



Stratford upon Avon Food Bank - property brief

Background

Stratford Food Bank (SFB) has been operating for 6 years and in the that time demands for food services, to individuals and families, has grown from an average of 86 parcels distributed a month in 2013 to 306 parcels distributed over each month during the first quarter of 2019. The growth in demand, coupled with our desire to provide a wider range of services including more effective signposting for our clients, means that we will need to look for alternative premises within the foreseeable future.

Current property

At present SFB occupy 2 sites; inter-linked portable cabins on the Tesco site on Birmingham Road and storage space within the Sitel building on Timothy's Bridge Road. This dual site operation is not ideal as it gives rise to double handling of food, and more extensive use of volunteers with transport and storage difficulties between sites. The lack of running water and toilet facilities in the cabins is also a consideration.

Future requirement

Going forward we are looking to consolidate our service on a single site close to the town centre providing easy accessibility for our clients. Ideally we would operate from one single storey property, with good van access.

Specification

- 100 sq m – 200 sq m (1000 sq ft to 2000 sq ft) of space on a single floor.
- Access from public highway with car parking locally or on site.
- Van access for loading and unloading with separate pedestrian entrance door.
- Warehouse space for storage of food.
- Reception and public space to meet and greet clients and carry out interviews.
- Kitchenette with washing facilities.
- WC. Preferably male and female facilities (disabled access compliant).
- Basic lighting and heating compliant with building and fire regulations.
- Services – mains water and drainage, electricity.

Budget/Anticipated costs

As a charity distributing food our income streams are limited and we would be looking for affordable space where ideally we pay a notional rent and financial support by means of grant aid to assist with the anticipated annual running and fit out costs.

Estimated annual running costs assuming we would have to pay a market rent for a small warehouse (type) unit are in the order of £15k - £30k pa depending upon the size and quality of the accommodation. The costs to carry out alteration work are estimated at £10k but this will be subject to the quality of the space and the extent of works required.

Grant Support and Assistance

Firstly we are looking for assistance with grants and funds to cover running costs and capital outlay on alterations.

Secondly assistance in identifying potential properties that could be suitable for our future needs.

Way forward

- Establish the level of grant support locally and nationally.
- Instigate a localised property search and identify potential properties.
- Work up proposal and costs