

Form CAT01

## Application for the transfer of a Council asset

### Your details

**Your Organisation** *Rise Resound Rebuild CIC (R3)*

**Contact name** *Peter Rushforth*

**Position held** *Director*

**Address** *Flat 2, Highmount  
Shady Bower  
Salisbury*

**Postcode** *SP1 2RE*

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### Your proposal

**(please complete Checklist CAT02 before completing the following)**

#### Details of asset

Please include exact location, address, postcode, size, boundaries, access points and a map if possible

Grosvenor and Riverside House (title WT269485)  
27 Churchfields Rd  
Salisbury  
SP2 7NH



## **Summary of proposal**

Why do you want the asset and how will this benefit the local community?

R3 seek to renovate the property into a Cultural Hub and Youth Centre for the Area of Benefit (AoB) that will enhance local culture, strengthen the local economy and reduce crime. The AoB is defined as Salisbury, Southern Wiltshire, Wilton, Amesbury and Tidworth.

R3 will operate a youth centre from cultural hub primarily aimed at, but not limited to, the 16-24 year old age group. This will provide the equivalent of 10 full-time youth mentors to the 16-24 age group in the AoB with employment costs of around £300k annually. Provision of this youth service is expected to impact the overall deprivation of Education, Skills and Training (ES&T) for individuals Not in Employment, Education or Training (NEET) in the AoB. The percentage of local NEET in this age group consists of around 1,350 individuals and carry a long term cost of approximately £74M for each year group. Being NEET increases the likelihood of youth joining gangs and committing crime. Since 2016, 38% of all crime in the AoB has been committed by the under 25 age group, and 28% by the 16-25 age group. This represents a total crime cost of approximately £11M on average annually. R3 could realistically support 10% of this group with ES&T by mentoring through the youth centre. In a survey R3 found that over 80% of local youth believe there is not enough for them to do in Salisbury and two-thirds would attend a youth centre at least once a week.

Youth action groups across the UK have evidenced the community benefit of offering youth spaces accompanied by life skill support in the form of mentors and activities. In particular, music has been proven to improve health and well-being (PubMed) and forms a gateway for additional skills and training. By operating a youth centre and providing the equivalent of 10 full-time youth mentors, R3 could benefit the community with the equivalent saving of up to £8.5M annually from youth engagement (in addition to £300k employee costs). Added value beyond savings could be expected in terms of local reputation for culture, which draws in tourists, and reduction in overall deprivation, which strengthens the community and economy. Insurance will be provided by Markel International. Please see the R3 Business Plan for details.

## **Community use**

Please explain how the asset will be used

*(Please refer to questions 5-8 in the checklist - CAT02)*

The asset will be renovated and provide community services of a youth centre, study areas for rent (hot-desking, skills-exchange, software library, after-school clubs, conference and teaching rooms etc.), music and dance studios for rent, local produce store, kitchen restaurant, café, crèche and market garden. This will provide the community space to practice; Science, Technology, Environmentalism, Arts and Music in hosted facilities with a university style framework of operation with a focus on self-sufficiency and the environment.

R3 will manage the youth centre, services and rental space, to the enhance the education, skills and culture of the community.

### **Suitability for purpose**

Please explain why this asset is suitable for the intended purpose

*(Please refer to questions 5-8 in the checklist - CAT02)*

The location of Grosvenor & Riverside house is ideal for the Area of Benefit as Salisbury is the geographical hub for bus routes. This has particular impact on the youth and those that do not or choose not to drive or take a train. Being opposite the train station enables access to the tourist and commuter market to support the youth centre through revenue generation from services.

The property is in poor condition and requires a renovation, which will be project managed by STEP Associates Ltd. It is large enough, has mains utilities and will be fit for purpose with safeguarding built in the design from consultation with users.

Within Salisbury the property is located perfectly between the two most deprived areas of multiple deprivation, namely Bemerton and St Martins. Further making the location ideal to impact the whole community and mitigate segregation or favouritism of either ward. The size of the property is large enough to accommodate the proposed business services and youth centre enabling the project to be financially self-sustaining. The grounds are perfectly suitable to showcase environmental sustainability and enable activities.

### **Community support and consultation**

Please set out who you have consulted about your proposal and how you have addressed any concerns raised

*(please refer to questions 9-14 in the checklist - CAT02)*

Details of support and consultation can be found in Part 1 of the business plan, titled 'Community Consultation'. Both Salisbury and Wiltshire councils have support for the proposal including John Glen MP, several local action groups, a signatory list of 244 respondents to a petition, and 5 entities wishing to operate from the renovated asset. Concerns were raised from local residents who were met in person in May 2021 and assured that safeguards will be in place to prevent previous poor experiences (details in the business plan). Communications of the project are sent out by local media, direct letters, website and emailing list.

### **Legal issues**

Please set out how you will address any legal, planning, insurance and health and safety matters associated with the asset *(please refer to questions 15-18 in the checklist - CAT02)*

A building project manager has been assigned to manage the renovation and contractor companies, which includes responsibility for health and safety of the building work. Two of the six executive roles have been filled that provide volunteer co-ordination and legal policy experience. Insurance for the business operations will be provided by Markel International, with guidance from the Church of England Education Office and a local steering group. Planning permission is required for modifications and additions to the property for which a local solicitors have provided support. R3 have engaged with Salisbury Civic Society to ensure the renovations are in accordance with historic and aesthetic considerations.

### **Financial matters**

How will you fund future running costs, repairs and maintenance?

*(please refer to questions 19-23 in the checklist - CAT02)*

Capital cost funding for the estimated £3M renovation is sought from trusts, funds and private and public fundraising. Over £7M has been identified from trusts alone, and professional fundraisers are on board to support further raising of funds through private networks.

Running costs will be covered by generating revenue from services. At full operational capability the services are expected to generate an

annual turnover of £4M with profits of £275k. This will provide employment to around 70 staff members including the equivalent of 10 full-time mentors for the Youth Centre. Annual maintenance is included at £75k. A renewable energy system will be installed with capital fundraising to reduce energy overheads at least £9k per year to an estimated £25 annually.

Should the asset transfer be approved by Wiltshire Council then over £1.1M fundraising is achievable within the coming months. This will enable initial operational capability and commencement of renovation works. Details including an exit strategy are contained in Part 1 of the business plan.

### **Future management**

How will you manage the asset and ensure that it continues to contribute to the wellbeing of the local community in the future?

*(please refer to questions 24-27 in the checklist - CAT02)*

The directors will employ an executive team of six executives who will manage the day to day activities of R3. Two of those roles are filled covering people management and legal obligations. Five local entities seeking to operate from the renovated asset have been in continual consultation with R3 since proposal inception around November 2020.

A steering group of 11 local entities is prepared to guide R3 on community value and impact particularly to share their experience, maintain purpose, and act as a network for referrals. Annual or biannual meetings will provide a formal vehicle for the steering group to influence the project.

### **DECLARATION**

**I confirm that the details included in this application are correct**

**Signed:**



**Name (please print):** *Peter Rushforth*

**Date:** *31<sup>st</sup> May 2021*

Form CAT02

## Application for the transfer of a Council asset

### CHECKLIST

	Question	Yes	No	Note
Community use	1. Is the asset to be provided for a public purpose?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets for private or commercial use</i>
	2. Will the asset be hired or used by third parties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>
	3. Will your organisation supervise use of the asset?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' your application should explain how use will be supervised</i>
	4. Will the public have access to the asset?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'yes' your application should set out how your liabilities will be covered</i>

	Question	Yes	No	Note
Is the asset fit for proposed use?	5. Is it big enough?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets that are unsuitable</i>
	6. Is it in the right location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets that increase unnecessary car use</i>
	7. Is it safe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The Council will not transfer assets that are unsafe</i>
	8. Does it have utilities? <i>(Water, electricity, drainage, etc.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - your application should explain if they are needed</i>

	Question	Yes	No	Note
Community Support and consultation	9. Have you consulted nearby residents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - please consult before submitting your application</i>
	10. Have you consulted adjoining owners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - please consult before submitting your application</i>
	11. Have you consulted others affected by the proposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - please consult before submitting your application</i>
	12. Have you consulted the local Wiltshire Councillor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - please consult before submitting your application</i>
	13. Have you consulted the local Parish Council?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - please consult before submitting your application</i>
	14. Is there community support for the change of use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>If 'no' - consider carefully whether you wish to proceed with your application</i>

	<b>Question</b>	<b>Yes</b>	<b>No</b>	<b>Note</b>
<b>Legal</b>	15. Are there any covenants or other legal constraints?	<input type="checkbox"/>	x	<i>If 'yes' your application should explain implications</i>
	16. Does the proposed use require planning consent?	x	<input type="checkbox"/>	<i>If 'yes' your application should explain implications</i>
	17. Have you considered insurance cover?	x	<input type="checkbox"/>	<i>If 'no' your application must explain implications</i>
	18. Have you assessed health and safety liabilities?	x		<i>Your application must explain how you will deal with risks and liabilities</i>

	<b>Question</b>	<b>Yes</b>	<b>No</b>	<b>Note</b>
<b>Finance</b>	19. Can you meet all capital maintenance costs?	<input type="checkbox"/>	x	<i>If 'no' your application should explain how funding will be provided</i>
	20. Can you meet all day-to-day running costs?	<input type="checkbox"/>	x	<i>If 'no' your application should explain how funding will be provided</i>
	21. Will you use the asset to generate income?	x	<input type="checkbox"/>	<i>If 'yes' your application should provide further details</i>
	22. Will any third party be assisting with the costs?	x	<input type="checkbox"/>	<i>If 'yes' your application should provide further details</i>
	23. Do you have any contingency funds?	<input type="checkbox"/>	x	<i>If 'no' your application should set out how you will deal with contingencies</i>

	<b>Question</b>	<b>Yes</b>	<b>No</b>	<b>Note</b>
<b>Management</b>	24. Will you manage the asset?	x	<input type="checkbox"/>	<i>If 'no' your application should set out who will manage the asset.</i>
	25. Will a management committee be set up?	<input type="checkbox"/>	x	<i>If 'yes' your application should set out how this will work</i>
	26. Will users of the asset be involved?	x	<input type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>
	27. Will someone be employed to manage the asset?	x	<input type="checkbox"/>	<i>If 'yes' your application should set out how this will work</i>