



St James
Priory

ANNUAL REVIEW 2011



Recovery

This is the major theme for St James Priory for this Annual Report.



The Priory Church has just re-opened after a massive renovation conservation and development programme. It has recovered and rejuvenated and it is a pleasure and thrill to view this transformation. In the same way residents of Walsingham House and St James House have undergone their own renovation, transformation and recovery.

Long term recovery for both the Church and the individual are crucial. The Church has been operating for 882 years and has a well established longevity. Our aim is to encourage and establish a similar pattern of long term recovery from addiction for our clients.



Introduction

from the Chair of Trustees, Martin Appleby

Last year I said that 2009 had been a most exciting year with the news that we had received a grant of £3.2 million from English Heritage Lottery to restore the 12th century Church of St James at the very heart of our project. 2010 has seen the work carried out and now, as I write this in August 2011, completed.

What a year it has been, one of disruption for our staff and residents, who have withstood the turmoil with the wonderful fortitude we have come to take for granted.

It has been a record year for both Walsingham House and St James House in the number of clients who have successfully completed their time with us. Well done to all concerned. Recovery from any addiction is never easy and requires great patience, perseverance and courage to face problems of this sort and yes, the support of our excellent staff to whom we all owe an immense debt of gratitude.

We could not have achieved the success we have without the support of so many volunteers working in various capacities and bringing their different skills to the project.

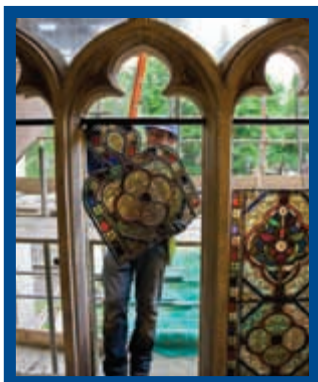
I have now come to the end of my term as Chairman of the Trust, a position I have held with great pride and I close by wishing my successor and all the trustees, staff, volunteers and residents my best wishes and prayers for the continued success of St James.

Martin Appleby

Chair of Trustees

The work to St James Priory

Work has finally been completed to the Church of St James Priory along with its ancillary buildings and Church House. It has taken just over 1 year and 8 months. The building work itself has cost nearly £3.7 million.



The work has involved extensive repairs to the roof and masonry of the Church, the restoration of the stain glass windows and the cleaning and redecoration of the interior of the Church. In addition, the north aisle has been transformed into new meeting rooms with an interpretation area which tells the story of the history of the Church; it has also been extended by the construction of a new glazed link building which connects the various parts of the north side of the Priory. At the east end a new first floor has extended the space available for a new café.



Before the work began not only the rain but also pigeons came in the Church roof and the north aisle was very damp and cold. No one who visited the Church could have failed to notice that the west front and northern nave arcade had settled and developed a significant lean over the centuries. One of the first jobs that was undertaken was to underpin the northern buttress to the west end. Additional structural support was also provided to the arcade walls.

Although we expected to have to strengthen the main Church walls, we did not know the parapet of the south wall to the south aisle was in such a poor condition. Once we had scaffolding erected and were able to examine it closely, we found that in places the parapet could easily be rocked by gentle pressure of the hand.

Recovering the main Church roof led to some interesting discoveries. Sitting on the top of the main walls were a few discarded limestone roof tiles which are believed to have been the original covering material for the roof. Once we had stripped the roof and inspected the roof timbers we found that a number of those close to the apex of the roof were charred, presumably caused by the incendiary attacks which took place in November 1940 and subsequent months. It is sobering to think that St James could have been burnt down like a number of other city churches. Having scaffolding in place allowed research to take place into the age of the nave and chancel roofs. This revealed that the present chancel roof was constructed around 1327-52 which makes it a very early and important roof, in fact the second earliest church roof known in the south-west. The nave roof was constructed slightly later around 1411-1436.

As the Church of St James Priory is listed grade I on account of its "exceptional" architectural and historic interest, and as many of the grants we received were from heritage organisations, much of the work had to be carried out using traditional materials by craftsmen and women using traditional skills. Lime mortars and renders were used for pointing and covering the walls



and oak was used to repair the roofs. Nowhere was this traditional approach more important than to the careful conservation work carried out to the Norman west front of the Church. The approach was similarly important for the work to the ground floor of Church House where the beautifully moulded plaster ceiling was saved from partial collapse just in time and the layers of discolouring varnish have been stripped away to reveal a wonderful fire place in its original early seventeenth century colours.

People have been worshipping in St James Priory Church and using its associated buildings for nearly nine hundred years. Hopefully the work which has just finished will give it a new lease of life and allow it both to continue playing its traditional role as well as enabling it to be used for a range of exciting new uses.

Rob Harding

Project Manager

A Personal Perspective

I first entered St James Priory in 1992. I had lived in Bristol for almost 30 years and had no idea of its existence. At that time the building had been redundant for 10 years and inside it looked dark, dismal and uninviting. Yet there was something special about the church that captured me and the three monks who were intent on establishing a centre of support for homeless people. I fell in love with it – this is where we were meant to come and set up our oasis – it felt so right.

Whilst many changes have occurred since then and sadly the monks are no longer present the Priory has proved to be a unique place. Since 1129 the Priory Church had been at the centre of the local community and from 1992 it has been restored to this position. It is now the beating heart of the St James Priory charity which has evolved to continue the social and religious work of its heritage.



Susan Jotcham and the Building Project Team

Over the last 18 years countless people have entered its doors from all walks of life and from all faiths and none to find peace, serenity, acceptance and for some amazing healing. "What is it about this building?" is a never ending question that I have been asked by so many visitors. The ancient walls of the building seem to embrace

the countless prayers, intercessions, compassion and empathy of all who have entered over 800 years and individuals and groups find strength and sustenance in this.

For me it has been a major challenge. Initially it was patching up and making good to continue its daily use but seemingly fighting a losing battle. In 2004 English Heritage declared the church to be a level 1 poor condition building. It was clear that major repairs were required which equated to major fundraising. Others advised

that if the church had to close then that would be OK as we would still be able to continue the social support provided by Walsingham House and St James House. There seemed to be no understanding that the Priory Church was the beating heart and therefore essential for the whole. The thought of having to close its doors because of its perilous condition was truly unthinkable for me. I had a determination and passion that the church MUST be saved.

From 2004 the process of fundraising took off. The Heritage Lottery Fund was a national source of funding for heritage buildings and was a major target for funds. Few people have any real understanding of how fraught and convoluted the whole process was. There were many different stages of application:

- Project Planning to make a case for funding major repairs;
- Stage One consulting with the community;
- Stage Two providing plans that were viable and beneficial not only to heritage but to the community as well;
- Acceptance of the application and award of £3.2 million grant;
- Matched fundraising of £1.2million;
- Tendering for architects, contractor, structural engineers, mechanical engineers, H&S, Quantity Surveyors;
- Repair, conservation and development works lasting a stressful and unrelenting 21 months.

Looking at the Priory Church now it does not seem possible that the dream has come to fruition. However, I must say that I never doubted that the Church would survive and flourish. Over the whole process I have been surrounded by, and indebted to, a host of individuals – too many to mention individually but hopefully they know who they are. There is, however, one person who I feel needs special recognition: Rob Harding. His commitment, dedication, expertise, knowledge, professionalism, generosity with time, and all round ardent support have been invaluable to me and the Charity over this period.

As Simon Timms (Chair of Heritage Lottery Fund) stated at the re-opening “St James has been in existence for 882 years and now it stands a good chance of continuing for the same period again.” I would urge those who have not yet visited to come and experience this stunning restoration and hidden gem.

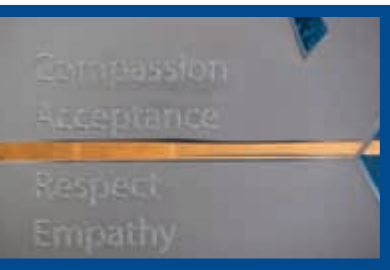
Susan Jotcham

Chief Executive Officer

Addiction Services

by Resources Officer, John Jotcham

The past year has been a difficult time for public and voluntary services in the addiction arena. Nationally several established service providers ceased operating and others were forced to reconfigure services. Nevertheless, over the past year the Addiction Services at St James Priory have consolidated and strengthened their roles, both nationally and locally, in the Drug and Alcohol Treatment and Supporting People fields.



The change of government in 2010 led to a national framework of targeting 'recovery' orientated treatment. Recovery is now deemed to mean achieving abstinence and getting back into work as well as improving general and specific health for individuals. These are not new targets for us as we and our Services have continued to aim at providing quality and value for money – essential goals for national and local authority referral agencies. In October 2010 we achieved Care Quality Commission registration which is a quality benchmark and an essential requirement for residential services to operate.

Over the last two years there has been a strong movement towards local authorities tendering for services and the drug and alcohol area is no exception. Whilst this can be time consuming it also seems to be essential for the longer term future of the residential sector providers. We have successfully tendered to become preferred providers of Drug and Alcohol rehab for a number of local authorities. These include: Bexley, Derby City Council, Derbyshire County Council, Leicester City Council, Leicestershire County Council, Lincolnshire County Council, Northamptonshire County Council, Nottingham City Council, Nottinghamshire County Council and Rutland County Council.

However, the main strength of the St James Priory Addiction Services is that they provide local resources to meet local needs.

Walsingham House has continued to work closely in partnership with the local Drug and Alcohol Action Teams. Established relationships with Bristol and South Gloucestershire continued and our day to day operating partnerships with the other service providers locally were enhanced. This not only serves to aid client access to the residential support that St James Priory provides but also access to essential other local resources including housing. The Dual Diagnosis element has sustained its attraction for local authorities and referrals have been regular. The commitment of all staff to this client group has been exemplary.

St James House has maintained its aim of providing quality supported accommodation for people in recovery from addiction. All residents are expected to engage in voluntary work or further education and can stay for up to 24 months before moving on. Whilst access to move on accommodation has slowed down over the past two years generally residents from St James House have still been able to access appropriate social housing accommodation when they have needed this.

The Family/Carers Support Group was under threat of having to reduce the regularity of its meetings due to the economic situation. However, it was clear from the responses of the group members that it needed to continue as a weekly meeting. Consequently funding was sought to maintain this service at the same level. Many thanks to those who supported the Golf Day to raise funds for this service!

Once again the staff group have been the catalyst to the success of the Addiction Services. Without the commitment, enthusiasm, skill and empathy that all staff possess and provide the successful outcomes would be much less positive. This can be seen on June 3rd each year at the Reunion when a variety of residents return to visit, meet staff and other residents. All will express a heartfelt thanks for what the special care and support they experienced while resident here.

Outcomes for the Addiction Services have been excellent again for this period. 90% of those admitted to treatment in Walsingham House have been moved on in a planned way. The figure for residents at St James House is 95%.

A special note of thanks to all staff, volunteers and indeed clients of all our Addiction Services for continuing to maintain such high standards during the huge disruption caused by the HLF building works aimed at repairing, conserving and developing the Priory Church. "Adversity is a fact of life. It can't be controlled. What we can control is how we react to it." (Anon).

John Jotcham

Resources Officer

Volunteers

The growth and development of St James Priory to where it is today has its foundations in a strong volunteer base. In its early days, especially with the Little Brothers, there were only volunteers.



The commitment, vision and value of these volunteers proved invaluable. Over 80 volunteers were engaged and the seeds of something special were nurtured. From small beginnings a major voluntary organisation evolved.

Today St James Priory has established a reputation both locally and nationally as a charitable voluntary agency providing treatment and support for people with addictions. At the same time the Priory Church is now recognised as a key element in the heritage of Bristol and indeed of England. Without its own history of volunteers there is no doubt that this would not have been achieved.

While not as great as in previous years the volunteer base is still strong. The value of the voluntary role continues:

Experience of Volunteering at St James

For 2 years I have been working as a volunteer assistant chef in the kitchen at St James Priory. When I started I had low confidence and poor energy since I suffer from chronic fatigue and other health issues. In that time slowly and gradually both have been strengthened. From the first the staff were warm and welcoming and I soon felt part of a team.

It has been highly rewarding work and I feel that I'm making a small but useful contribution to a project that helps people get back on track – and in the process that I have been helping myself to do the same. It's a most friendly



environment to work in with a special light and optimism about it. I have had a number of memorable conversations with clients and it's been heartening to watch many of them making noticeable progress back to good health.

When I started to work here I had virtually no cooking skills and my own culinary repertoire was limited to say the least. I was definitely not confident in the kitchen. But the main chef Pauline is a gifted cook and a fine teacher who makes a point of using fresh and natural ingredients to make a range of wonderful meals with care and love. I have been able to watch Pauline at work and take notes and ask questions and have therefore been able to learn some priceless cooking skills from her so that now I am not such a bad cook myself.

It's been good for me to get into a regular working routine, and to function as part of a working environment, to build various strengths and skills in the process and overall to feel that my efforts may also be helping other people as well as myself.

Leigh Glanville

Case studies



My Recovery

I had been in Walsingham House when I was 20 and had celebrated my 21st birthday there. I left clean and sober and before I knew it I was right back to where I had started... mixing with the same people in the same using area.

It took me 5 years to get myself back into Walsingham House and in those 5 years my life got from bad to worse at the end of my using. To have died would have been a blessing as I was living in hell... homeless, penny less with no hope or respect for myself or anyone I came into contact with.

I remember my first day back feeling really, really angry that I had to go into treatment for a second time and shameful that my way really didn't work. At the same time I had more hope and an over powering willingness to do what ever it took to complete treatment.

My recovery has gone from strength to strength. I started a college course and doing some voluntary work, and then went on to working part time and studying, then more voluntary work and studying until I got to a place where I was ready to work full time. I have always got myself to at least 3 N.A meetings a week and work a program of recovery and have an amazing life! I have had a daughter in recovery who has just become 5 years old and for her birthday I brought her a pony as that's what she wanted. I have also got a horse myself as it was always something I had as a kid before the drugs came into my life. I work full time with ex offenders. I have taken my mum on holiday twice now, first we went to Turkey and just the other month we went to Tenerife. I have a lovely 3 bed flat so my daughter not only has her own bedroom but also a playroom with all her toys. I go to the gym 5 times a week and love running. I will be running the Bristol half marathon again this year I have also run the Bristol 10k a few times now.

After being a lost street junkie I am now a recovered, responsible and productive member of society. And with pride I can say I'll be celebrating 9 years of ongoing recovery in November 2011.



Jill's Story

I came to Bristol 3 years ago from London. I was alone in a city I had never been to and was unbelievably frightened. I had come from a detox centre and had been offered a place in treatment at Walsingham House. I arrived in the same shape as St James Church – tired, sad, in desperate need of lots of TLC and looking for firm foundations. Walsingham House and St

James House have been full of dramatic ups and downs but with care and love I was supported through the first stage of recovery.

I liken my recovery to the restoration of the church. From my arrival at Walsingham House scaffolding was put in place. Ideas and a lot of workmanship had to be obtained and thinking changed where necessary; foundations checked and re-checked. Meetings were held to ensure all knew what the aims were. For every problem a prayer, a meeting and sharing of thoughts and feelings were required to make progress. Things improved gradually on the inside and on the outside slowly at first. The huge problems were resolved or accepted as part of history. A new interior was formed from a whole team of skilled and dedicated people. The exterior remains as it was but with a brighter and much stronger look about it.

In July St James had its official reopening mass. I was there to see this. I had watched from the start. How we have both changed.

For me I have my sobriety, a family who are proud of me. I am now asked to babysit grandchildren and assist in their care. I work for a Charity and am a member of this community. I can now with my head held high face my fears and the problems that life hands to me. I am waiting for the next stage of this new life with a healthy amount of fear but also with hope and a good amount of serenity.

I will be forever grateful to those who had faith in my recovery and shored me up with their scaffolding and support. A whole band of those people came under the name of St James Priory. I watched St James church come alive again and I have no doubt that the windows of the church watched me and were delighted that for today another person has been given the knowledge and support to set them free from the hell known as addiction/alcoholism.

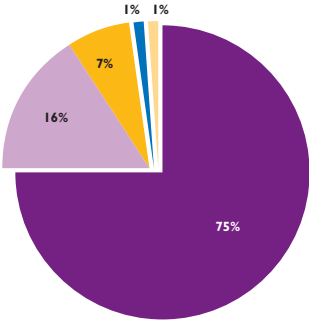
Financial Review

Work continued in the year on the renovation of St James Priory Church and completed in July this year.

The project is conserving a Norman Church of significant historic interest in the heart of the city of Bristol. For centuries the church has played a significant role in the life of many of the citizens of Bristol and its conservation will ensure that the church continues to be at the centre of a diverse inner city community. The Project was funded by the Heritage Lottery Fund, English Heritage, National Churches Trust, the John James Foundation and other voluntary donations for which everyone is immensely grateful.

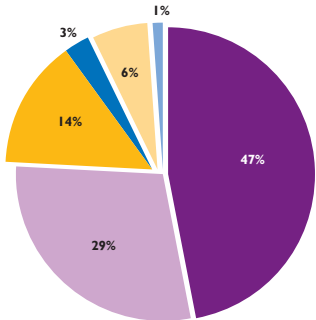
The services of our outstanding first stage Drug Treatment centre, Walsingham House and our Supported Housing facility, St James House remain in high demand and the number of local authorities placing people with us is expanding. The Project will begin to generate revenues from the hire of rooms and a new cafe planned to open in the autumn of 2011. There are new visitor facilities and interpretation panels which we hope will attract people into the church and generate voluntary income.

Where we spend our money



- Walsingham House (Residential Addiction Treatment)
- St. James House (Supported Housing)
- St. James Priory Church
- Fundraising
- Governance

Where our money comes from



- Social services – drug treatment
- Supporting people
- Housing benefit
- Service users contributions
- Fundraising
- Investment income

Our Income and expenditure

INCOME

	2011 £,000	2010 £,000
Incoming resources from charitable activities	540	510
Voluntary income	59	31
Investment income	-	5
Total incoming resources (unrestricted)	599	546

EXPENDITURE

	2011 £,000	2010 £,000
Charitable activities		
- Walsingham House (Dependency support and treatment)	409	404
- St James House (Supported Housing)	88	88
- St James Priory church	37	37
	534	529
Costs of generating voluntary income	1	4
Governance costs	7	5
Total outgoing resources (unrestricted)	542	538
Surplus/(deficit)	57	8

This information is extracted from the full audited accounts for the year ended 31 March 2011 which are available from the trustees on request.

Acknowledgement of Support

We are extremely grateful to all our supporters and particularly this year to:

The Heritage Lottery Fund
English Heritage
The National Churches Trust
Allchurches Trust
National Heritage Memorial Fund
The Van Neste Foundation
John James Bristol Foundation
The Bramble Charitable Trust
Sir Harold Hood's Charitable Trust
The Kennedy Foundation
Bisgood Charitable Trust
The Mrs L.D. Rope Charitable Settlement
The Mercers Company
Buckfast Abbey

God, grant me

SERENITY

To accept the things I cannot change

COURAGE

To change the things I can

WISDOM

To know the difference.

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www.stjamespriory.org.uk

Registered Charity | 104088

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