



**YOU CAN'T  
PUT A PRICE  
ON PETS**



**Northamptonshire  
Branch**



RSPCA Northamptonshire Branch has identified a property, the former Brigstock Boarding Kennels in Brigstock, Northamptonshire, which it intends to purchase and use to establish a flagship animal welfare centre.



*Overview of the Brigstock site.*

With animal boarding facilities on site the branch can reduce reliance on foster carers meaning that enhanced and more efficient care can be provided to animals, the branch can support a greater number of animals and an improved adoption process can be offered to potential adopters, resulting in, amongst other benefits, a higher adoption rate.

As the 28 kennels on site were recently used as a part of a boarding business, they are of a high-quality and meet all the relevant requirements meaning they can be used immediately after the branch assumes ownership of the site. The branch currently has no long term kennels meaning that all dogs that we care for are either in foster or kennels leased at a private boarding facility.

The site also benefits from an isolation block with separate outdoor runs meaning that dogs with behavioural problems or health issues requiring them to be kept separate from other dogs can be accommodated on site, whilst ensuring that the care they receive is not compromised.



Thanks to a generous legacy left to the branch in the past, the Hope Cattery building at Brixworth which we currently operate from is owned by the branch however we lease the land upon which it is situated. With 11 acres on site at Brigstock, it provides the branch with the opportunity to relocate the cattery from the current site.



Adjacent to the area intended for the relocated cattery is a building that is surplus to our requirements in its current form. In stage two of the branch's plans for the site this building will be converted into a 90-bed cattery.

Taking into account the capacity of the current cattery building and the plans for the conversion of an existing building we will be able to accommodate 102 on site.



*Our current cattery building at Brixworth.*



*The site for the relocated cattery, and the adjacent building that will be converted into additional cattery space.*

Behind the intended site for the cattery is an unfinished building. The branch plans to complete the building work and use the facility to house rabbits and other small animals.

At our current location there are no facilities for rabbits and small animals and therefore the branch is currently reliant on foster carers to accommodate the rabbits and small animals in our care.

	Current Capacity <sup>1</sup>	Current Capacity <sup>2</sup>	Future Capacity <sup>3</sup>
<b>Cats</b>	22	50	112
<b>Dogs</b>	0	15	28
<b>Rabbits and Small Animals</b>	0	20	30
<b>Total</b>	22	85	170

*Figure 1 is the current capacity we have internally at branch operated facilities e.g. at the Hope Cattery.*

*Figure 2 is the current capacity that we have within private boarding facilities that we lease boarding space from and within our fostering network.*

*Figure 3 is the planned future capacity that the Brigstock site will provide.*

The increased capacity offered by the onsite boarding facilities is just one of the many benefits offered by this site.





The static caravan that is on site will allow the branch to provide a better higher level of care to animals that we are looking after. Set out like a typical living room the space will allow animals to be socialised in a more realistic home environment.

This space will benefit our animals by allowing them to experience normal interactions with people, allow our staff to better judge how animals will interact with people in a home environment and also allow potential adopters to become better acquainted with animals prior to taking them home.



*The static caravan which will be used for socialising animals.*

A grooming room, remaining from the grooming operation that ran as part of the former private boarding business, is situated on site and will be converted into a veterinary suite allowing for our team of employed veterinary nurses, and visiting veterinary professionals, to examine and treat both animals in our care, and support pet owners who are struggling to access professional veterinary care in the community.

This facility will reduce the need to visit off-site veterinary practices resulting in saved time and money and minimise the need for stressful journeys to transport animals between locations to access veterinary services.

Having this facility will also allow the branch to expand our community welfare services that we currently offer pet owners through our Community Welfare Hub in Rushden. The services we can offer members of the public are currently limited by the professional regulations regarding what our internal team of veterinary nurses can offer and the constraints of the limited space we have available.

Our planned onsite vet suite will allow us to work with local veterinary practices and professionals who can provide both veterinary surgeons and nurses who will be able to provide services to the branch, and the community, in a fully equipped veterinary suite.

As well as providing on-site services, having a fully equipped facility and a wider pool of qualified veterinary professionals will allow us to enhance our current outreach offering by



providing a wider range expertise and an internal service that members of the public can be referred to should their pets require more complex veterinary intervention.

Our existing Community Welfare Hub in Rushden, our planned Community Welfare Outreach Service in Daventry and our planned mobile Community Welfare Clinic will complement the onsite service and for instances where people require further veterinary advice but can't travel to the site in Brigstock, we work with a low-cost pet taxi service which specialises in transporting animals to and from appointments, with or without their owners.



*The current grooming room which will be converted into a veterinary suite.*

With 11 acres of land situated in the middle of peaceful countryside, the site provides many opportunities for the branch to enhance the experience of animals currently in our care.

Currently dogs that we look after that are placed in private boarding are walked along a road or taken to a special site for exercising - neither of which are ideal for the branch or the animals we care for.

The two large fields on site, which are free from current or planned buildings, provide ample space for dogs to be exercised.



*The land that is included as part of the property sale.*

There are also a number of logistical benefits of the proposed animal welfare centre at Brigstock. Currently, our welfare and support services teams are geographically isolated and work from different locations.





With the move to Brigstock our support services and welfare teams will be able to work together providing a better working environment for employees and volunteers, and enabling the branch to provide a better service with more expertise under one roof.

This will make the adoption process more streamlined - currently our main telephone line is directed to our Community Welfare Hub meaning that the staff and volunteers receiving enquiries about animals for adoption have no more information than is available to the public on the website.

Additionally with more members of the team situated on one site workload and expertise can be shared more effectively.



*The onsite office.*

Other logistical benefits of the new site include the centralisation of equipment and supplies - currently the branch has two storage containers for storing supplies due to space constraints however the new site comes with two containers and further storage space - and the reduced reliance on foster carers which saves staff time in volunteer management and transportation of animals, equipment and supplies.

## Project Plan

<b>Stage 1</b>	<b>September 2023</b>	Launch of our 'You Can't Put a Price on Pets' fundraising and awareness campaign
<b>Stage 2</b>	<b>Late 2024 to Early 2025</b>	<p>Purchase of the former Brigstock Boarding Kennels and relocation of the Hope Cattery.</p> <p>Cat and dog boarding moved to Brigstock and the site to open to the public.</p>



<b>Stage 3</b>	<b>Late 2025 to Early 2026</b>	Conversion of the existing building to create a 90-bed cattery and the completion of the unfinished building to accommodate rabbits and small animals.
<b>Stage 2</b>	<b>Late 2026 to Early 2027</b>	Conversion of the former grooming room to create a Veterinary Suite.

## Financials

<b>Purchase Price</b>	£1,150,000.00	Stage 2
<b>Legal Fees</b>	£10,000.00	Stage 2
<b>Relocation - Hope Cattery</b>	£100,000.00	Stage 2
<b>Conversion - 90-bed Cattery</b>	£250,000.00	Stage 3
<b>Construction - Small Animal Boarding</b>	£150,000.00	Stage 3
<b>Conversion - Veterinary Suite</b>	£200,000.00	Stage 4
<b>Ad-Hoc Costs and Contingency Budget</b>	£100,000.00	All Stages
	<b>£1,960,000.00</b>	<b>Total Costs</b>

*\* Please note that some costs are subject to change due to the unpredictable nature of the construction material market. All costs are deemed to be accurate at the time of writing.*







Northamptonshire  
Branch



Registered Charity No. 205377

# Some things in life are priceless. And Northamptonshire's pets are no exception.

## You can't put a price on Millie.

The cost of living crisis is posing the biggest threat to animals in Northamptonshire that we have seen in our 60 year history as an animal welfare charity.

Sadly, Millie's family have been considering giving her up due to the soaring costs of vets bills and other costs.

We are a separately registered branch charity of the RSPCA – founded solely for the care of animals in Northamptonshire. While we share the same values as the national RSPCA, we must fundraise for 100% of our costs as a charity to survive, and we don't receive any funds from the national RSPCA.

We are asking animal lovers to pull together to achieve something truly amazing – to help us ensure that not a single animal in Northamptonshire suffers unnecessarily because of the cost of living crisis. Millie's family and many others need us now more than ever.

Our goal is to open our own Animal Centre and transform our ability to provide exceptional care to local animals. We will create a 'home from home' environment where animals can spend as much time as possible socialising, playing and roaming free with each other. To make this a reality, we need to raise £1.5 million – and we need your help to do this.

There are lots of ways that you can support us, whether it's through a monetary donation, leaving a legacy, or simply donating to one of our charity shops. Any support you can provide will make a difference to animals in Northamptonshire. Without your donations, we simply could not exist.



Help us build our Animal Centre so we can make sure every animal in Northamptonshire has the chance of finding a safe and happy home.



**DONATE TO HELP THEM FIND A NEW HOME**  
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