

GENESIS TRUST BATH - 97-101 Walcot Street, Bath:

	Ref:	Website: http://genesistrust.org.uk/
Summary of asset use	This scheme provides for the Genesis Trust - a Bath-based charity which helps people who are homeless, vulnerable, and in need - to have a permanent base in the City of Bath, at 97-101 Walcot Street, Bath.	
Aims of organisation- eg from Articles of Association	The principal objects of the charity are set out in its constitution as “the relief of poverty amongst homeless and destitute persons and the relief of sickness, hardship and distress of people in need in the City of Bath and surrounding area’.	
Governance of organisation	<p>Genesis Trust is a charity registered on 12 April 1995. The management of the charity is undertaken by a Board of Trustees, a Director and Project Managers and Co-ordinators. A fundraising plan is in place to ensure that the charity’s activity is sustainable. The Trust is supported by all the churches in Bath, who provide the majority of volunteers The Trust employs 14 people and has over 600 volunteers in a total of 9 different projects</p> <p>The budget for the year 2013-14 was £382,324.</p>	
Current situation inc. assessment of ERV and asset value where appropriate	<p>Until 30 June Genesis Trust Bath occupied premises at 1-3 James St West and their tenancy was terminated by B&NES consequent on the proposed sale of the site for redevelopment. They were prepared to vacate without attempting to exercise any statutory rights on the informal understanding that the Council would find alternative premises to rehouse them.</p> <p>The lease of 97/101 Walcot Street is to be granted to Genesis Trust for a term of 99 years at £17,000 pa which is estimated to be the current rental value for the premises in existing condition and with the proposed user. The rent will be commuted to nil by virtue of the community asset transfer to be approved by the Cabinet Member for Community Resources on the provisions set out in the heads of terms.</p>	
Financial implications	<p>The Council will benefit from a capital receipt from the sale of this site and this will have been facilitated by the co-operation of Genesis. The building is in need of substantial repair and modernisation and a scheme of works has been prepared which the Council intend to fund up to a maximum of £100,000 to put the shell into a reasonable state for occupation. The capital requirement will be ring fenced from the anticipated sale proceeds from 1-3 JSW</p> <p>The rent will be commuted to nil by virtue of the community asset transfer to be approved by Cabinet Member for Community Resources on the provisions set out in the heads of terms</p>	
Relevant Council objectives	<ul style="list-style-type: none"> • The people most in need are supported to live full active lives. • Where people feel safe • Reduced inequality between communities across Bath & North East Somerset 	

Community
benefits

The Genesis Trust currently operates the following key projects which deliver clear benefits to the most vulnerable in our local community.

- “The Soup Run”- serving soup, fruit and sandwiches every night of the year to the homeless
- “Lunch Box”- serving hot sandwiches every Monday and Wednesday.
- “Sunday Centre”- serving an affordable lunch and providing shelter, newspapers, and companionship on a Sunday.
- Bath Foodbank- providing emergency meals to those in a temporary crisis.
- Lifeline Centre- a drop-in centre, providing friendship, guidance and referrals to other professional agencies.
- Furniture Project- selling furniture and household goods at low cost to those in need or on benefits
- Life Skills- a programme of educational, training and social activities offered free to vulnerable adults to enable them to actively move forward in their lives.
- Bath Street Pastors- helping on the street to ensure those who are vulnerable during the late night/early morning are kept safe.
- Family Matters- supporting families in need of help through a key worker

Outcomes from these projects in 2012/13 included:

- 6,790 visits to the Lifeline Centre and 44 people helped to find accommodation.
- About 8,000 soup and sandwiches provided by Sunday Centre to people in need: about 3,000 full Sunday meals provided 22 people found new volunteering posts through Life Skills.
- 3,027 sales of affordable furniture made to those on benefits and low incomes.
- Over 3,000 hours of work placement experience provided.
- Over 6,200 training hours provided and 14 people gaining DIDAC certificates.
- 297 people helped by Street Pastors during patrols in Bath.

Currently, the Trust rents space on a short-term basis, and its central team is split on two sites, reducing efficiency. The key additional value from the move to the new premises therefore to:

- Provide Trust projects with more efficient central services, including a central staff team, trustees, accounting, database management, governance, legal compliance, volunteer guidelines, health and safety, and training. This will secure the future of the Trust’s projects and allow for development and enhancement.
- Provide a long term solution to avoid the costs and disruption of moving, together with the ongoing uncertainty
- Allow joined up services, so that clients can easily be referred to other Genesis projects, and also allow for “ all-day” timetabling of services
- Provide a more flexible space so that future activities and projects can be developed

	<p>Specifically, the new building will :</p> <ul style="list-style-type: none"> • Provide the space needed to grow the LifeSkills project and help more people learn new skills that equip them for independent living. A new kitchen space will be used in the LifeSkills training programme • Establish a brand new Workshop- allowing donated furniture to be worked on by clients before it goes on sale • Provide a Retail shop space to sell the furniture and accessories that come from the workshop. Clients will be engaged as sales staff in the shop, with a fixed commitment to the hours that they are spending there
Preferred Outcome	<p>Agreement for lease by which B&NES will carry out the works and Genesis will take a 99 year lease on practical completion. Rent to be abated to a peppercorn subject to the tenant satisfying the landlord on a number of conditions including that a constitution is in place that is consistent with the Visions and Values of Bath and North East Somerset Council, alongside a robust business plan, competent trustees and the ability to raise adequate funds. The tenant will not use the premises otherwise than for the purposes set out in the constitution in line with the aims objectives and constitution as set out in the governing articles. Every five years it will submit to the landlord, at the landlord's request, information that will satisfy the landlord that the conditions continue to be complied with.</p> <p>A handover ceremony to celebrate the signing of the lease and an annual peppercorn ceremony.</p>
Key Risks/Issues	<p>The building is currently in poor condition, and needs to be refurbished. In addition, there is an open area next to the building (currently covered with a dilapidated roof) that will be used to extend the existing building so that it covers the complete site. The existing building has two storeys, and the plan for the extension is to have three storeys.</p> <p>Fund-raising for refurbishment and extension of the building is therefore a key issue</p>



Statement of Social Objectives

1 Objects

As stated in the Charity's Memorandum of Association, the Charity's Objects are, for the public benefit:-

3.1 the relief of poverty amongst homeless and destitute persons and the relief of sickness, hardship and distress of people in need in particular (but not limited to) those living in Bath and the surrounding areas; and

3.2 to promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate into society in particular (but not limited) to those living in Bath and the surrounding areas.

For the purpose of Article 3.2 'socially excluded' means being excluded from society, or parts of society, as a result of one or more of the following factors: unemployment; financial hardship; youth or old age; ill health (physical or mental); substance abuse or dependency including alcohol and drugs; discrimination on the grounds of sex, race, disability, ethnic origin, religion, belief, creed, sexual orientation or gender re-assignment; poor educational or skills attainment; relationship and family breakdown; poor housing (that is housing that does not meet basic habitable standards; crime (either as a victim of crime or as an offender rehabilitating into society).

2 Usage of 97-101 Walcot Street

The initial usage will be as follows...

A retail shop selling mainly refurbished furniture and items made by our clients. The shop will be staffed by clients as part of their Personal Programmes, supported by staff and volunteers. The atmosphere of the shop will be in sympathy with the eclectic and artistic nature of Walcot Street, and will be welcoming to customers and visitors.

A workshop where the refurbishment and production will be undertaken, staffed by clients and employees.

A hall where items will be made for sale, and where training courses and other activities will be held as part of the Personal Programmes for clients.

A counseling room for one-to-one support.

A meeting and training room for general meetings and client support.

A domestic kitchen for use by people in the building and for teaching cookery.

An office for the staff of the charity.

Disabled access and toilets.

3 Future usage

In the future, the usage of the building will be consistent with the Objects of the charity, but the actual activities are bound to develop over a period of time to suit the needs of our clients.

We do not intend to use the building either for a soup run or for accommodation for our clients and these uses will not be permitted in the lease.

Genesis Trust
12 August 2015