

Ref number:
089



Performance Reward Grant Scheme APPLICATION FORM

To be returned to:

wiltshirelaa@wiltshire.gov.uk

Area Board	Salisbury	
Form submitted by (contact for all queries)	Miss Phyllis Babb 109B Exeter Street, Salisbury SP1 2SF phyllis.babb@ntlworld.com 01722 504017	
Name of initiative	Appeal to restore St Paul's Homes Salisbury	
Brief Description of Initiative	To restore the Victorian Grade II almshouses on St Paul's Road and refurbish its 12 single flats for people who have been homeless.	
Please put a cross against the ambition(s) that this initiative will support *It is only necessary to identify those ambitions on which you feel your bid will make a significant impact.	Building resilient communities	X
	Improving affordable housing	X
	Lives not services	X
	Supporting economic growth	
	Safer communities	X
	Protecting the environment	X
	Action for Wiltshire – combating the recession	
Improving outcomes for Children and young people		
Amount of funding sought	£900,000 overall, £150,000 from this scheme.	
What will this money be spent on?	<p><i>Please give a breakdown of the amount shown above the different items this funding will cover. This should also identify which items are revenue and which are capital – see Appendix 1 in the Bid Pack for capital expenditure guidance</i></p> <p>All capital expenditure on the following: £95K - car park and new access area 25K – repairs to all stone and flint walls 24K – 20% VAT TOTAL = £144,000</p>	

Is planning permission required? Yes/No	<p>If 'Yes': <i>has it been granted? (Please give details)</i></p> <p>Yes, granted in April 2010</p>
Have quotes been obtained? Yes/No	<p>If 'Yes' <i>please give details/attach quotes and indicate which one is your preference and why.</i></p> <p>If 'No' <i>please give details of why quotes have not yet been obtained.</i></p> <p>Surveys have been done and costs budgeted (see attachment). Funds are being sought before building begins. Tendering will start soon.</p>

Note: Bids will only be considered if they help us to achieve our ambitions in the Local Agreement for Wiltshire. It is important that initiatives have a positive local impact, and that we are able to show success. In this section you are being asked to provide information about how your project contributes, and how you will measure that success. The level of improvement we expect to see will be proportional to the level of the bid: i.e. the more funding required, the greater the level of impact and improvement that will be necessary.

Please describe how your initiative will support the ambition(s) indicated above, and summarise the action that will be taken	<p>This project will restore a very important building of national importance (Listed) in the centre of the city which has sadly been neglected and derelict for over a decade. It is made of grey brick, flint with stone mullioned windows and porches so will enhance the reviving St Paul's area. It is shameful to waste such a treasure.</p> <p>The 'St Paul's Homes Salisbury' charity no.221147 is still a member of the Almshouses Association who are anxious its use for the vulnerable should be restored.</p> <p>Resilient Communities: Salisbury has good supported provision for homeless but there is an acute shortage here and the whole county for 'move-on' accommodation where people can live permanently once they are ready to be independent.</p> <p>Improving affordable housing: Every effort is being made in Salisbury to raise £300,000 of the building costs to keep the rents down. Also Bournemouth Churches Housing Association (BCHA) is making an application for a large grant from the Homes and Communities Agency to reduce the mortgage even further and reduce the rents. Work will not begin until funds are available.</p> <p>Lives not services: The object of this restoration is to make it available for people in supported accommodation with no homes to go to, thus unblocking spaces for others who are homeless.</p> <p>Safer Communities: The structure is of flint, brick and stone, with new doors and windows. The complex of 12 flats stands in</p>
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	<p>its own grounds and several feet higher than the street, with a private courtyard between the 2 blocks. This should encourage a good community spirit. It is beside St Paul's Church which is working towards opening a community centre for the public just opposite the almshouses, so it is in a good position, and it has a bus stop outside for the town centre.</p> <p>Protecting the environment: Seeing an old grey stone Victorian listed building standing derelict for over a decade has been distressing to many in the community. Now it will be brought back to life.</p>
What makes this initiative a local priority (e.g. evidence from research and local support)	Recent report from "Homes4Wiltshire" statistics show 351 people in the county are in the Gold Plus band needing 'move-on' accommodation.
How will you know you have been successful?	When the work is complete and the building occupied.
<ul style="list-style-type: none"> How will you measure the impact? (may have more than one measure) 	The quality of the work and refurbishment of the flats, and their immediate occupation and satisfaction of the tenants.
<ul style="list-style-type: none"> What is your improvement target (s), and when do you expect to achieve this/these? 	Hope to raise sufficient funds to begin work during 2011 and complete it in 2012. Bournemouth Churches Housing Association (BCHA) will take out a mortgage for £600,000 and STFH raise £300,000 by public donations and from charitable trusts.
<ul style="list-style-type: none"> How will you ensure that the improvement continues after the end of the initiative? <i>(this is one-off funding)</i> 	It will be managed by Salisbury Trust for the Homeless, a member of BCHA and experienced in this field. BCHA is the sole corporate trustee of St Paul's Homes Salisbury.
Who will benefit from this initiative?	12 people will be housed at any one time which will free 12 places in supported accommodation for the street homeless.
Confirm no unfunded commitments from this initiative	Please delete the statement that does not apply: 1. I confirm that there will be no unfunded financial commitments arising from this initiative,
Will ongoing maintenance of premises/equipment be necessary?	Yes, from rents which will only be sufficient to maintain the property. They must be affordable.

What are the key risks to success and how will these be managed?	Further deterioration to the fabric of the building while funds are awaited, and inflation increases costs. St Paul's Homes owns the property.
Who will manage the initiative	BCHA will manage the works. They have considerable experience in this type of development.

Signed:

Dated:

Chairman of Area Board

NB: It is the responsibility of the Area Board to ensure that:

- bids are robust and well-founded
- public money is spent appropriately and in accordance with the details of the bid and with any conditions placed on approval by the PRG Panel
- the initiatives are managed well to achieve the benefits and that performance improvement is reported