagement, and employment specialists who have a wealth of 'lived experience', communicate in a range of community languages including BSL, and are local to the region and invested in its future.

Supported by the Enterprise Development Partnership, Locality, Power to Change and School of Social Entrepreneurs we are currently extending/developing our existing

**Community business.** This is a key component of our income generation and includes updating of our:

- **'Bag your share'** vegetable box scheme customers
- **Garden maintenance** service
- **Trading of services** (e.g. 'paid for' educational/training sessions, contracted health/employment and social inclusion work)

Our Business Plan (see appendix 2) focus is now on supporting us to redevelop and create further social prescribing opportunities linked to day-opportunities, training and employment specifically for people with learning disabilities, those in receipt of care packages and people with multiple barriers to work. It provides vital trading income to support the ongoing sustainability of our services and mixed income model away from reliance on grant funding. We have already made much progress in shining a light on Sandwell as a celebrated community business across the UK/model of good practice <https://www.youtube.com/watch?v=am1KSSuFBWE&t=4s>

Together the 3 sites act as Ideal for All's Growing Opportunities social enterprise and are a key part of its integrated 'wrap around' support and local provision in partnership with SMBC, Local Consortium (Sandwell Consortium, Communities in Sync) and strategic partnerships (Better Mental Health, Sandwell Food Network, SAPN, COLT) to improve the lives of local residents and maximise opportunities together for them and their neighbourhoods to thrive.

Just like people progress through and between the sites and services as 'stepping stones' to their development, the growing enterprise mirrors this too. Sites work in unison as one horticultural growing enterprise '**Growing opportunities**'. We have worked over the last 8 years to further integrate our provision for residents in need of support alongside focusing our operations onsite to make best use of the sites aligning to the participant's journey:

- Beginning from the garden nursery at **Malthouse**, sowing and propagating plant stock to be grown at other sites including annual bedding, perennial flowers and vegetables, herb cuttings and divisions, specialist vegetables and cultural or heritage crops which require more protection and nurturing – helping people improve their basic horticulture skills, be introduced to horticultural methods and build their confidence in a smaller setting. This works to improve dexterity and manage disability in safe environment which is accessible. Site also houses all 'kit' for outreach and learning programmes schools, community groups, VCS, and SMBC promotional, learning and awareness events across the borough (delivered in partnership, managed or connected to SMBC and or NHS).
- This plant stock then progresses to **Salop Drive** and grow on at our larger sites, as people progress too on their own journey. Plants are hardened off in our nursery polytunnel and large commercial size greenhouse and participants are introduced to the site and use their skills to sow and grow at scale – building confidence and 'stretching' their goals. This therapeutic 'green care' programmes as socially prescribed and proven to deliver tangible outcomes around health, wellbeing and employment. As a result of this development of our people we also see the development horticulturally. This includes the production of the vegetable, herb and fruit plugs and juvenile plants they have grown (as a creation/ by-product of the work). This stock is then utilised for the productive horticulture and 'bag your share' enterprise across the 3 sites.
- Meanwhile, for those living in the north or the borough or keen to travel as part of their learning experiences, they also take part in their own development journey at our Wednesbury North site. Along with our other plant stock (utilised at our amenity/training division of the enterprise **Barlow Road**) we focus on delivering

independence, skills for life and work and progression of garden maintenance techniques and movement into training and accredited courses locally. Interventions are delivered in harmony with the environmental / wildlife development onsite by working together with our neighbours (Woodgreen) and their approach to allotment gardening. At Barlow Road our skilled team introduce allotment gardening and have supported people to progress towards taking on their own plot 'next door' or on other sites managed by SMBC in the borough.

We are proud to have contributed to communities of disabled and local people developing along with their environmentally beneficial and productive greenspace over the last 22+ years in Sandwell. We look ahead now to new approaches and ways of working to support a green future for the next generation.

**If your organisation does not currently occupy these premises, please give details of what are you planning to use the building for?**

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

n/a

**Please provide details of:**

- **the number of Sandwell residents that you are working with or plan to work with.**
- **whether you are working/will work in a particular neighbourhood or town; and**
- **any specific group of residents that will use the building.**

To date we have worked with over **30000+ people**, the majority of whom are Sandwell residents. As an inclusive organisation our services are open to all and whilst our primary focus is on empowering disabled people to live as independently as possible, we also support residents facing disadvantage and complex needs.

We are a pan disability organisation supporting residents with physical, sensory and learning disabilities and those with mental health needs.

We also support Sandwell residents facing significant disadvantage including low-income individuals/families, economically inactive/long-term unemployed residents and older people who face multiple disadvantages including ill health, food poverty, loneliness/isolation, wellbeing needs and/or more complex needs.

We engage with and work with residents not only from the areas in which our sites/facilities are located i.e., Oldbury, Wednesbury and Smethwick but across all 6 towns through delivery services on an outreach basis and/or from community-based venues e.g., Burberry Court in Tipton.

**Our Reach/Impact**

On average annually we support around:

- **1500** people a year to manage their own care through self-directed support services; of which over a third are Sandwell residents.
- A further **750** Sandwell residents (low-income individuals/families; economically inactive/unemployed adults; older people) access our integrated services - specifically peer support, condition management, health/wellbeing, healthy lifestyle & employability programmes.

- We use SWEMWBS to measure changes/improvements in wellbeing. Of those accessing wellbeing on average **88%** report improved health/wellbeing (although this was not surprisingly lower during COVID 19 in 20/21 at 65%)
- **98%** demonstrating positive healthy lifestyle changes.
- Our market gardens distribute over **2 tonnes** of produce annually to the community in Sandwell and delivers **2000+** volunteer hours from a core group of **50** active volunteers from a bank of 250, who are supported by our and **13** trustees and wider **3000** members.
- We have successfully developed these **7 acres** approx. of land from derelict sites in Sandwell and continue to lever in significant funding into the borough to support healthier, more economically active communities and the creation of environmentally sustainable green space for all, regardless of age or ability.

For further information please see our [impact report](#) (appendix 1) hard-copies can be made available upon request.

#### 4. Benefits

Please explain how your plans will support [Vision 2030](#)?

**User-led co-production organisation, we were born out of partnership with the local authority and Public Health and continued development since this time. We deliver a range of interlinked outcomes and impact and can contribute specifically to meeting barriers towards a stronger Sandwell:**

1. **The best start in life for children and young people** – children and young people are supported to learn skills for life including supporting their wellbeing and resilience. Family learning and peer support contributes to continuous development and learning in the home/school environment even after the programme.
2. **People live well and age well** – healthy lifestyle/wellbeing strengths-based approaches support resilience and 85% of those involved in our projects report improved health and wellbeing. Our work contributes to delivering change as evidenced in Sustains National case study on our services and works to support prevention agendas and reduce later reliance on statutory and primary care support.
3. **Strong, resilient communities** – contribution to bringing people together in the areas they live and maximise use of local assets (healthy lifestyle centres, park and green spaces, prevention and community support services)
4. **Creation of greenspace** – supporting healthier communities and access to valuable managed greenspace where people choose to live and work, fostering community 'ownership' to help look after these spaces for future generations.
5. **Resilience and future health and mental wellbeing** - residents supported, providing 'hands on' vocational learning/training experiences and delivers employments and skills development/support for those furthest from the jobs market/NEET's.
6. **Raising Sandwell's profile** - supporting addressing what matters, working together and tackling challenges, sharing learning and celebrating the achievements/success of our local people and their neighbourhoods and communities.

We also deliver range of outcomes/social value aims including equality and inclusion, sustainability and regeneration of urban environments (environmental sustainability/healthy places) contributing to the following ambitions:

- |                                     |   |   |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> |    | Ambition 1 – Raising aspirations and resilience                               |
| <input checked="" type="checkbox"/> |    | Ambition 2 – Healthier for longer and safer                                   |
| <input checked="" type="checkbox"/> |    | Ambition 3 – Young people to have skills for the future                       |
| <input type="checkbox"/>            |    | Ambition 4 – Raising the quality of schools                                   |
| <input checked="" type="checkbox"/> |    | Ambition 5 – Lowering crime and anti-social behaviour                         |
| <input type="checkbox"/>            |    | Ambition 6 – Excellent public transport to the region and beyond              |
| <input type="checkbox"/>            |    | Ambition 7 – Major new housing along transport routes and employment sites    |
| <input checked="" type="checkbox"/> |    | Ambition 8 – Create environments in the six towns where people choose to live |
| <input type="checkbox"/>            |   | Ambition 9 – Housing industries of the future                                 |
| <input checked="" type="checkbox"/> |  | Ambition 10 – National reputation for getting things done                     |

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

Identified through consultations, Public health and national statistics, Sandwell communities face barriers: cardiovascular disease/diabetes, obesity/better health, mental health/wellbeing needs, loneliness and isolation; alongside lack of economic regeneration, poor access to urban green space and uninspiring underused 'eyesores'.

Community gardening has a positive impact on the urban form, on individual and community health and wellbeing, improves local people's lives and enhances access to biodiverse, beneficial green space.

Our all-inclusive projects provide person-centred information, advice and guidance and practical support to contribute to positive healthy lifestyle, mental wellbeing and employment opportunities to enable people to thrive and not just survive.

#### Point of difference

- non-traditional gardening and short activities/workshops to engage individuals furthest away from the labour market; focusing on activities to show positive change to both physical/mental health and well-being - key component to be addressed as part of an individual's journey, providing a 'hook' to engage beneficiaries in wider support.
- Therapeutic related interventions as part of an employment programme on a large scale (as in this case) is not easily or readily replicated. It requires years of learning, substantial assets, resources and facilities which we have already successfully recreated on our sites, and which bring significant added value to local Sandwell services, partnerships and the local environment.

#### Innovation

Our experience and shared evidence demonstrate the need to empower and enable people to 'help themselves' and learn new skills/gain confidence in order to support

positive health and wellbeing and contribute to positive outcomes by focusing on their strengths. We build on the 5 ways to wellbeing whilst recognising the need to lever support from other people in their lives such as families, support-networks, neighbourhoods, communities/peers to create opportunities for long-term and sustained healthy lifestyle and wellbeing.

Feedback from local people cites low income, poor diet, lack of opportunities, COVID-19, loneliness, access to fresh affordable produce and poor awareness/knowledge as a contributing factor to them not 'living well'. By learning through meaningful sensory and creative gardening/food-education based sessions, participants are supported via 'hands on' opportunities to develop positive healthy lifestyle and wellbeing/increased awareness.

Our services/support also contribute towards:

- Increased control, awareness, skills/knowledge to view healthy lifestyle/positive wellbeing and employment as the norm incorporating this into daily lives; speaking, living, writing positively to encourage others
- Increased exposure to positive environmental/emotional factors, reaching healthy milestones together; giving children a healthy start to life/ young people reaching adulthood with the necessary skills, knowledge and understanding to maintain positive health, wellbeing into later life and maintain employment or involvement in local community through volunteering.
- Increased skills, confidence and knowledge to create to recreate at learning at home; motivation to try new things/share experiences through participation in safe, managed peer support activity and create resilience and connected communities of people for the future which are easily replicated.

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

We are already delivering on these sites. However, a longer lease and/or a potential asset(s) transfer would enable us to continue supporting the needs of local disadvantage and disabled residents for the long term and on a more sustainable basis.

An agreement would enable us to lever significant financial investment and development funding into Sandwell, which will not be possible if we cannot secure longer tenure and/or transfer of assets.

## 7. 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*

We have been developing, managing and delivering holistic services from these sites for over 20 years, including taking them from derelict land to the vibrant spaces/assets they are today.

We have detailed our risks (threats) in our business plan/SWOT analysis and our risk register. A key risk in relation to these sites is the ability to be able continue to secure income/external funding to both develop the sites and deliver provision which meets the needs of residents.

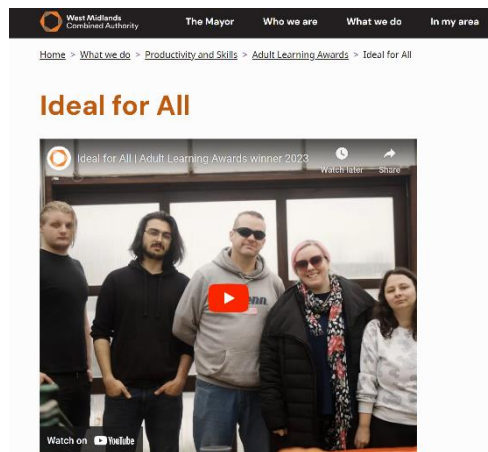


We have mitigated this risk successfully, particularly over the last 6 years through a strong focus on business planning, robust income generation strategy and income diversification. The risk now is not being able to properly secure these assets through either asset transfer or longer-term appropriate leases. We have reached a point where further investment and development funding cannot be accessed without these in place.

## 8. Your Track Record

### What are the recent achievements of the organisation?

Please provide evidence of quality of work, including any accreditation or awards



We are **ISO** accredited and **Matrix** accredited, and are an award winning provider of person-centred services. We won the prestigious **West Midlands Combined Authority** Community Learning Provider of the Year 2023.

You can watch our participants video to find out more and hear their stories about the difference we make at the gardens and charity.

<https://www.wmca.org.uk/what-we-do/productivity-and-skills/adult-learning-awards/ideal-for-all/>

We are a Disability confident employer and Fellow of the School of Social Entrepreneurs and Institute of Employment Professionals IEP - highly respected quality marks within our profession and as demonstrated in our recent wins of the prestigious **ERSA award** for **Disability and Health provider of the year in 2020** and other local and national awards.



Over the last 3-year business planning period there have been significant achievements and progress made including:

- Continued and sustained delivery during the pandemic including working in partnership with SMBC and VCS to launch Community Offer.
- Demonstrating resilience and ability to flex and pivot services including digital services, doorstep delivery, increased welfare support during the COVID pandemic including securing extensive COVID funding to support additional work and support sustainability.
- Embedding an integrated service which brings together complementary strands of community engagement, health, well-being and employment support.
- Being awarded multiple new and extended integrated contracts, circa £600,000 each year including:
  - BBO's

- Specialist Employment Support contracts
- WMCA Commonwealth Games Stand Out provision – supporting work and volunteering placements for young people.
- Specialist provision with Shaw Trust Work and Health Programme
- Playing a key role in the delivery of the Community Offer in Sandwell through delivering the Single Point of Access.
- Working with CIS to provide Community Navigators in 2 towns in Sandwell and healing garden provision in the Bereavement Programme for Carers in Birmingham.
- MIND Mental Health Programme
- Loneliness programmes through Co-op (Young People) and Community Fund – using gardens/wellbeing at core.
- Enterprise Development Support.
- 4 Sandwell kickstart placements – 3 into full time employment with the charity, as well as supporting other VCS organisations in Sandwell with wraparound employment support for their kick start placements
- Further development of Barlow Road Garden and Salop Drive building on previous investment through Power to Change including securing investment for replacement training room.
- Recognition of Ideal for All as an exemplar Specialist Employment Support provider through the award of the Employment Related Services Association (ERSA) Disability & Health Provider of the Year 2020.
- Securing funding through development work both in the social enterprise and digital development space.
- Investment in marketing, communications structures and digital strategies leading to improved communication with members and service users.
- Moving from loss making and a turnover of £657,757 in 2014/15 to small surplus and over £1million turnover in 2017/18 to another strong surplus in 2020/2021 and over £1.4 million turnover.
- Continued focus on impact and outcomes within the communities we work with see [impact report](#) (appendix 1)

We would also refer you to our business plan, recent impact reports, our website and social media for more information on achievements & progress.

[www.idealforall.co.uk](http://www.idealforall.co.uk)

[www.facebook.com/idealforall](https://www.facebook.com/idealforall)

[www.facebook.com/growingopportunities](https://www.facebook.com/growingopportunities)

[www.twitter.com/idealforall](https://www.twitter.com/idealforall)

[www.youtube.com/channel/UCEnEVXqL3mP6eV5tx8z6XgA](https://www.youtube.com/channel/UCEnEVXqL3mP6eV5tx8z6XgA)

[www.instagram.com/ideal.for.all](https://www.instagram.com/ideal.for.all)

#### **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**

In partnership with **Sandwell MBC** over the last 25 years we have created and delivered a range of person-centred services which meet the needs of local and disabled people in Sandwell. Born out of the previous **PCT** and **Public Health** we have spearheaded and co-delivered the creation of the Independent Living Centre, Salop Drive Market Garden, Malthouse Garden and Barlow Road Community Garden in partnership with disabled and local people since that time. We have also established a

range of support from community venues e.g. Burberry Court Employment and Health hub, in partnership with organisations e.g. Trident Housing. We continue to work together for the benefit of local people e.g. Single Point of Access **Sandwell Community Offer**.

We are members of **SCVO** and **Locality** and have access to their wider networks of over 1200 partner organisations and counting.

We are a key member for:

- **Communities in Sync (CIS)**
- **Sandwell Consortia**
- **Jubilee Food Network** founding member developing food poverty action plan (Sandwell Churches Link, Ideal for All, SMBC, SCVO) alongside over 60+ members and now the Strategic Food Group.

We have also been the subject of a and contributed to a range of national case studies, reports and toolkits including:

- **Growing for Health [case study](#)** - Tackling Obesity, physical activity, mental wellbeing, community resilience
- **DWP Work and Health Programme**, specialist supply chain for health and mental wellbeing/employment support.
- **Mind peer support [toolkit](#)**
- **National Charity Partnership (Diabetes UK, British Heart Foundation, TESCO) Make, Move and Munch programme; Heart Research UK/SUBWAY Healthy Hearts programme and approved recipe guides.**

We are members of several strategic groups e.g. Fellow of School of Social Entrepreneurs, IEP members, ERSA, Lloyds Bank Foundation and Power to Change peer learning networks and are involved in local agenda and policy development e.g. Integrated Care Partnerships, Personalisation of care.

We are also a member of wide range of relevant national organisations e.g. **Good to Grow** Network (formerly Big Dig/Sustain); **Social Farms & Gardens** (formed by the merger of two long established membership-based charities, the Federation of City Farms and Community Gardens and Care Farming UK.), lead for **Sustainable food cities** for Sandwell and are keen to work in partnership to develop new approaches to environmentally and socio-economic development within the region.

We also deliver as part of a range of key partnership projects including Building Better Opportunities and the **Stand Out** Project in partnership with **West Midlands Combined Authority** and the **Birmingham 2022 Common Wealth Games**, supporting young people aged 18 – 30 into employment and volunteering at the games and beyond.

**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**

Over the last 20 years we have levered in significant and ongoing funding to bring into creation these fit for purpose sites as safe, managed community assets.

To date we have secured and delivered over £5.5 million pounds in funding (capital and revenue) to bring the sites into fruition, to deliver a range of social enterprising activities with local disabled and vulnerable people and to support their ongoing co-development and use as anchor sites and community assets into the future.

In the year alone 2020/2021 we have secured over £200k in additional funding to support pandemic reset and recovery. Our financial position is good and continually monitored by senior management and the Board of Trustees with an established reserves policy holding at least 3 months of previous years working capital. An annual independent full audit is undertaken of our financial records, processes & procedures.

Our reserves position supports us to mitigate the risk of starting the financial year with deficit budgets, keeping projects going and staff employed while we work in the year to lever in funding and continue to develop initiatives for longer term sustainability. The current lease arrangements for the 3 sites are posing as a barrier in achieving this strategic objective.

#### 9. Funding Arrangements:

Have funds been identified for the following: (please provide details)			
<b>Investment in the Building (improvements to the building/ refurbishment)</b>	<p>All 3 sites were derelict pieces land and all improvements, including buildings and horticultural assets have been established with investment secured by Ideal for All.</p> <p>Having ownership or long-term lease arrangements means that required maintenance, improvement and replacement can be sourced efficiently and longer sustainability plans can be pursued.</p> <p><b>21/22 Capital:</b></p> <ul style="list-style-type: none"> <li>• Investment in place to replace community building at Salop Drive circa £82k</li> <li>• Toilets installed at Barlow Road £18,000</li> </ul>		
<b>Fitting out the building</b>	As above.		
<b>Rental</b>	Yes - Covered by charity funds. We request peppercorn rent arrangements as value to the derelict sites have been added by the charity. Currently paying £3000 per annum.		
Have funds been identified for the following: (Y/N)			
<b>Removal costs.</b>	Y	<b>Running Costs (utility bills &amp; taxes)</b>	Y
<b>Refurbishment/Fit out</b>	Y	<b>IT costs and requirements.</b>	Y

<b>Phones</b>	Y	<b>Other (please specify)</b>	
<b>Staff costs</b>	Y		

10. Timeframes:

<b>When do you need the premises?</b>	Ongoing, already delivering an established sites.  Longer term leases required asap or asset transfer option.
<b>How long do you want to lease the space for?</b>	We are requesting a long-term lease of at least 25 years+ or in perpetuity which will enable us to continue securing development/investment funding for the sites or a potential asset transfer.

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

11. 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).

<b>Please outline the level of rent subsidy that you are requesting and the case supporting your request.</b>
We would like the council to consider asset transfer and <b>support us to waive the rents we are currently paying to SMBC for the 3 sites</b> , enabling us to invest this funding into social health & wellbeing activities in Sandwell. We would also welcome backdating the waiver - refund of payments made for the leases in previous years.

**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**