

DAME HANNAH ROGERS TRUST



**PROJECT PROPOSALS
AND
FUNDRAISING NEEDS
FOR
SEALE HAYNE**

MARCH 2010

OUR VISION FOR HANNAHS AT SEALE-HAYNE

The Dame Hannah Rogers Trust has proved to be an innovative and highly successful front runner in developing the lives of young people with both physical and learning disabilities. It has, for over 200 years, epitomised a 'Tradition of Innovation'.

In Ivybridge we have a Residential Special School, a Children's Home, a Respite Centre, a Family Support Group, Outreach Services, Training and an innovative Adult Provision. We offer physiotherapy, speech and language therapy, education, occupational therapy, music therapy, expert medical staff and a care team offering professional support in a lovely atmosphere.

At Hannahs at Seale-Hayne we offer many more innovative services that transform the lives of the people that use them. Hannahs at Seale-Hayne is a change in the way we all think.

This space is to be run by our adult users who have physical and/or learning disabilities – or both. It is a vibrant, inclusive, innovative space that supports community participation, inclusion and cohesion.

There are two strands: commercial businesses and services specifically for children, adults and families. The commercial aspect will not only provide work and training opportunities but also bring the world into this community. Our adults will run their own commercial enterprises and work or train in others such as the shop, the café, the function room, the lettings service, a small holding and incorporated livestock with public interaction, the gallery, the sports centre etc.

One corner of the beautiful quadrangle consists of artists workshops with a gallery, a sculpture trail. In addition our adults' creative arts enterprise produces their own art and sells it in that same gallery.

A shop selling the produce from our training courses and day services bringing value to a true work ethic and serve the wider community. Produce will include honey, wine, vegetables, paper, jewellery, printing, craftwork, manure the list is endless!

A café/bar serving delicious food adds to the community buzz. We have, in The Yellow Rooms a wonderful live music venue in addition to the Great hall. We have a calendar of events including Christmas Fairs, live bands, concert pianist recitals, balls, art exhibitions, conferences – please ask for a leaflet.

Our service users will be helping with the music practice rooms and performance areas. For the young people in the area who will want to use those facilities, imagine disabilities forgotten in those shared experiences and the friendships that will be forged.

We have a training and conference centre that can be hired as well as enabling Trust staff to share their expertise in, say, the latest research for children with Profound and Multiple Learning Disabilities. Our Communication Assessment centre is the only one this side of Bristol, being able to communicate is so important and changes young people's lives.

Hannahs at Seale-Hayne will transform access to services for children, young people and adults with disabilities in the wider community through an innovative and carefully planned programme. We have a base for our Outreach services where we offer expert

physiotherapy, speech therapy, communication training, and educational advice. We offer rehabilitation services – currently young people in the South West have to travel 200 miles for this service.

There is access to innovative Music & Sensory, photography, creative arts, ceramics, printing and IT facilities. We offer Activity breaks – for a day or for a week – giving a break to the young people both with and without their families. This gives access to a vibrant community, friends and peers as well as partaking in exciting activities.

We will enable our users to take control of their lives, in our enterprises and in our social activities. We provide expert training and assistance in work and living skills.

SUMMARY OF BENEFITS

The developments at Seale Hayne have the potential to provide many and various benefits to hundreds of people with disabilities and their families whilst establishing an excellent resource for the local community. Just some of these are listed below.

- With recording studios, practise rooms, performance venues, arts and crafts workshops, activities and residential facilities Seale Hayne will give local people access to world-class facilities on their doorstep. Local groups, schools, businesses and charities will all be welcome to share in the development and use of the site which we believe will become a vital part of the community and economy
- Already 10 new jobs have been created and as developments progress up to 100 new jobs will be created for local people. In addition, the provision of workshops, studio space and various enterprise initiatives will also facilitate and nurture the business prospects of local craftsmen and women.
- The provision of training and learning opportunities for people with physical and learning disabilities in a completely inclusive and integrated environment will improve employment prospects for the future and help to create a future of supported independence.
- In this country there is a desperate need for increased provision of respite services. By increasing the amount of short breaks we are able to offer and broadening that provision to offer short breaks for families and siblings we continue to push forward in reaching out to more families who are at breaking point.
- Through our outreach therapy services we will be disseminating some of the knowledge and expertise for which Dame Hannah's has become famous to those operating at grassroots levels in the local community. For example, the training offered in our Communication Assessment Centre will enable practitioners to take away new skills and use them during daily interactions with young people who rely upon that expertise. In the past some of these young people would only have access to this kind of support once a term – this development will mean that the specialist speech and language therapy that they need and deserve will become part of their daily education and learning experiences.
- Facilities for professional development, conferencing and training will provide opportunities for regional businesses to be able to access a diverse range of activities for team-building, training and much more.

SHORT BREAKS AND FAMILY HOLIDAYS

In order to provide vital short breaks and families holidays here at Seale Hayne we need to complete two capital projects.

Frank Parkinson Building – Accommodation for All

The residential facilities in the Frank Parkinson Building will be renovated to provide the following accommodation

- Residential accommodation and common rooms for groups from the local community
- Residential accommodation for physically disabled/wheelchair users taking part in training and activities on site, as well as respite and short breaks
- Short break accommodation for adults with learning disabilities accessing training and enterprise opportunities at Seale Hayne, as well as respite and family holidays.

In total, £80K will be required to complete this project - £60K for the development of two family flats and 5 wheelchair accessible rooms and a further £20K for the refurbishments of rooms for adults with learning disabilities.

Our builders have been briefed to supply drawings/plans and a breakdown of the project costs.

FUNDS NEEDED BY JUNE 2010

BUDGET £80K

Hannah House

The transformation of the current Science Block will see the creation of an accessible holiday complex that will offer children and adults with severe physical disabilities, associated learning difficulties and complex medical needs and their families somewhere to enjoy a break together. Whilst this may seem like a very straight forward provision, many families will tell you there is a desperate shortage of appropriate and accessible accommodation for families with disabled children. More than simply 'respite' our aim is to provide a haven for families where parents, siblings – indeed the whole family can enjoy being together and take part in the various activities and opportunities available on site. In addition to the accommodation and activities, there will also be the option of care and medical support during these breaks.

The accommodation in Hannah House will comprise of two family units along with six individual rooms. The additional provision of individual accommodation will allow adults from further afield to access the opportunities available at Seale Hayne.

The building is in need of complex refurbishment including the construction of a new roof. In addition specialist beds, baths, hoists, environmental controls and accessible fixtures and fittings will also be installed.

Builders and architects have been briefed to provide drawings, plans and a breakdown of costs in due course.

FUNDRAISING DEADLINE: JULY 2011

BUDGET: £700K

MUSIC @ SEALE HAYNE

We know that music brings people together and at Seale Hayne our recording studios, practise rooms and live performance venues will do just that. Young people and adults with physical and/or learning disabilities will be involved in all areas of these exciting facilities and they will benefit hugely from working with musicians, bands and recording artists from a broad range of backgrounds.

In terms of capital expenditure and fundraising needs, the new music opportunities at Seale Hayne can be divided into three separate projects.

Practise Rooms

Our plan is to convert the current library into a suite of six music practice rooms as well as a recording studio.

After identifying a desperate need for practise spaces in the South West we are keen to move forward in offering these services to the wider community. Indeed, in Exeter alone a suite of 24 practise rooms is unable to meet local need and has a waiting list of several months.

Such is the Trust's confidence in the demand for these facilities it has committed to equipping two rooms, making them ready for use in the coming weeks.

It costs £7,000 to fully equip and sound proof each practise room and in the short term we have plans to create six. As this project grows we anticipate the need for a further six spaces which we will address as a separate concern as a long term goal.

Bookings for these rooms will be run by teams of young adults with physical and learning disabilities who will benefit from the interaction and participation in this creative environment.

Furthermore the rooms will provide a sustainable and much needed resource for the wider community.

FUNDS NEEDED BY MAY 2010 (although we can proceed 'room by room' as funds become available)

BUDGET: £28K

Recording Studio

In addition to providing these desperately needed practise rooms we are also seeking to answer the need for high quality recording studio space in the South West. As with the practise rooms, the studio will offer unique opportunities for those benefits from the adult opportunities on site to work with groups from the local community and indeed, well-known recording artists.

Of course, the benefits of this inclusive philosophy when combined with the opportunities for technical training, music composition and publishing all add up to create an unparalleled facility with endless possibilities!

FUNDS NEEDED BY SEPTEMBER 2010

BUDGET: £250K

Live at the Yellow Room

Seale Hayne's very own live music venue will offer bands from the local community and further a field the opportunity to perform in a well equipped and professional performance venue. In addition to giving these bands invaluable experience and confidence for the future the Yellow Room will also provide training for budding sound technicians as part of the opportunities available to young people and adults with physical and learning disabilities. Staging has already been purchased and we now need to buy a lighting rig (£5K) and a PA system to including DJ facilities (£15K) to fully equip the venue to open for business!

FUNDS NEEDED BY MAY 2010

BUDGET: £20K

HYDROTHERAPY AND SWIMMING POOL

The Trust has continued to operate a busy sports hall and gym on the Seale Hayne site which is used by community and sports groups. As well as general improvements to the sports hall there are plans to add significantly to the recreation facilities available by adding a swimming and hydrotherapy pool. When the original building plans were presented and accepted these included 'in-principal' permission for the future addition of a swimming pool and now it is hoped that this will be realised to offer another vital community resource and additional specialist facilities for people with disabilities. In keeping with the multi-disciplinary approach taken by the Trust in its provision of therapies, the hydrotherapy pool will include lighting rigs and sound equipment that will be linked to sensors and switches, offering a multi-sensory experience in addition to the essential physiotherapy that these sessions will provide.

Initial costings for this development currently stand at £1m

FUNDS NEEDED BY NOVEMBER 2011

BUDGET: £1M

ADVENTURE AND OUTDOOR ACTIVITIES

Seale Hayne will play host to a diverse range of adventure and outdoor activities. The opportunity to participate in these exciting activities will not be limited to those benefiting from residential breaks but also to local companies, groups and charities.

These state of the art facilities will be completely wheelchair accessible and will nurture confidence, communication, and team work skills in all those that take part.

Initially, the following capital expenditure is required.

Wheelchair accessible activity and adventure trails	£20k
Accessible high rope courses	£35k
Accessible abseiling and climbing wall	£65k
Climbing and abseiling equipment	£10k
Laser quest	£12k
Shelters for day activities (2 @ £1,500)	£ 3K

In the long-term extensions to the high rope courses (£40K) and a paint balling centre (£10K) will also be introduced but these are not included when considering the current priority budget and deadline.

FUNDS NEEDED BY JUNE 2010

BUDGET: £145K

AGRICULTURE AND HORTICULTURE

In keeping with the traditions in which Seale Hayne was bequeathed to the people we will be launching sustainable agricultural and horticultural projects that have participation at their very core.

Adults participating in these activities on a daily basis (or via residential breaks) will reap huge benefits from caring for and interacting with animals. The therapeutic impact of animals in work with children and young people with disabilities has long been recognised. Therefore we are confident that those working alongside our donkeys, running ducks, chickens, and our herds of cows and sheep will build confidence and a brand new set of skills that will improve their employment prospects for the future.

In addition to the therapeutic interaction with the animals, horticulture will be a key activity in nurturing valuable skills. With the support of our dedicated team of grounds men and gardeners, adults with physical and learning disabilities will have the opportunity to grow their own produce, managing their own plot and making their own decisions about what to plant, cultivate and care for.

Initial investment in these projects is relatively lower than many of the other projects at Seale Hayne but they are a vital element of the various opportunities available, which will, in time, grow into a sustainable enterprise.

Immediate purchase requirements include poly tunnels, green houses, raised beds, bee hives, animal shelters, fencing and general small equipment.

Ongoing costs will be limited thanks to the commitment and support of volunteers who will work with the existing team at Seale Hayne to tend to the animals on a day to day basis.

FUNDS NEEDED BY JUNE 2010

BUDGET: £20K

THE REFECTORY

Forget Jamie Oliver's 'Fifteen' or other notable hospitality 'boot camps' – The Refectory at Seale Hayne will soon be opening its doors to adults with physical and learning disabilities to learn all there is to know about hospitality and catering. This 150 capacity function suite with purpose built kitchens and facilities will provide opportunities for people to develop work-related skills. They will learn everything from food preparation to silver service, as well as being offered industry training including vital Health & Food Hygiene.

The Refectory will cater for large parties, functions, dinners and dances, as well as operating during the day as a restaurant open to the public those participating in activities on site. However, at the heart, this project is about providing 'real-life' opportunities for work that we believe will lead to creating long term positive employment prospects.

Whilst all of the equipment remains in working order we need funds to carry out capital work to upgrade the building, redecorate and purchase new tables and chairs.

FUNDS NEEDED BY SEPTEMBER 2010

BUDGET: £60K

TRANSPORT

In operating services across an 85 acre site there will inevitably be a need for reliable and accessible transport links. In addition to providing links on site it is hoped that we can overcome external transport issues to make sure everyone who wants to access the range of opportunities at Seale Hayne are able to get here.

With the pledge of a minibus from a local organisation we are now looking to raise £35K to purchase an adapted minibus, fitted with hydraulic lift, wheelchair tracking and all the necessary conversions to safely transport wheelchair users enabling them to access all of the opportunities on site. In addition, we hope to purchase a small golf buggy that is capable of carrying a wheelchair at a cost of £5K to ensure everyone can enjoy every part of the Seale Hayne 'experience'.

FUNDS NEEDED BY SEPTEMBER 2010

BUDGET: £40K

TRAINING AND OUTREACH

Dame Hannah's has long been recognised as a leader in the disability sector. Indeed, groundbreaking approaches to care, therapy and education have led to three consecutive 'Outstanding' Ofsted reports – an unparalleled accolade for organisations working with disabled young people.

In broadening the reach of this expertise we are confident that we will be able to impact on the lives of thousands of children, young people and adults with physical and learning disabilities as well and communication difficulties. This dissemination of training and expertise will have an exponential effect upon their ability to access education, therefore improving their development and prospects for the future. Of course these opportunities to positively impact upon physical and communicative development will have far-reaching implications in the lives of parents, carers and siblings.

Conference Facilities

Like every element of the developments here at Seale Hayne the Conference and Training facilities will not just be limited to use by professionals from within the disability and charity sector. Once more, Dame Hannah's will providing access at a local level to professional conference facilities that businesses, public sector organisations, local groups and national companies can use. As with other projects at Seale Hayne, adults with physical and learning disabilities will be involved in the day-to-day operations and of course, catering will be provided by those receiving training in the Refectory.

In order to 'bring up to date' the facilities that have been unused for several years and structurally make the lecture and training theatres 'fit for use' we need capital investment in the following areas.

Haytor Hames	£30k
Lambert Building	£20K

FUNDS NEEDED BY JULY 2011

BUDGET: £50K

COMMUNICATION ASSESSMENT CENTRE – GIVING PEOPLE A VOICE

Working in partnership with the ACE Centre (a national leader in specialist communication) Dame Hannah's plans to launch a desperately needed Communication Assessment Centre in the South West.

Based at Seale Hayne and the team will offer assessment services for young people and adults with communication needs associated with their physical disabilities. Through an equipment 'bank' the team will be able to work with individuals to find the right communication aid for them enabling them to find and use their voice effectively.

Furthermore the centre will offer training and support for those who work with and/or care for these individuals, ensuring that they are able to use and update the technology effectively in the long term.

This dissemination of this expertise will mean that those working remotely in the region will be able to taking knowledge, skills and information on new equipment to those individuals and families that really need it far quicker than ever before.

FUNDS NEEDED BY SEPTEMBER 2010

BUDGET: £120K

THE PERFORMING ARTS

Seale Hayne's Great Hall will be once again filled with the sights and sounds of the performing arts this year. This month will see Newton Abbot Symphony Orchestra host a classical concert and enquiries for further bookings have been coming in from many local groups you wish to hire the hall for their public performances. As well as representing a revenue stream for the charity it also encourages visitors who will engage with the various other activities on site including the gallery spaces, shop and refectory.

In addition to some minor aesthetic improvements, the curtain need replacing on the stage and the doors between the Hall and the Yellow Rooms need sound-proofing to allow both spaces to be used simultaneously.

FUNDS NEEDED BY JANUARY 2011

BUDGET: £10K

ARTS & CRAFTS including Fusion

The introduction of arts and crafts workshops and studios at Seale Hayne has already proved highly successful with studio space being filled and galleries being prepared for inaugural exhibitions of work.

To develop these opportunities for local craftsmen and women, and in turn offer diverse and stimulating courses to adults with learning and physical disabilities (led by the craftspeople renting space as part of their residency), we need to establish further facilities for creative arts.

In particular we wish to install a forge and a hot glass kiln to encourage the teaching of a range of diverse arts and crafts.

FUNDS NEEDED BY JANUARY 2011

BUDGET: £12K

THE IVY ROOMS

The Ivy Rooms will offer adults with physical and/or learning disabilities a wide range of day opportunities. These will include:

- Ceramics
- Digital Photography
- Arts and crafts
- Picture Framing
- Interactive and Sensory Music Production
- Printing and Repographics

In this supported environment our aim is to encourage participants to learn new skills relevant to work, whilst gaining a sense of achievement from seeing their efforts produce things of value and worth.

As these opportunities develop we need to invest in various pieces of equipment including sensory music systems (£4K), a ceramic kiln (£2K) and high quality printers (£1K). In addition furniture and equipment that will mean participants can easily access all that the Ivy Rooms has to offer will also be purchased.

At present the Ivy Rooms are limited only to the ground floor, whilst above there is scope to double the space and therefore double the number of adults to whom we can offer this exciting range of opportunities. Installing a lift at a cost of £30K would make this possible.

FUNDS NEEDED BY SEPTEMBER 2010

BUDGET: £50K

ACCESSIBILITY

An intrinsic component of the Seale Hayne development is 'opportunities for all'. Therefore it is imperative that everyone, whatever their physical or learning ability, can partake in **every** activity and opportunity.

Whilst work is carried out on individual projects and initiatives, the Trust must address physical accessibility issues around the Quarry, the activity areas for adventure, agriculture and horticulture and to the refectory.

FUNDS NEEDED BY MAY 2010

BUDGET: £25K

GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS

In addition to the annual maintenance costs of sustaining a complex site like Seale Hayne there is a need to undertake some major capital works that will enable us to make better use of some of the spaces that have, over time, been neglected.

Where appropriate capital costs have been incorporated within project costs but the following needs exists in addition to specific projects.

Sustainable Energy/Efficient Boilers £50K

In seeking to lower our carbon footprint and indeed the operating costs of this large site there is a need to replace old and inefficient energy production. Our hope is to install renewable energy production systems that in turn, will have a positive impact of the running costs to the charity.

Restoration of Howton House £15K

Howton House will be restored to provide self-contained, fully accessible holiday accommodation for families. Once again adults with physical and learning disabilities will be involved in running this enterprise from taking bookings to making beds and mowing lawns.

Whilst we are keen for both of these projects to be completed they are not a priority unless funding for their particular projects aims becomes immediately available.

FUNDRAISING PRIORITIES

Project	Date by which funds are needed	Funds needed to progress project	Project can progress whilst funding is sourced	Not an immediate priority
Practice Rooms	May 2010		£28K	
Yellow Rooms	June 2010	£20K		
Accessibility	June 2010	£25K		
Adventure and Outdoor Activities	June 2010		£145K	
Agriculture and Horticulture	June 2010		£20K	
Frank Parkinson Building	July 2010	£80K		
The Refectory	July 2010	£60K		
Communication Assessment Centre	Sept 2010		£120K	
Recording Studio	Sept 2010	£250K		
Transport	Sept 2010	£40K		
The Ivy Rooms	Sept 2010		£50K	
Performing Arts	Jan 2011		£10K	
Arts and Crafts	Jan 2011		£12K	
Hannah House	July 2011	£700K		
Conference and Training Facilities	July 2011	£50K		
Hydrotherapy and Swimming Pool	Nov 2011			£1M
Sustainable Energy Production				£500K
Howton House				£15K

Project Budget Breakdowns

Below you will find a breakdown of the project budgets where appropriate along with details of additional smaller items needed that are not connected to any particular projects.

Practise Rooms - £28K

We need to fund the sound-proofing and equipping of four practise rooms.

Each room will cost £7K

Yellow Rooms - £20K

Lighting Rig	£ 5K
PA system to include DJ facilities	£ 15K

Accessibility - £25K

We need to enable wheelchair access to the following areas of the site:

The Refectory	£ 10K
Agriculture & Horticulture activities	£ 5K
The Quarry & Adventure activities	£ 10K

Adventure and Outdoor Activities - £145K

Wheelchair accessible activity and adventure trails	£ 20k
Accessible high rope courses	£ 35k
Accessible abseiling and climbing wall	£ 65k
Climbing and abseiling equipment	£ 10k
Laser quest	£ 12k
Shelters for day activities (2 @ £1,500)	£ 3K

Agriculture and Horticulture - £20K

Polytunnels	£ 3K
Donkeys, pigs and running ducks	£ 2K
Animal shelters	£ 4K
Raised gardening beds	£ 1.5K
Tools and equipment	£ 1K
Fencing	£ 7K
Nature and Wildlife Trail	£ 1.5K

Frank Parkinson Building - £60K

Two family rooms and 5 wheelchair accessible rooms £ 60K
Room refurbishment for adults with learning disabilities £ 20K

The Refectory - £60K

Capital refurbishment £ 30K
Catering equipment £ 20K
Tables £ 4K
Chairs £ 6K

Communication Assessment Centre - £120K

Salary costs for therapists and trainers £ 70K
Capital costs for refurbishment £ 10K
Various communication aids £ 40K

Recording Studio - £250K

Represents total budget for design, build and purchase of all equipment.

Transport - £40K

Fully adapted minibus £ 35K
Wheelchair accessible golf buggy £ 5K

The Ivy Rooms - £50K

Sensory music systems £ 4K
Ceramic Kiln £ 2K
Printer £ 1K
Interactive Magic Carpet £ 8K
Furniture £ 1.5K
Art Supplies £ 1K
Musical Instruments £ 2.5K
Lift £ 30K

Performing Arts - £10K

Sound-proofing between Yellow Rooms and Hall £ 6K
Curtains £ 4K

Arts and Crafts - £12K

Hot glass kiln	£ 10K
Forge	£ 2K

Hannah House - £700K

Breakdown costs available on request

Conference and Training - £50K

New roof for Haytor Hames Building	£ 30K
New roof for Lambert Building	£ 20K

Hydrotherapy and Swimming Pool - £1M

Represents an initial estimate for this major capital project that is not an immediate priority

Sustainable Energy Production - £500K

Represents an initial estimate for this major capital project that is not an immediate priority

Howton House - £15K

Building and accessibility works	£ 10K
Refurbishment and redecoration	£ 5K

Other equipment and smaller items required:

Bed linen	£ 1.5K
Computers - 12 @ £700	£ 8.4K
Paint	£ 2.5K